



# Planning Policy Committee

**A meeting of the Planning Policy Committee will be held in the Holding Room, the Guildhall, St Giles Street, Northampton, NN1 1DE, on Tuesday 23 May 2023 at 6.00 pm**

## Agenda

<b>1.</b>	<b>Apologies for Absence and Notification of Substitute Members</b>
<b>2.</b>	<b>Declarations of Interest</b> Members are asked to declare any interest and the nature of that interest which they may have in any of the items under consideration at this meeting.
<b>3.</b>	<b>Minutes</b> (Pages 5 - 8)
<b>4.</b>	<b>Chair's Announcements</b> To receive communications from the Chair.
<b>5.</b>	<b>Holdenby Conservation Area</b> (Pages 9 - 102)
<b>6.</b>	<b>Scaldwell Conservation Area</b> (Pages 103 - 166)
<b>7.</b>	<b>Urgent Business</b> The Chair to advise whether they have agreed to any items of urgent business being admitted to the agenda.
<b>8.</b>	<b>Exclusion of the Press and Public</b> In respect of the following items the Chairman may move the resolution set out below, on the grounds that if the public were present it would be likely that exempt information (information regarded as private for the purposes of the Local Government Act 1972) would be disclosed to them: The Committee is requested to

resolve: "That under Section 100A of the Local Government Act 1972, the public be excluded from the meeting for the following item(s) of business on the grounds that if the public were present it would be likely that exempt information under Part 1 of Schedule 12A to the Act of the descriptions against each item would be disclosed to them"

Catherine Whitehead  
Proper Officer  
15 May 2023

### **Planning Policy Committee Members:**

Councillor Rebecca Breese (Chair)

Councillor Matt Golby (Vice-Chair)

Councillor Adam Brown

Councillor Phil Bignell

Councillor Stephen Clarke

Councillor Jonathan Harris

Councillor Jamie Lane

Councillor Kevin Parker

Councillor Wendy Randall

Councillor Cathrine Russell

## **Information about this Agenda**

### **Apologies for Absence**

Apologies for absence and the appointment of substitute Members should be notified to [democraticservices@westnorthants.gov.uk](mailto:democraticservices@westnorthants.gov.uk) prior to the start of the meeting.

### **Declarations of Interest**

Members are asked to declare interests at item 2 on the agenda or if arriving after the start of the meeting, at the start of the relevant agenda item

### **Local Government and Finance Act 1992 – Budget Setting, Contracts & Supplementary Estimates**

Members are reminded that any member who is two months in arrears with Council Tax must declare that fact and may speak but not vote on any decision which involves budget setting, extending or agreeing contracts or incurring expenditure not provided for in the agreed budget for a given year and could affect calculations on the level of Council Tax.

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If you have any queries about this agenda please contact Ed Bostock, Democratic Services via the following:

Tel:

Email: [democraticservices@westnorthants.gov.uk](mailto:democraticservices@westnorthants.gov.uk)

Or by writing to:

West Northamptonshire Council  
One Angel Square  
Angel Street  
Northampton  
NN1 1ED

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## Planning Policy Committee

Minutes of a meeting of the Planning Policy Committee held at on Tuesday 25 April 2023 at 6.00 pm.

### **Present:**

Councillor Matt Golby (Vice-Chair)  
Councillor Adam Brown  
Councillor Phil Bignell  
Councillor Stephen Clarke  
Councillor Jonathan Harris  
Councillor Jamie Lane  
Councillor Kevin Parker

### **Apologies for Absence:**

Councillor Rebecca Breese  
Councillor Wendy Randall  
Councillor Cathrine Russell

### **Officers:**

Stephanie Gibrat (Assistant Director – Planning and Development)  
Richard Wood (Interim Head of Planning Policy)  
Colin Staves (Principal Spatial Planner)  
Theresa Boyd (Planning Solicitor)  
Ed Bostock (Democratic Services Officer)

#### 60. **Declarations of Interest**

None advised.

#### 61. **Minutes**

The minutes of the meeting held on 28<sup>th</sup> February 2023 were agreed and signed by the Chair.

#### 62. **Chair's Announcements**

There were no Chair's announcements on this occasion.

#### 63. **Updated West Northamptonshire Local Development Scheme**

The Principal Spatial Planner presented the report which sought the Committee's approval for an updated Local Development Scheme which sets out a timetable for local plan preparation. The West Northamptonshire LDS was updated in November

2022. Members were now asked to consider a proposed change to the title and scope of the West Northamptonshire Strategic Plan (WNSP) which would necessitate a further update to the LDS.

Members discussed the report, and the following points were raised:

- There was an assurance from officers that the best evidence possible would be provided to justify policies.
- The PAS (Planning Advisory Service) was providing support to the Council in respect of project planning and evidence gathering.
- The Local Plans for the predecessor authorities would fall away upon the adoption of the West Northamptonshire Local Plan.
- Minerals and waste was part of the shared service with North Northamptonshire Council; the minerals and waste team was based in North Northamptonshire and WNC had a contractual arrangement for the service.
- The aim to consult on the draft plan in October 2023 was ambitious, but officers were keen to progress the plan and considered it achievable.
- Progress on the local plan was reported to the Transformation Board and regular progress updates would be provided at Cabient. It was suggested that regular updates also be brought to the Planning Policy Committee.
- The new Local Plan plan would have to take a view as to how the 5-year land supply should be calculated, this was currently a work in progress.
- Delaying the Local Plan came with risks; The PAS advised that local authorities seen to publicly delay their local plans put themselves at risk of speculative applications.
- This was a good opportunity to ensure that the plan was aligned to the Council's corporate objectives and the Health and Wellbeing Strategy.
- It was suggested that more should be done to communicate and engage with residents at the consultation stage.
- Draft allocations would be included in the Regulation 18 consultation; the Council had scope to make significant changes from the draft plan at that time. Additional sites could be considered at that stage.

**RESOLVED:**

The Planning Policy Committee:

- a) Approved the updated West Northamptonshire Local Development Scheme (Appendix A of the report) which is to be brought into effect upon the expiry of the call-in period for Planning Policy Committee decisions.
- b) Delegated to the Assistant Director: Planning, in consultation with the Portfolio Holder for Planning, Built Environment and Rural Affairs, authority to make minor editorial and presentational changes to the Local Development Scheme in its final published form.

64. **Response to Government consultations on proposed changes to the Planning System**

The Interim Head of Planning Policy presented the report which sought Members' consideration of suggested responses to the current Government consultations on

increases in planning fees and improving capacity, capability and performance in local planning authorities, and permitted development rights: supporting temporary recreational campsites, renewable energy and film-making consultation. It was advised that further to the report, suggested responses had been provided to 2 additional questions relating to planning performance agreements and annual indexation of planning fees.

The Committee discussed the report, and the following points were raised:

- The Government recognised that fees need to go up due to the shortfall in applications received by local authorities and the cost of running the planning service and wanted to improve performance off the back of increased fees. There would be various performance measures that local authorities would have to report on.
- Some Members felt that the 25% fee increase for minor applications seemed very high.
- Some Members felt that the responses relating to permitted development rights in conservation areas regarding domestic solar panel installation should be changed to affirmative responses which would support the move to clean, green energy.
- It was not considered the best use of planners' time to be taking a view on whether there were sufficient showers on a campsite.
- It was suggested that fees be reduced or waived for applications relating specifically to sustainable improvement

**RESOLVED:**

The Planning Policy Committee:

- a) Agreed the suggested response to the consultations on proposed changes to the planning system as set out in Appendices A and B of the report subject to the following changes:

In appendix A;

a note be added that applications for domestic solar energy installations should not be subject to a charge, a response be added to Question 5 to express support for Planning Performance Agreements and a response be added to question 6 to express support for annual indexation of planning fees.

In appendix B:

responses be amended to express support for the permitted development rights changes where they relate to solar panels on roofs.

**65. Urgent Business**

None advised.

The meeting closed at 7.04 pm

Chair: \_\_\_\_\_

Date: \_\_\_\_\_



# WEST NORTHAMPTONSHIRE COUNCIL

## PLANNING POLICY COMMITTEE

23 May 2023

Rebecca Breese, Strategic Planning, Built Environment & Rural Affairs

Report Title	Holdenby Conservation Area
Report Author	Anna Wilson, Heritage Policy Assistant, anna.wilson@westnorthants.gov.uk

### Contributors/Checkers/Approvers

West S151	Martin Henry	Approval email received 20/04/23
Legal	Theresa Boyd	Approval email received 15/05/2023
Other Director/SME	Stuart Timmis	Approval email received 28/04/23
Assistant Director	Stephanie Gibrat	Approval email received 02/05/2023
Communications Lead/Head of Communications	Becky Hutson	Approval email received 20/04/23

### List of Appendices

#### Appendix A – Draft Holdenby Conservation Area Appraisal and Management Plan 2023

##### 1. Purpose of Report

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To seek agreement to consult on the draft Holdenby Conservation Area Appraisal and Management Plan (2023).

##### 2. Executive Summary

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2.1 The report contains background information on the process of reviewing the Holdenby Conservation Area and the requirements regarding public consultation on the draft Holdenby Conservation Area Appraisal and Management Plan Supplementary Planning Document (SPD), which includes information about proposed changes to the conservation area boundary, proposed candidates for the local list, and proposals for an Article 4(1) Direction (appendix A).

### **3. Recommendations**

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3.1 It is recommended that the Planning Policy Committee:

- a) Agrees that public consultation be undertaken on the draft Holdenby Conservation Area Appraisal and Management Plan SPD (appendix A), which includes proposed changes to the conservation area boundary
- b) Agrees that public consultation be undertaken on proposed Article 4(1) Direction controlling development with regards to:
  - Alteration of windows
  - Alteration of doors
  - Alterations to roofing
  - Alterations to walls, gates or fences
  - Addition of roof lights or skylights.
  - Alterations to chimneys

### **4. Reason for Recommendations**

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To accord with the council's Consultation and Engagement Framework, the Statement of Community Involvement (SCI) for the Daventry area and Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires local authorities to hold a public meeting to publicise draft proposals within an appraisal, for the relevant stakeholders of the affected area.

### **5. Report Background**

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The council has a statutory duty under the 1990 Planning (Listed Building and Conservation Areas) Act to review its conservation areas. Holdenby was first designated as a conservation area in 1976 and was last reviewed in 1998. It has no up-to-date conservation area appraisal and management plan. As such, this is the first opportunity in some time to review the architectural and historic interest of the conservation area and assess whether the boundary is fit for purpose.

The current conservation area boundary (1998) covers much of the village, but excludes recent agricultural buildings northeast of Grange Farm, Park House and Stables, and the Victorian rectory. It includes Holdenby House, its gardens and parkland, which are designated as a Registered Park and Garden and partly as a scheduled monument. It is proposed to amend the conservation area boundary in one area; to include an area of ridge and furrow and other linear earthworks pertaining to the medieval field system, the visible remains of which exist elsewhere within the conservation area.

A draft conservation area appraisal and management plan has been prepared for Holdenby Conservation Area. Public consultation on the draft appraisal is now required in order to allow stakeholders to provide their views and to inform the document, as well as to meet the requirements

of the 1990 Planning (Listed Building and Conservation Areas) Act and the council's statement of community involvement.

Following the consultation exercise a further report would be made to Planning Policy Committee. This report would set out the responses received and suggest any changes resulting from the consultation and recommendations. Should committee decide to continue with the proposal, the new conservation area boundary would then be formally designated. The council would then need to consider whether the character or appearance of the area would be affected by future development. The relevant policies in the West Northamptonshire Joint Core Strategy and Settlements & Countryside Local Plan would apply, together with policies in the National Planning Policy Framework. The conservation area appraisal and management plan would be adopted as an SPD and would be a material planning consideration, helping to apply relevant policies.

Certain permitted development rights would also be more restrictive and additional controls would apply with respect to works to, or felling of, trees.

The draft appraisal and management plan identifies a proposal to include buildings in the council's local list of buildings and sites. This list contains buildings and sites which do not meet the criteria for listing by Historic England but are of sufficient local importance that they warrant policy protection. At this stage, draft entries for Holdenby are proposed but this could change following the consultation exercise.

The appraisal identifies certain features as being of particular importance to the character of the conservation area. Some of these, however, could be changed under national permitted development rights. The appraisal and management plan therefore contains initial proposals for a non-immediate Article 4(1) Direction. Such Directions can be used to remove permitted development rights for prescribed matters where this is considered necessary to protect local amenity or the well-being of the area. In this case, the proposal would be to remove permitted development rights that relate to matters of particular importance to the character of the area. This would not prevent such changes being made, but they would require planning permission.

There is a formal procedure for making an Article 4 Direction. At this stage it is proposed that public consultation is undertaken on the principle of introducing an Article 4 Direction and the results of that consultation will be reported back to Planning Policy Committee.

A draft conservation area appraisal and management plan has been prepared for Holdenby, following an initial meeting held online with residents. It is suggested that a six-week consultation period now be undertaken, including an online public meeting held on Microsoft Teams.

## **6. Issues and Choices**

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6.1 Conservation area status and an adopted appraisal and management plan, which has the status of an SPD, adds weight to the consideration of non-designated heritage assets in decision making. It also provides detail for applicants and decision makers on the special interest of the conservation area as a designated heritage asset. The proposed conservation area boundary for Holdenby and the draft appraisal and management plan has been produced with the aim of providing proportionate and effective means of protecting the special architectural and historic interest of Holdenby for the benefit of present and future generations. Public consultation

the proposed boundary and the draft appraisal would help to inform the document and enable it to proceed to the next stage in the process, which would be its consideration for adoption as an SPD.

- 6.2 The alternative option would be not to agree to the public consultation on the draft Holdenby Conservation Area Appraisal and Management as an SPD.
- 6.3 Not agreeing to the commencement of the public consultation would prevent the proposed changes to the conservation area boundary being made and the conservation area appraisal and management plan proceeding for adoption as a supplementary planning document. This would leave the council without valuable tools with which to protect and enhance the special architectural and historic interest of Holdenby.

## **7. Implications (including financial implications)**

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### **7.1 Resources and Financial**

- 7.1.1 There could be some minor costs for printing documents, but it is envisaged that this could be met within existing budget.

### **7.2 Legal**

- 7.2.1 SPDs are defined by the Planning and Compulsory Purchase Act 2004. The detailed requirements for SPDs and their adoption are provided by the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 7.2.2 The Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty on local authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.
- 7.2.3 Directions made under Article 4 of the Town and Country Planning (General Permitted Development)(England) Order 2015 (No. 596) (as amended) require planning permission to be obtained for works which would otherwise be permitted development.

### **7.3 Risk**

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

### **7.4 Consultation**

Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires of local authorities that they hold a public meeting to publicise draft proposals within an appraisal, for the relevant stakeholders of the affected area.

A presentation publicising the review and inviting initial questions from residents took place online on Tuesday 7 February and was attended by local residents, representatives from Holdenby Estate and the Parish Meeting.



The next stage would include a formal consultation on proposed changes to the conservation area boundary and the draft conservation area appraisal and management plan. It is therefore recommended that the draft document is consulted on for a minimum of six weeks during which time an online public meeting via Microsoft Teams will be held to inform stakeholders (residents, interested parties, statutory consultees). Meetings have been held virtually since 2020 and have been well received.

#### **7.5 Consideration by Overview and Scrutiny**

No comments from Overview and Scrutiny.

#### **7.6 Climate Impact**

The assessment and up to date designation of the conservation area should not have any material consequences for climate change. Specifically, under the proposed Article 4(1) Direction, proposals for energy conservation measures and renewable energy devices could still come forward but would be judged in the balance with any adverse impacts on the village's character.

#### **7.7 Community Impact**

7.7.1 Consulting on the draft appraisal would not have any negative implications regarding crime and disorder.

7.7.2 The proposed course of action should not have any perceptible differential impact on people with different protected characteristics with the possible exception of disability. Accordingly, the consultation materials will be provided in alternative formats if required.

#### **7.8 Communications**

The document has been checked for accessibility. Support will be provided by the Communications and Consultation Team to maximise engagement with the formal consultation process.

### **8. Background Papers**

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- [Department of Communities and Local Government \(2021\) National Planning Policy Framework](#)
- [Planning \(Listed Building and Conservation Areas\) Act 1990](#)
- [The Town and Country Planning \(General Permitted Development\) \(England\) Order 2015 with amendments](#)

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# Holdenby Conservation Area

## Appraisal and Management Plan



**Consultation  
Draft 2023**

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# 1 Introduction

## 1.1 Why has this document been produced?

West Northamptonshire Council is currently undertaking reviews of existing conservation areas within the Daventry area and assessing the designation of new conservation areas where appropriate. The Holdenby Conservation Area was designated in 1976 and last reviewed in 1998. This review provides an opportunity to set out the architectural and historic interest of the Holdenby Conservation Area, to aid the sensitive management of change with regard to the historic environment. Hence, this document has been produced to inform that review, and is published alongside the boundary of the conservation area.

A public online meeting was held on 7 February 2023 to inform this draft document. Advice on how to comment is set out in Section 1.4 below.

## 1.2 What status will this document have?

It is intended that, following consultation, this document will be adopted as a supplementary planning document. As such it will be a material planning consideration in the determination of future planning decisions.

## 1.3 What is the purpose of this document?

Conservation area appraisals identify and describe the features that contribute to the special architectural or historic interest of a conservation area. As a supplementary planning document, the appraisal is a 'material consideration' in the determination of planning decisions, and as such the information contained within the document should be used to manage change in a manner sensitive to the character and appearance of the conservation area.

A management plan for the conservation area has also been produced, which can be found at Section 11. The appraisal identifies both positive elements of the conservation area and those under threat. Recommendations have been provided in the management plan to address any specific issues identified in the appraisal and to guide the future management of the conservation area.

This appraisal has been produced in accordance with current guidance from Historic England *Conservation Area Appraisal, Designation and Management 2019*, as well as national and local policy and legislation.

## 1.4 How do I comment on this document?

Any comments on this document or the proposed conservation area designation should be made in writing no later than \_\_\_\_\_ (late representations will not be accepted).

Comments can be made:

by completing a questionnaire which can be accessed via the website [Conservation areas | West Northamptonshire Council \(westnorthants.gov.uk\)](https://www.westnorthants.gov.uk/conservation-areas);

by email to [heritage.ddc@westnorthants.gov.uk](mailto:heritage.ddc@westnorthants.gov.uk);

by letter to Anna Wilson, Heritage Policy Assistant, Planning Policy, West Northamptonshire Council, Moat Lane, Towcester NN12 6AD.

### **1.5 How is this document structured?**

The appraisal begins with an introduction to conservation areas and background policy and legislation at Section 2. Details of the conservation area boundary can be found in Section 3, followed by a Summary of Special Interest for the conservation area in Section 4. Section 5 provides information on the location of the conservation area and its wider landscape context, whilst Section 6 contains a brief explanation of the historic development of the conservation area including historic mapping. A spatial analysis is set out in Section 7, including examination of the contribution of important green spaces, areas of archaeological potential, views and an open space analysis.

Following on from this, Section 8 provides details on local architectural styles, materials and building forms, including boundary treatments. Section 9 expands on this, setting out design guidelines within the conservation area.

Section 10 sets out opportunities to enhance the character and appearance of the conservation area, based on the findings of the review. This includes proposals for Article 4 Directions and

proposed candidates for the Local List. Details of proposed boundary changes can be found in Section 10.4.

A management plan is set out in Section 11. This plan takes forward the findings of the appraisal and sets out threats and corresponding recommendations to aid future management of the conservation area.

Sources, further reading and information as well as copyright details can be found following the management plan.

A list of all designated heritage assets in the conservation area can be found at Appendix A.

### **1.6 Who is this document intended for?**

This document is intended for anyone with an interest in development which may affect the character or appearance of the Holdenby Conservation Area. This includes, but is not limited to, homeowners, developers, statutory undertakers, planning officers and inspectors.



## 2 Policy and Legislation

### 2.1 What is a conservation area?

A conservation area can be defined as an

**“...area of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance”.**

Section 69 Planning (Listed Buildings and Conservation Areas) Act 1990.

These areas contain features and characteristics which make them unique, locally distinctive, historic places. Conservation areas can take many and varied forms; those in the Daventry area are largely centred on rural villages, but also include several historic parks, the Grand Union and Oxford Canals, Daventry Town Centre, and the Daventry Reservoir.

### 2.2 Why do we designate conservation areas?

Conservation areas protect our nation’s distinct, local heritage. West Northamptonshire Council has an obligation to assess and designate areas of special architectural or historic interest as conservation areas. In undertaking this duty, the council must then pay special attention to the desirability of preserving or enhancing the character or appearance of designated conservation areas. The intention of conservation area designation is not to stop

development, but rather to manage change in a way which preserves rather than erodes the qualities which make it special.

The National Planning Policy Framework (2021, paragraph 190) also encourages West Northamptonshire Council to provide a positive strategy for conservation, allowing for,

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

### 2.3 What does it mean to live and work in a conservation area?

Whilst living or working in a conservation area means some extra planning considerations, these exist to care for the historic or architectural features which contribute to a place’s special character. Conservation area controls are most likely to affect owners who wish to undertake works to the outside of their building or trees on their property.

## Demolition

If you wish to demolish a building within a conservation area you will need planning permission.

## Trees

If you wish to cut down, top or lop any tree over 75mm in diameter at 1.5m above ground, you must inform West Northamptonshire Council six weeks before work begins. This allows the authority to consider the contribution the tree makes to the character of the area and if necessary create a Tree Preservation Order to protect it.

## Other works

Some works within conservation areas require planning permission:

- Cladding the exterior of a house;
- Any side extensions or rear extensions of more than one storey;
- Alterations to roofs, including dormer windows;
- The installation of satellite dishes and antennae;
- Demolition or erection of walls, gates and fences over 1m in height adjacent to a public highway.

Some other minor works remain as 'permitted development' within conservation areas. Advice on Permitted Development can be sought from the council's Development Control department.

Where such changes would harm local character the council can introduce special controls, known as Article 4 directions, which withdraw particular permitted development rights. The result is that planning permission is required for these changes.

West Northamptonshire Council is exploring the possible use of Article 4 Directions as part of this conservation area appraisals project. See Section 10.2 for more information.

If you are considering undertaking work to your property and are unsure about whether it requires permission, please contact West Northamptonshire Council at [planning.ddc@westnorthants.gov.uk](mailto:planning.ddc@westnorthants.gov.uk). Please note that works may also require Listed Building Consent.

## Energy Efficiency and Heritage

Improving energy efficiency forms part of the wider objective to achieve sustainable development, and most historic buildings can accommodate improvements when a good balance is struck between maximising energy benefits and minimising harm to the historic environment in accordance with current best conservation practice. Often small changes can make a difference.

Bear in mind that some alterations may require planning consent and works to listed buildings will require Listed Building Consent in most cases.

## 2.4 Further Information

Further information regarding conservation areas can be found on our website at [Conservation areas | West Northamptonshire Council](#)

[westnorthants.gov.uk](http://westnorthants.gov.uk)). For advice relating to development within conservation areas, please contact the council's Development Management department via

Email: [planning.ddc@westnorthants.gov.uk](mailto:planning.ddc@westnorthants.gov.uk) or

Telephone: 0300 126 7000

Information and advice for those living and working within conservation areas can also be found on the Historic England website at:

[Living in a Conservation Area | Historic England](#)

If adopted, the conservation area appraisal and management plan will have the status of a Supplementary Planning Document.

### **3 Summary of Conservation Area Boundary (1998)**

Beginning at the junction of Holdenby Road and the eastern lane that leads to the village, the conservation area boundary runs westwards, including the grass verge, field hedge and the corner of the field on the north side of Holdenby Road. The boundary crosses the road to Spratton and continues westwards, including a narrow rectangular enclosure on the northside of the road in which there are mature trees. At the west end of the enclosure, the boundary turns south to Holdenby Road again and then it continues west along the road for 250m, including the field hedges either side of the road within the conservation area. After 250m the boundary crosses to the south side of the road, continuing westwards and including the fence line and belt of trees within the conservation area.

On reaching the group of barns to the east of Haddon Spinney, the boundary turns to the south, excluding the barns, and follows the hedge, including it, until it meets the watercourse, which it then follows in a south-easterly direction. It continues to follow the watercourse until it reaches the northeast corner of a woodland and here it turns to the north for 65m before turning east and continuing towards the lane, including within the conservation area earthworks relating to the shrunken medieval settlement and the later landscape gardens of Holdenby House. It follows the track north for 57m and then turns east once again along a hedge line that forms the southern boundary of two enclosures, including them and the hedgerow in the conservation area. On reaching

another track the boundary turns north again and follows it around the north side of Ash Plantation towards Grange Farm, excluding the sewage works. The boundary turns north, crossing the track and follows a line to the rear of the agricultural buildings and then the southwest boundary of Croft Spinney, excluding the woodland from the conservation area. On reaching the road through the village, the boundary turns north once again to Holdenby Road where it started.

The line of the conservation area boundary as shown on the map is intended to follow existing physical boundary features wherever possible. This provides certainty regarding the extent of the designated area. All fences, walls, hedge lines, tree lines and watercourses that form the conservation area boundary are within the conservation area.

Figure 1: Map showing the current conservation area boundary (1998)

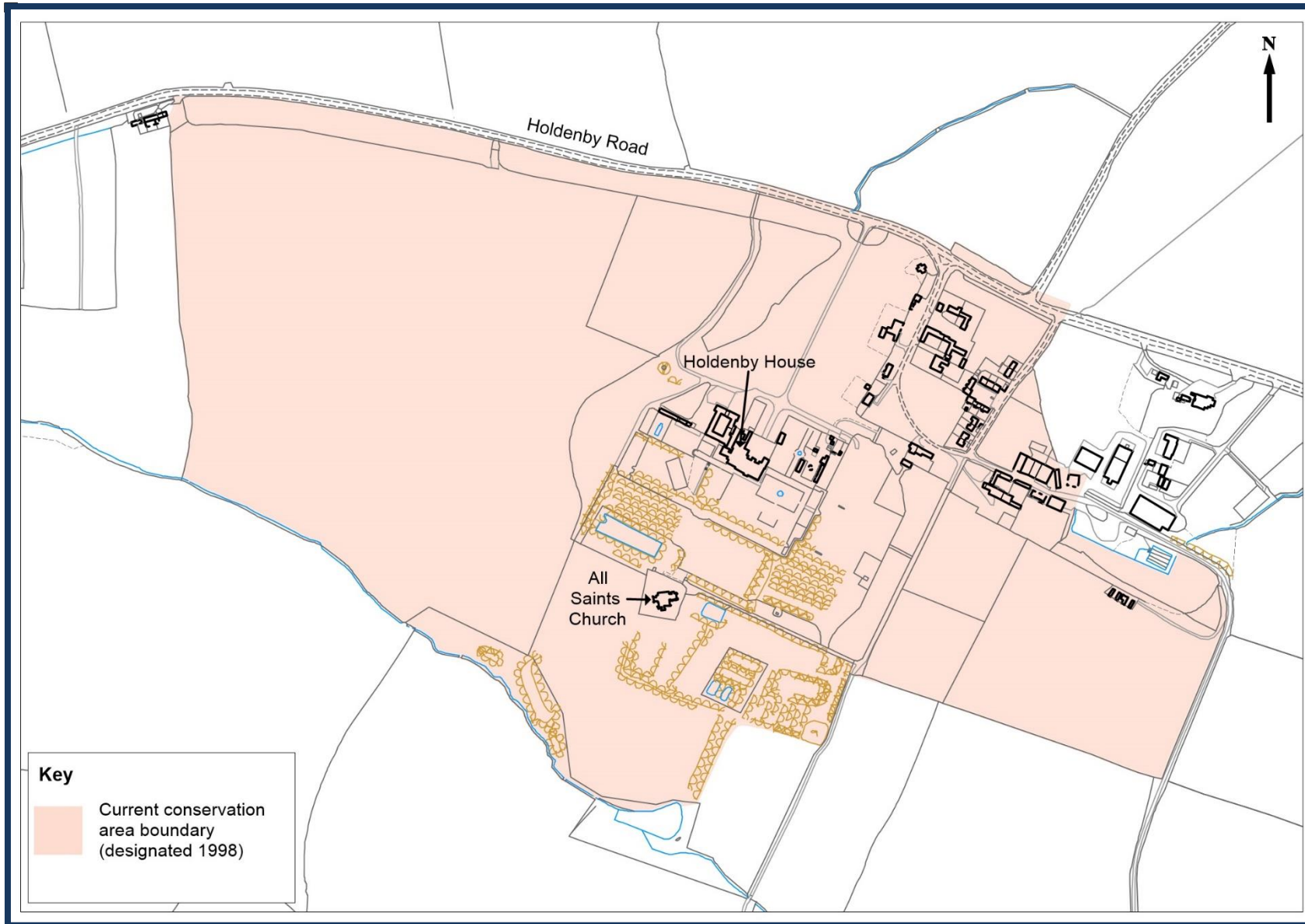


Figure 2: Map showing the current conservation area (1998) and the scheduled monument designation

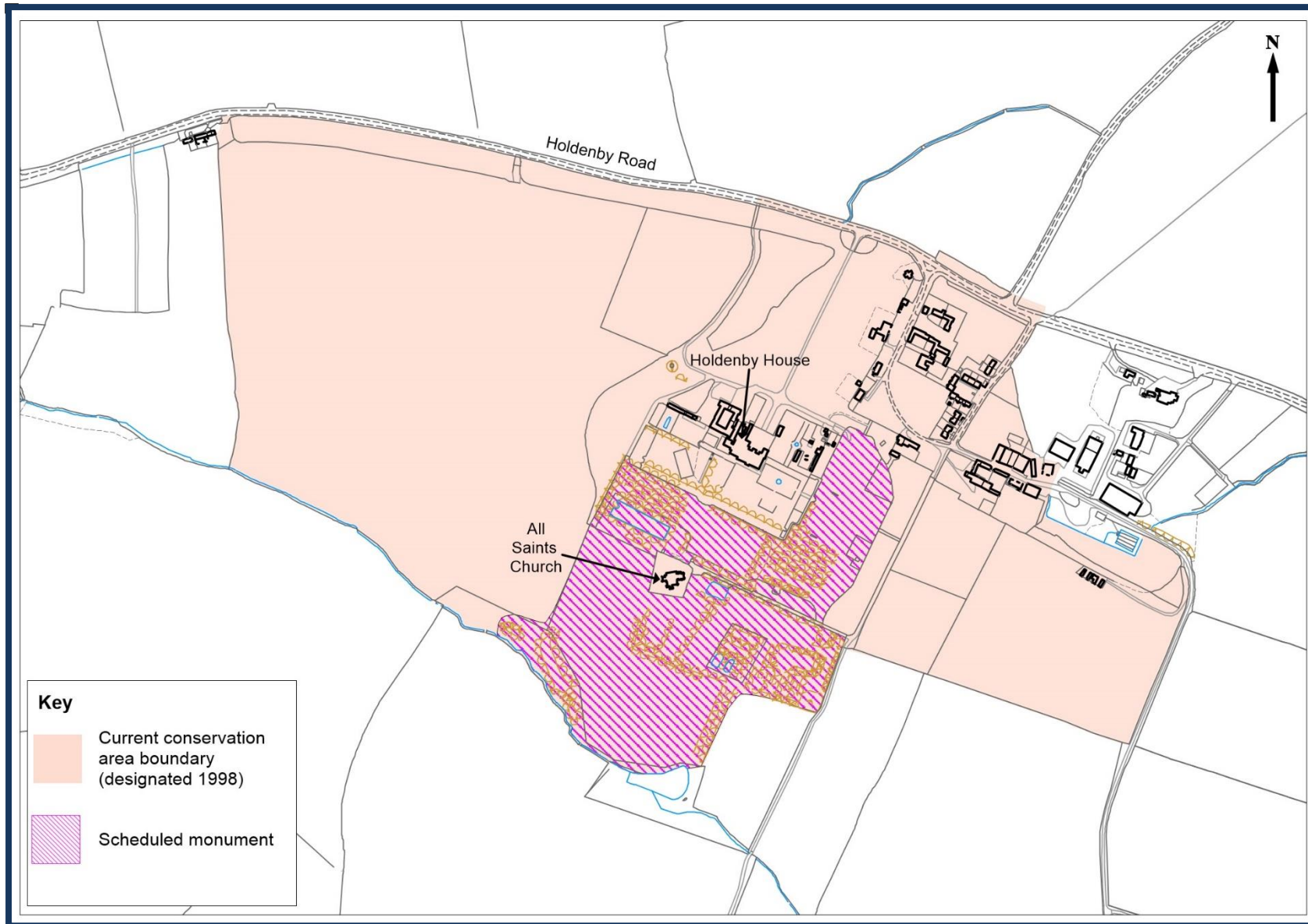




Figure 3: Map showing the current conservation area boundary (1998) and the Registered Park and Garden designation

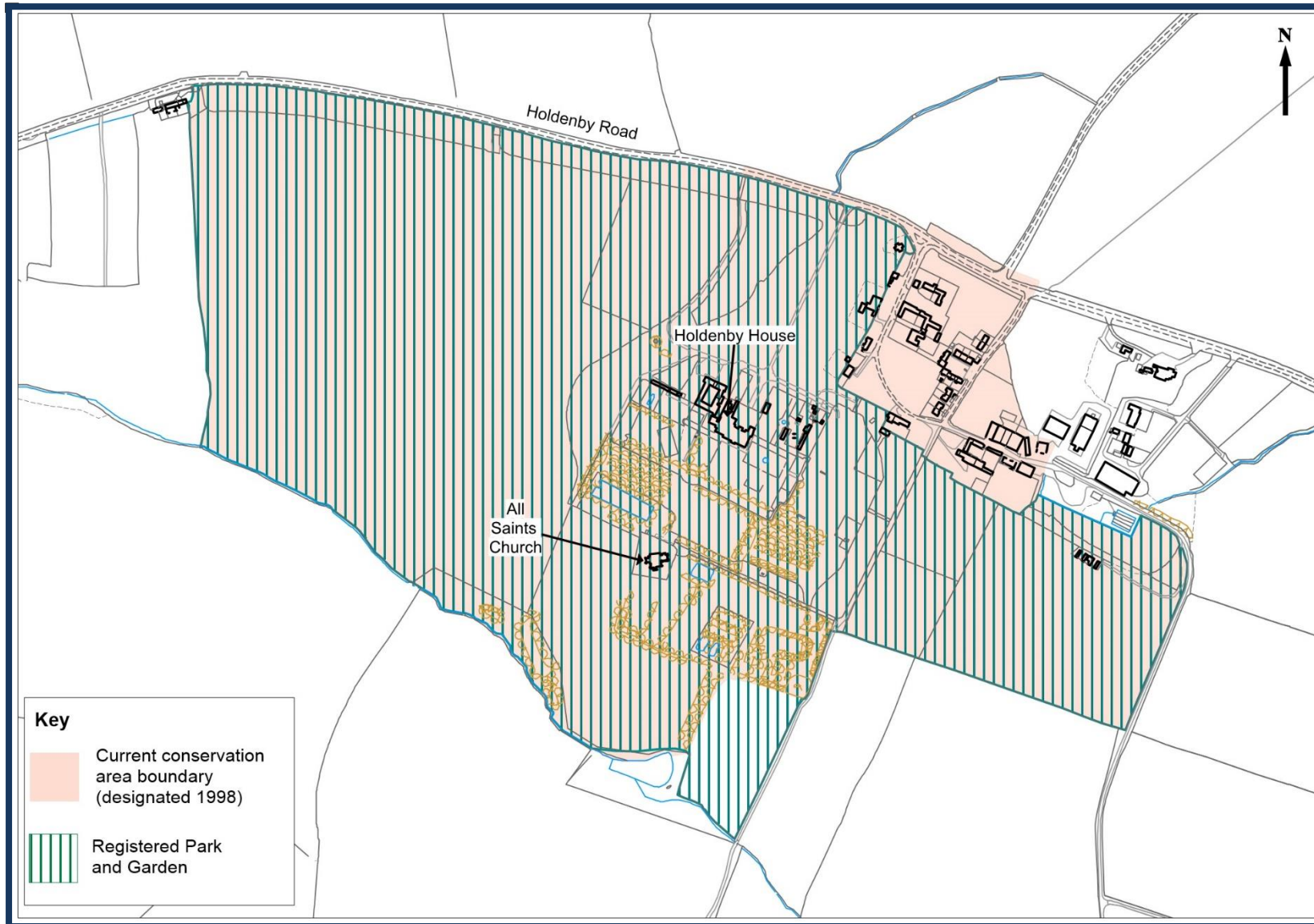
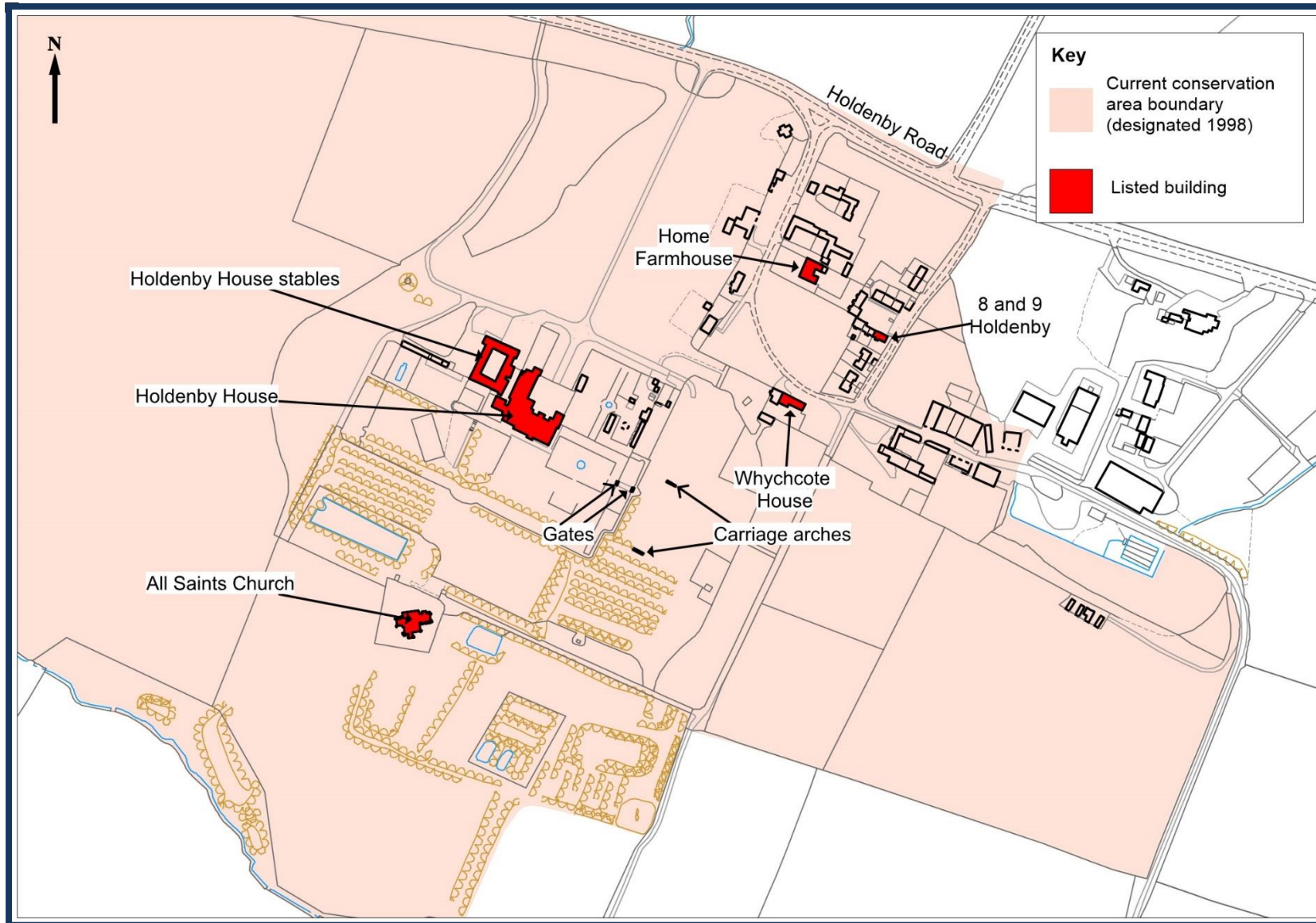


Figure 4: Map showing listed buildings within the conservation area





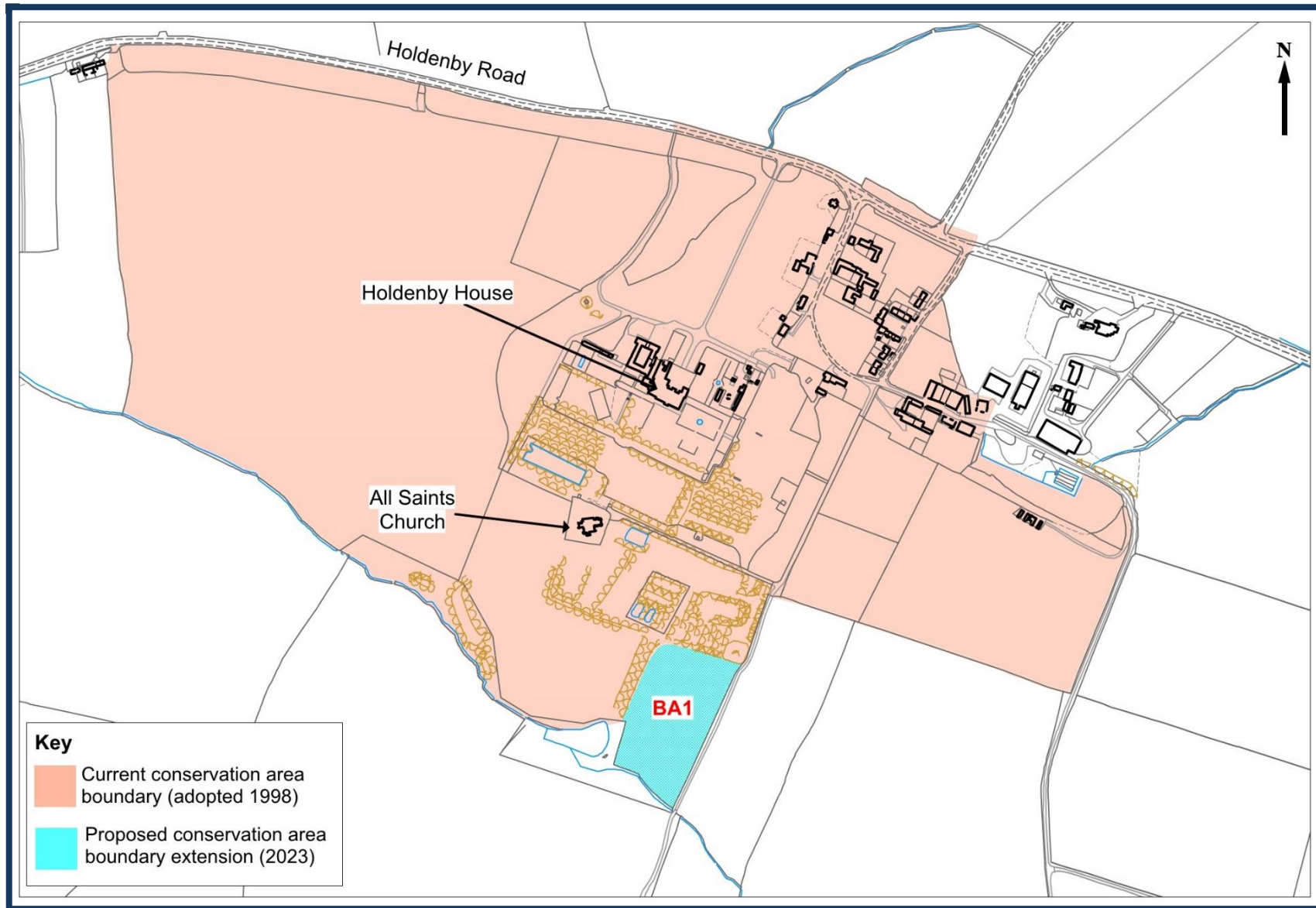
### **3.1 Proposed boundary 2023**

Figure 5 shows the proposed boundary changes.

It is proposed to amend the conservation area boundary to:

- Include an area of pasture (BA1) situated approximately 100m southeast of the All Saints Church. This area forms part of the Registered Park and Garden designation. It contains ridge and furrow earthworks pertaining to the medieval agricultural field system and several linear earthwork banks, which are visible from the bridle way that runs along its east side. There are also views across the pasture from the bridleway towards the northwest that incorporate All Saints Church and, as such, it forms part of the setting of this Grade II\* listed building as well as the scheduled monument designation. Trees within this area contribute to the parkland character that is prevalent in the southern part of the conservation area lying immediately to the northwest.

Figure 5: Map showing the current conservation area boundary and proposed extension



## 4 Summary of Special Interest

Special architectural or historic interest can manifest in a variety of forms. Current guidance from Historic England sets out types of special interest which have led to designation, including;

- Areas with high numbers of designated heritage assets, and a variety of architectural styles and historic associations
- Those linked to a particular industry or individual with a particular local interest
- Where an earlier, historically significant, layout is visible in the modern street pattern
- Where a particular style of architecture or traditional building materials predominate
- Areas designated because of the quality of the public realm or a spatial element, such as a design form or settlement pattern, green spaces which are an essential component of a wider historic area, and historic parks and gardens and other designed landscapes, including those on the Historic England Register of parks and gardens of special historic interest.

The special interest of the Holdenby Conservation Area derives from the following key characteristics:

- There are various designated and non-designated heritage assets within Holdenby and its surrounding landscape, many of which survive as upstanding archaeological earthworks, buildings and landscape features. They provide a detailed

insight into the development of the settlement over a period of a thousand years and are a tangible link to the village's past

- There are ten listed buildings in Holdenby, including the 16<sup>th</sup> century carriage arches of Holdenby Palace, listed at Grade I, and Holdenby House and the Church of All Saints, which are both Grade II\* listed.
- The conservation area incorporates the Grade I registered park and garden, within which are the remains of the late 16<sup>th</sup> and early 17<sup>th</sup> century gardens of Holdenby Palace, the later gardens and parkland of the 19<sup>th</sup> century Holdenby House, as well as the northwest corner of the 16<sup>th</sup>/17<sup>th</sup> century deerpark. Many features survive as earthworks and there is also potential for buried archaeological deposits
- A large part of the conservation area is also designated as a scheduled monument, which covers the archaeological earthworks relating to the shrunken medieval settlement to the south of the church, several fishponds and the 16<sup>th</sup>/early 17<sup>th</sup> century gardens of Holdenby Palace
- Holdenby has an unusual settlement pattern with the church situated in an isolated location away from the present village. This reflects the abandonment of the medieval settlement around the church and the later reorganisation of the post-medieval village around the rectangular green as part of planned changes during the building of Holdenby Palace and gardens in the late 16<sup>th</sup> century
- The use of the local geology, ironstone, as the predominant building material and Welsh slate or clay tiles as a roofing material, particularly for vernacular buildings, provides the conservation area with a coherent character and appearance.

This is amplified by the fact that many of the buildings in the village are owned by the Holdenby Estate, which uses the estate colours and the consistent design of particular architectural features.

- There are many individual and groups of trees that contribute to the character of the formal gardens, the parkland and Holdenby village. In addition, several small woodlands and tree belts around the edges of the conservation area create an enclosed and secluded atmosphere as Holdenby is approached from all directions. Particularly within the village, trees also play an important part in softening the built environment and enhancing its rural character.
- There many important views through the conservation area, particularly of the village's historic buildings situated around the edge of the large rectangular green. The location of the village and Holdenby House towards the summit of a slope enable long, extensive views of the surrounding countryside to the southwest, south and southeast from the churchyard, footpaths and bridleways on the southern side of the conservation area. (see Section 7.4).
- Holdenby has royal associations. Holdenby Palace passed from the Hatton family to the Crown in 1607 and was visited many times by royalty during the 17<sup>th</sup> century. In 1647, King Charles I spent three months at Holdenby as a prisoner during the English Civil War (1642-1651).

## 5 Location and Settlement Context

Holdenby is located approximately 8 miles northeast of Daventry and 8 miles northwest of Northampton. It lies within the Undulating Hills and Valleys environmental character area<sup>1</sup>, which is characterised by undulating, productive mixed farmland interspersed with small villages and, often, remote farmsteads. It retains a strong rural character. Elevated areas provide long views over the landscape, but otherwise it generally has a secluded, human scale, reinforced by the topography, small woodlands and hedges screening long distance views and creating enclosure.

Holdenby is also located within the Historic Landscape Character Area 1d<sup>2</sup>, which is dominated by the 16<sup>th</sup> century enclosure of the open fields and landscaping for Holdenby House. The house and its gardens are situated on a south-facing slope which falls away gently into the valley below before the land rises again towards Althorp Park.

The present village lies immediately to the north of the house and gardens. Holdenby village has mostly retained its 19<sup>th</sup> century size and form. It sits at a height of 130m OD, the highest point in the landscape of gently rolling hills and valleys. To the north and northeast of the village the land falls away before rising gently again to a height of 110m.

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<sup>1</sup> [current-landscape-character-assessment.pdf](http://current-landscape-character-assessment.pdf) ([riverneneregionalpark.org](http://riverneneregionalpark.org))

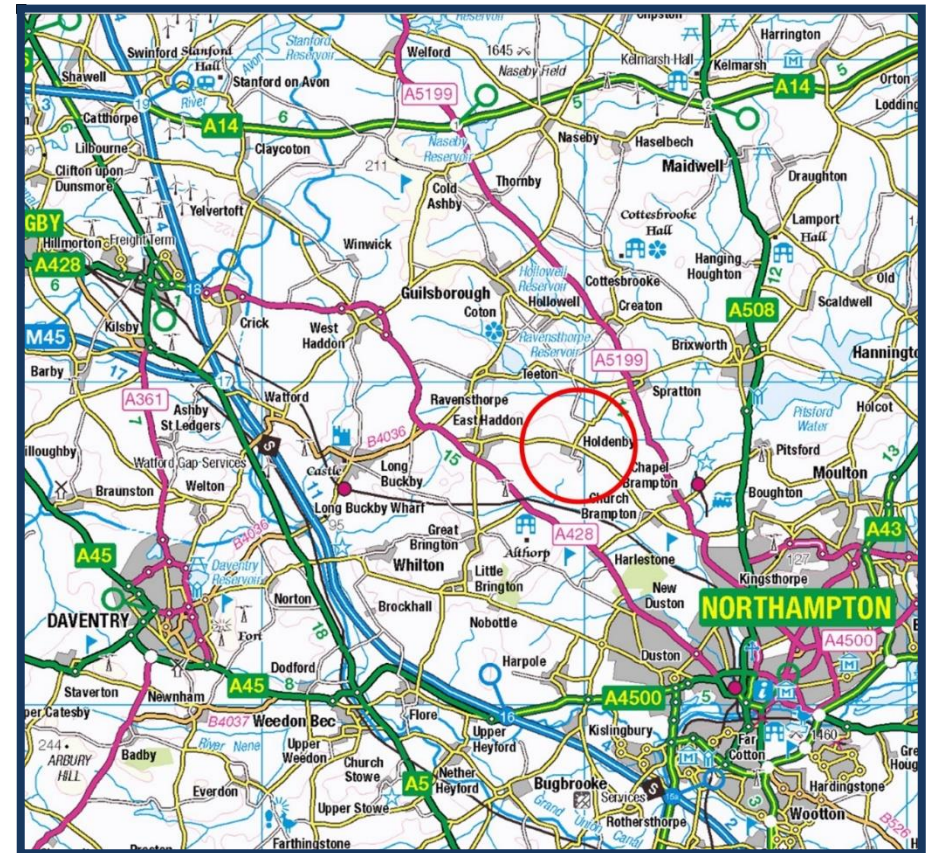
<sup>2</sup> Historic Landscape Character Assessment  
<http://rnrenvironmentalcharacter.org.uk/>



The underlying geology comprises intermittent bands of ironstone rich Marlstone Rock Formation, from which a number of Holdenby's older buildings are constructed. The village itself sits largely on a band of Boulder Clay covering the solid geology with bands of Upper Lias Clay either side. In some of the lower lying areas there are intermittent patches of Glacial Sands and Gravels.

The conservation area includes almost all the buildings in the village except recent agricultural buildings northeast of Grange Farmhouse, Park House and the Old Rectory. It includes the grade I registered park and garden designation that relates to the designed landscape gardens associated with Holdenby House [HOLDENBY HOUSE, Holdenby - 1001035 | Historic England](#) and the scheduled monument designation relating to the medieval settlement of Holdenby [Holdenby Manor and gardens, Holdenby - 1006638 | Historic England](#).

Figure 6: Map showing the location of Holdenby



## 6 Historical Development

Human occupation in the vicinity of Holdenby is suggested by two sets of cropmarks that lie approximately 600m northeast of the present village. Visible on aerial photographs, the cropmarks take the form of rectilinear and curvilinear enclosures, a ring ditch and part of a possible pit alignment. The occupation sites may date to the Iron Age period (800BC to 43AD) and sherds of pottery of that period were found in 1970 (Northamptonshire Historic Environment Record reference MNN6040).

On Coneybury Hill, to the south of Holdenby village, is the site of an early Saxon cemetery. Approximately 30 skeletons, some with grave goods including spearheads, parts of shields, knives, pins, brooches and beads, were discovered on a number of occasions between 1862 and 1909 (Northamptonshire Historic Environment Record reference MNN8679). This suggests that somewhere in the vicinity of Conebury Hill there is likely to have been an early Saxon settlement.

This may have been the precursor to the settlement that is recorded in Domesday Book (1086) as Holdenby, although the 'by' ending to the village's name suggests that it may have been settled by people of Scandinavian origin. By the time of the Domesday Book it was, therefore, probably an established settlement.<sup>3</sup> A second settlement, known as Aldestone, may also have been part

of the manor of Holdenby, so there may in fact have been two separate settlements in close proximity to each other surrounded by a system of open fields. One of the settlements is thought to have been situated to the south of the church and the other roughly on the site of the present village, arranged around a triangular green<sup>4</sup>. Historic maps and surviving archaeological earthworks would support this theory (see Figures 8 and 9).

During the late 16<sup>th</sup> century there were many changes to the landscape of Holdenby. At this time the manor belonged to Sir Christopher Hatton and in 1571 he began building his great house and gardens. A map of this date<sup>5</sup> indicates that the medieval settlement to the south of the church had already become disused. The church is depicted on the map standing in isolation with no buildings from the medieval village remaining in the vicinity. Immediately to the south of the church there is a rectangular enclosure and a label on the map that reads 'here stode ye manor house'.

To the northeast of Hatton's house, the other part of the settlement stood at the southern end of a triangular green. Evidence from historic maps suggests that by 1587 this part of Holdenby had been completely rebuilt as part of Hatton's plans. The former triangular green was replaced by a rectangular green to the northeast of the house. Several existing buildings were demolished to accommodate the new layout.

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<sup>3</sup> RCHME

<sup>4</sup> Victoria County History of Northamptonshire, Volume 1, p.328-8 (1902)

<sup>5</sup> 1580 Map of Holdenby

Holdenby Palace itself was the largest house of its period in England. It was built around two courtyards with its principal entrance in the east elevation. This was reached from the lane to the east by travelling along a drive through 'The Green', a large forecourt, and then through a gatehouse (no longer standing) in to the Base Court from where the impressive east side of the house could be viewed with its symmetrical front and towers at each corner. The Base Court was enclosed by a stone wall with carriage arches in the north and south walls. The arches are still extant and are Grade I listed structures. The driveway through The Green survives as a low earthwork and its east end in particular is visible in a Lidar survey plot (see Figure 8).

Figure 7: 16<sup>th</sup> century Grade I listed carriage arches east of Holdenby House



At about the same time, Hatton enclosed 250 hectares of the open fields to create a deer park. Much of the boundary of the deer park still exists today in the form of a hedge line and in some places a ditch up to 4m in width. The northwest part of the 16<sup>th</sup> century deer park falls within the conservation area.

Various features of the gardens laid out by Hatton in the late 16<sup>th</sup>/early 17<sup>th</sup> century survive as well-preserved earthworks (see Figure 8). In addition to being within the conservation area they are also designated as part of the wider Registered Park and Garden and a scheduled monument. The late 16<sup>th</sup> century gardens were centred on the north-south range of the house, which divided the east and west courts. To the south, and laid out on an axial line which continues that of the lost north-south range is a level terrace measuring approximately 95m by 70m. In the 1580s this was a quartered flower garden and traces of this survive including a circular mound at the centre. Along the east and west sides of the terrace are low, raised walks. The south side of the terrace drops down a 5m scarp to the modern approach to the church.

On the east and west sides of the central terrace there are flights of narrow terraces that were called 'The Rosaries' in 1580. At the west end of the terraces there is 1.5m high walk-way that runs from north to south. Historic maps of 1580 and 1587 show a spiral feature at the north end of the walk-way, which also coincided with the northwest corner of what appears to be a parterre. This is likely to have been a prospect mound with a spiralling footpath leading to the top. From this elevated position there would be views over the parterre and other gardens to the southeast. The mound still exists and has a late 19<sup>th</sup> century water tower built on top of it.

At its south end, the walk-way turns eastwards to run along the southern side of a rectangular fishpond that lies at the bottom of the terrace.

The east side of the central terrace is also flanked by a number of narrow terraces, falling in height towards the south. At the bottom of the terraces there is a long narrow strip of land that was called the Bowling Alley in 1587. On its south side there is a 1m-high raised walk way that provided a route from the garden to a banqueting house or lodge that stood at the southwest corner of The Green.

To the south of the terraced garden, and east of the church there is a further set of early 17<sup>th</sup> century garden earthworks. They comprise another conical prospect mound, from which there are panoramic views to the northwest towards the site of the 16<sup>th</sup> century house, and southwards across the former deerpark. To the west of the mound there is another series of low terraces forming a zig-zag path that leads down to a set of fishponds. All but one of the ponds, which is medieval in date, were dug in about 1580. To the north of the zig-zag path is a rectangular area cut back into the hillside, with internal scarps. And on its north side is a smaller, roughly square area. These may represent flower beds that were created during alterations once the property was owned by the Crown in the early 17<sup>th</sup> century.

In 1650 Holdenby House was sold to Captain Adam Baynes, who demolished most of the house and sold off the materials. It returned to the Crown after the Restoration and later passed into private hands. The house was rebuilt between 1873 and 1875 and extended in 1887-88 but it incorporates some architectural features

from the 16<sup>th</sup> century building, for example, some of the stone mullion windows and the tall, circular chimney stacks ([HOLDENBY HOUSE, Holdenby - 1067053 | Historic England](#)).

The gardens that lie between the present house and the 16<sup>th</sup> century terraced garden were largely created during the 1870s at the same time that the house was rebuilt. A gravelled terrace walk, runs across the top of the main lawn, which slopes down to a low, 19<sup>th</sup> century ha-ha, below which are the earthworks of the 16<sup>th</sup> century gardens.

The gardens also include a 70m square area that is enclosed by tall brick and stone walls. To the south of this there is a rectangular yew-hedged compartment with a central circular lily pool. A path to the east leads through two sets of Grade II listed iron gates and into the Base Court.

To the west of the house there is a kitchen garden. Between this garden and the house there is a small, yew-hedged knot garden with a central sundial that was designed by Rosemary Verey.

Further to the west again, beyond the gardens, is a small parkland that contains ridge and furrow earthworks from the medieval field system across its whole extent. There are also mature individual parkland trees and clumps of trees within the park and a shelterbelt on its north side adjacent to the road. The parkland was created in the late 19<sup>th</sup> century, probably at the time that the house was rebuilt.

The principal approaches and entrances to Holdenby House changed over the centuries. As mentioned above, during the 16<sup>th</sup> and 17<sup>th</sup> centuries, the main approach was from the east, from the



lane that now leads to Holdenby Lodge, through The Green and into the Base Court. By the second half of the 19<sup>th</sup> century, historic Ordnance Survey maps suggest that the house was reached through the village and via a driveway that passed to the south of Hickman's Cottage where there was a gateway in the boundary wall.

By the late 19<sup>th</sup> century a lodge building had been built on the corner of Holdenby Road and the west lane into the village and a driveway passed its north side, curving through the woodland to the turning circle in front of the house's principal elevation. Subsequently, the driveway was moved approximately 50m to the west along Holdenby Road and ran in a straight line to the house. The stone archway at the entrance, flanked by two curving walls, dates to 1920 but reflects the design of that at the southern end of the driveway, which is dated 1659.

Elsewhere in the village, by the mid-18<sup>th</sup> century several buildings had been constructed that can still be seen today, for example, Whyhcote House, which was formerly divided into six cottages; Grange Farmhouse, cottages on the northwest and southeast sides of The Square; and Home Farm House. They are all depicted on the 1762 Estate Map of Holdenby (Northamptonshire Archives, Map/3501).

During the early 19<sup>th</sup> century a number of additional buildings were constructed in the village. The 1842 Holdenby Tithe Map (Northamptonshire Archives Map T/224), shows that Hickman's Cottage was in existence by that date and was divided into two cottages. Woodcutters Lodge, The Haybarn and Meadow Barn also

date to this period, as do the barns and outbuildings immediately north of the Grange Farmhouse.

In the second half of the 19<sup>th</sup> century there was further development in the village. The Lodge has already been mentioned, but a school house was also built to the northeast side of Hickmans Cottage and is currently in use as the village hall. At some point between 1842 and 1885 two groups of three estate cottages were constructed to the south of The Square. Subsequently, the middle cottage in each group was divided between the cottages either side of them to form larger semi-detached houses.

It was in the 1870s that Holdenby House was largely remodelled and extended. At the same time a 'U'-shaped stable block was constructed to the west of the house and this was later extended to form a rectangular block around a central courtyard. The stable building is Grade II listed.

20<sup>th</sup> century development in the village was largely agricultural buildings constructed after 1950 to the north and northeast of Grange Farm (and are outside the conservation area) with the exception of The Croft and Little Fold, a pair of semi-detached houses built in 1913. More recently a row of three cottages were built at 16-18 The Square. Their design and use of materials reflects that of the historic buildings around the other two sides of The Square and consequently they make a positive contribution to conservation area.

Figure 8: LiDAR data (Source [LiDAR Finder](#)) showing evidence of past land use surviving as earthworks in Holdenby

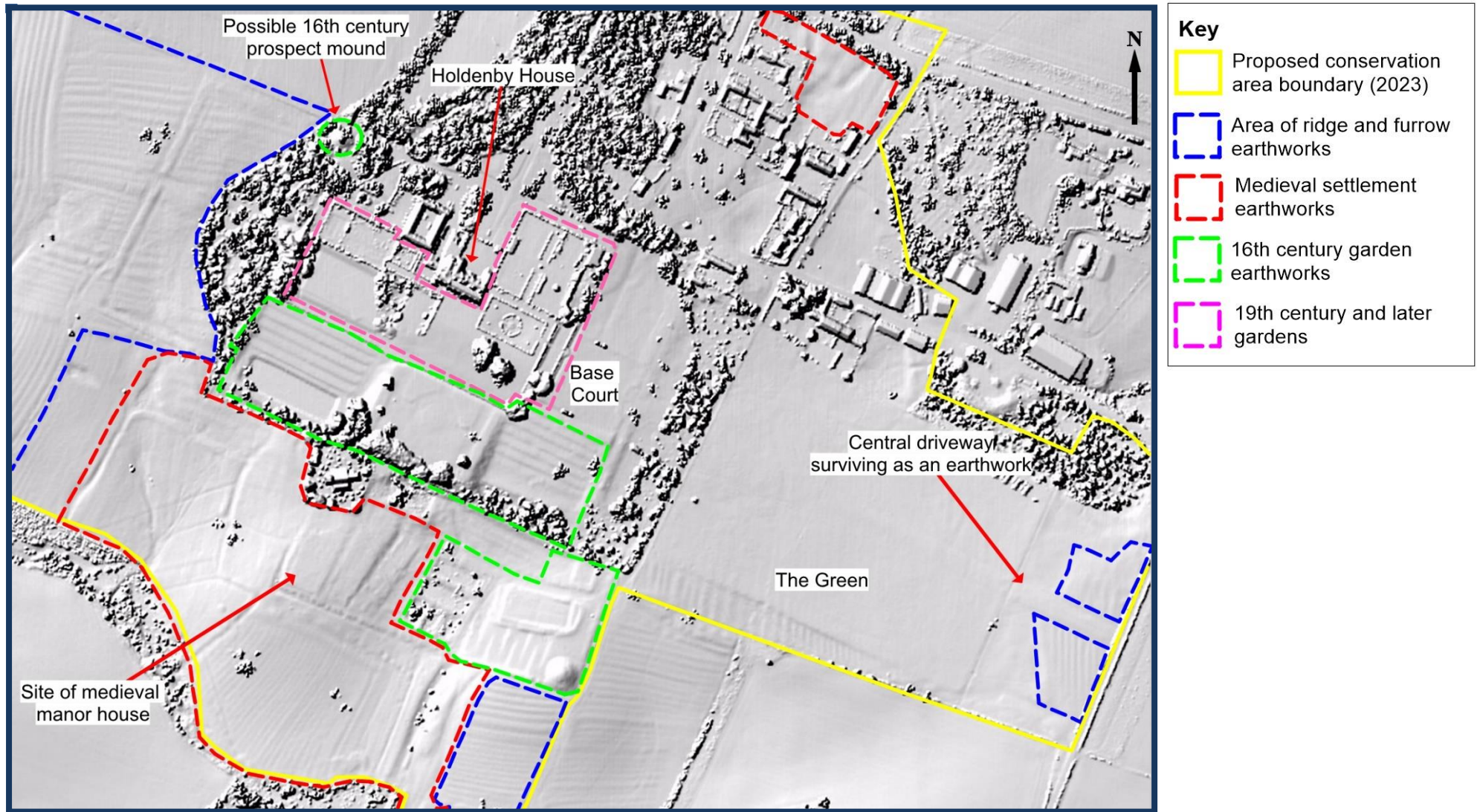




Figure 9: Extract from a 1580 map of Holdenby showing buildings and landscape features still in existence

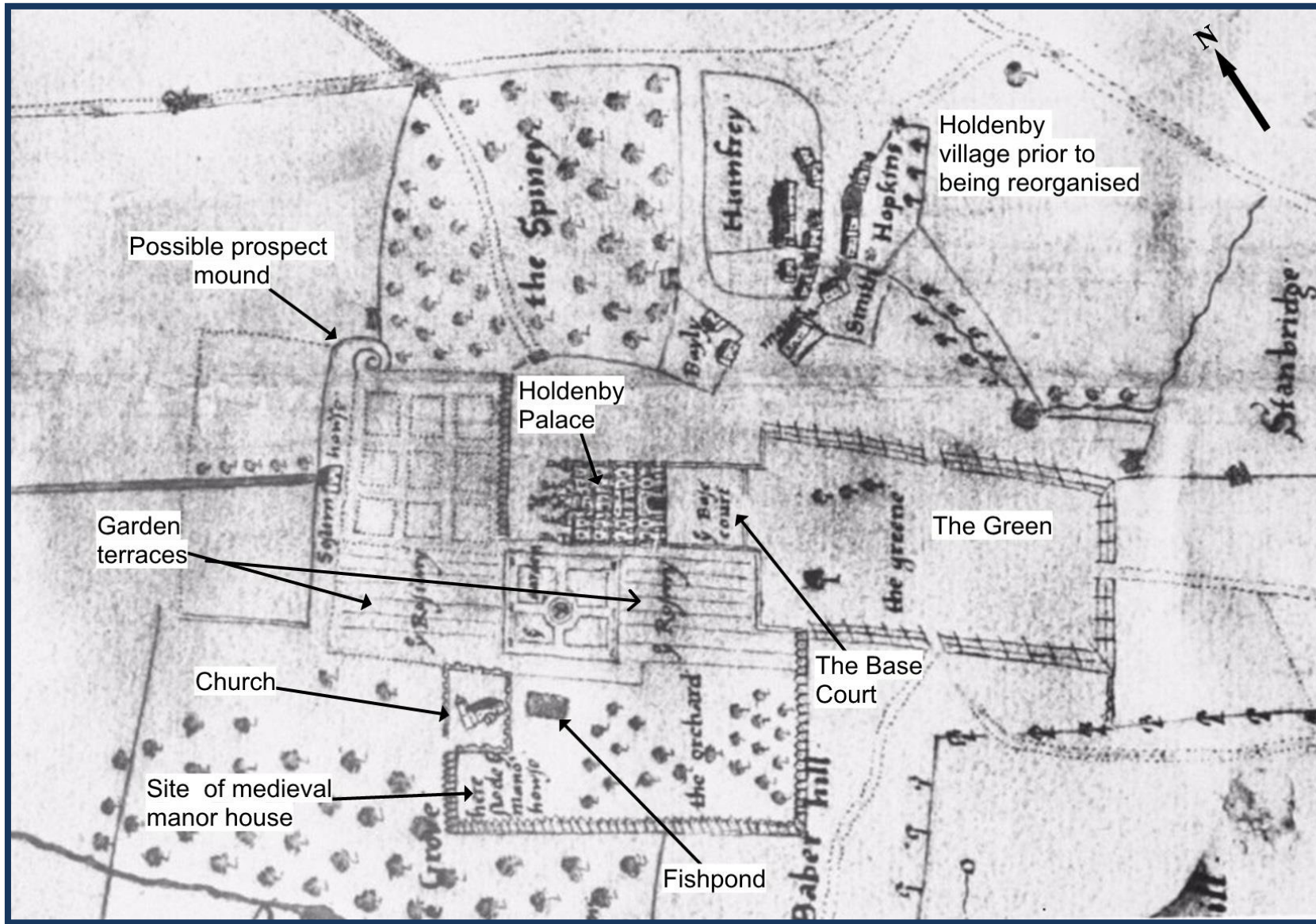


Figure 10: Extract from a 1762 map of Holdenby showing buildings and landscape features still in existence

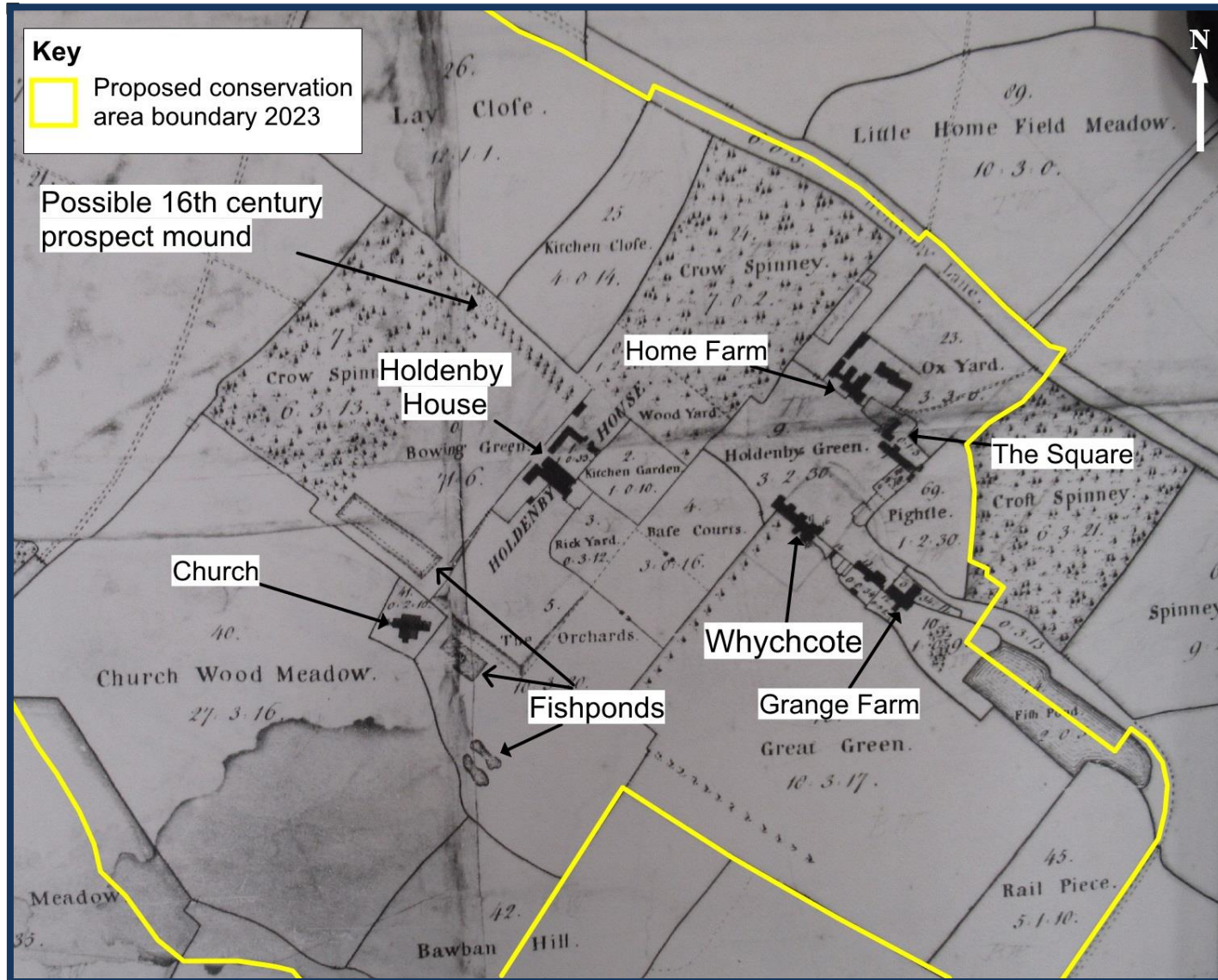




Figure 11: Extract from a 1842 map of Holdenby showing buildings and landscape features still in existence

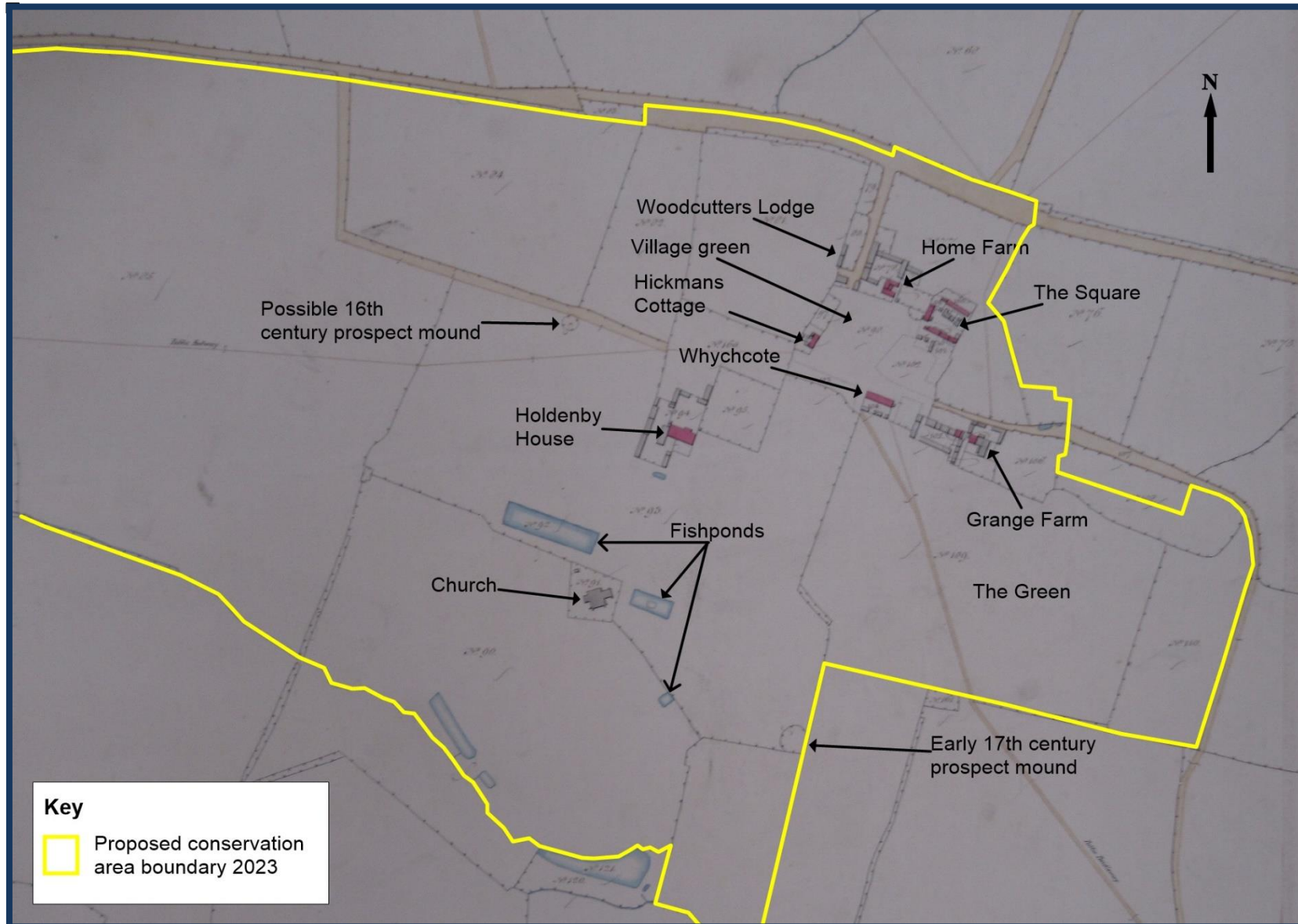


Figure 12: Extract from the 1900 Ordnance Survey map of Holdenby showing buildings and landscape features still in existence

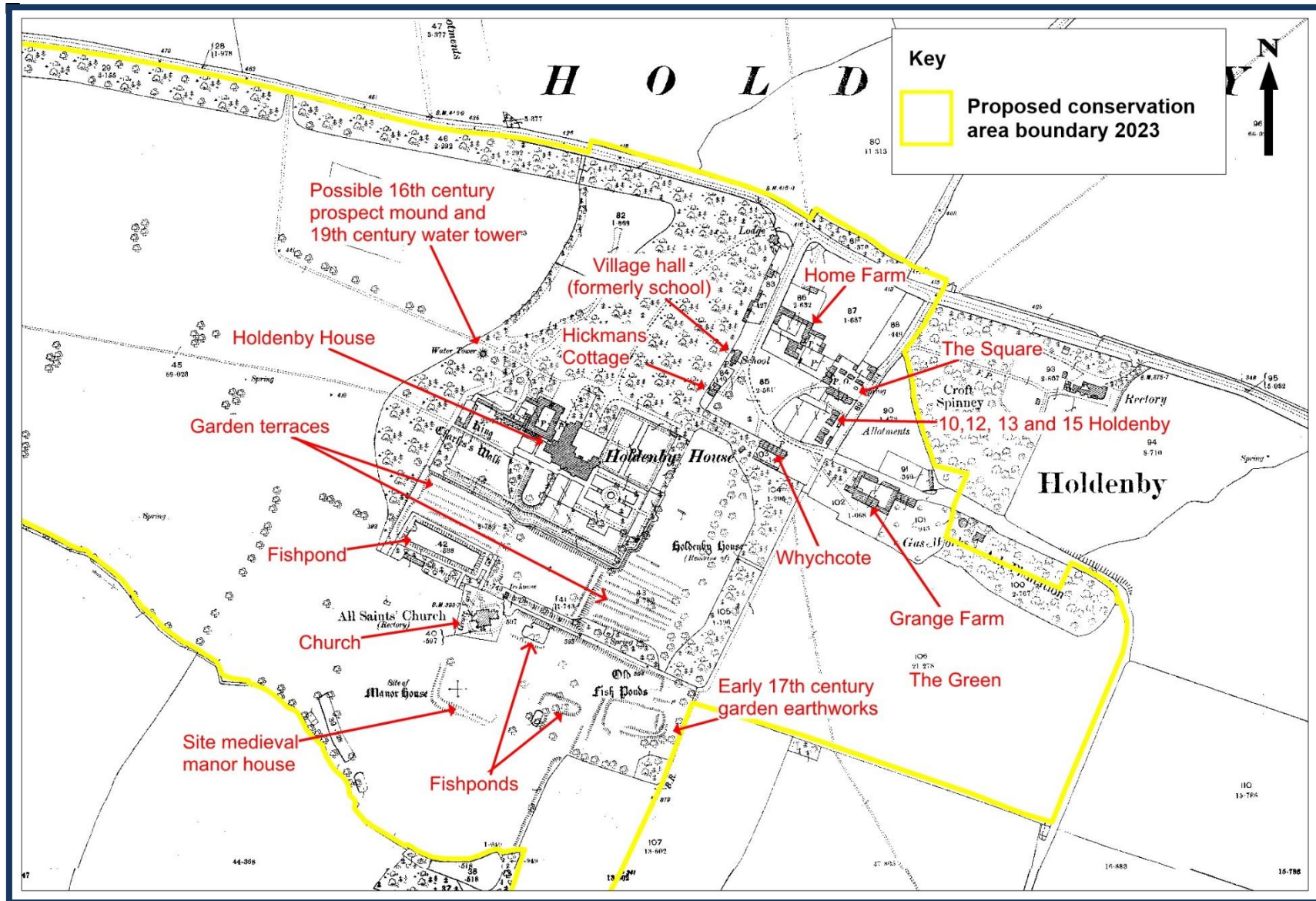
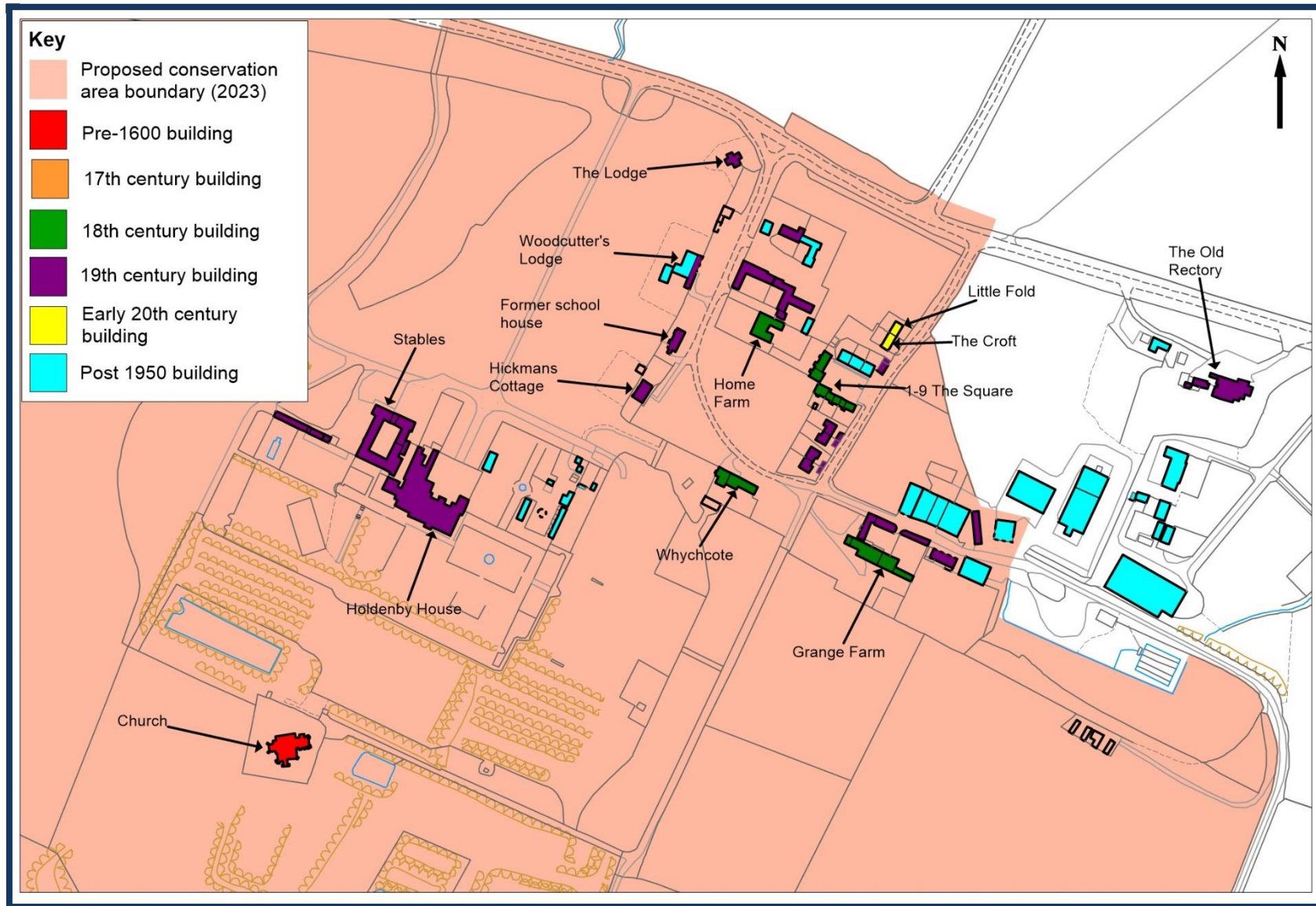




Figure 13: Map showing probable building ages within the conservation area and its immediate surroundings



## 7 Spatial Character

Settlement character is not only formed by the buildings within a conservation area; but also the spaces between those buildings and other features of interest. This could include settlement layout, green infrastructure, trees, open spaces, the public realm, and views. The contribution of these “spatial” features to the character and appearance of the conservation area is set out below.

### 7.1 Spatial Character Summary

Holdenby has a rural, tranquil and secluded character created by several factors.

The village is approached along the road between East Haddon and Church Brampton from the east and west, or from the lane to Spratton in the north. Both routes are depicted on the 1580 Map of Holdenby and are likely to be ancient routes. They are relatively narrow and lined with hedges and trees, contributing to their rural character. The only routes into the village from the south are two bridle ways, which at one time may have been more prominent routes.

Overall, the conservation area has a loose-knit, spacious character, although there are some differences in building density within the village. The lanes leading into the village from Holdenby Road both have wide grass verges. Along the west lane, buildings are detached, widely spaced and face straight onto the grass verges, without enclosed front gardens. On the opposite side of the lane, in Home Farm Court, buildings are arranged around the former yard

of Home Farm, giving a more closely-knit character. As the lane curves round to the east it enters the spacious rectangular village green, around the edges of which are several buildings. Long, tall ironstone walls fill the gaps between the buildings and, especially on the south and west sides, they create a sense of separation between the village and the grounds of Holdenby House.

Entering the village along the east lane, a sense of space is created by the paddock on its west side and a triangular enclosure (known as Pightle) on its east side but there is less space between buildings, and they are semi-detached, which creates a more close-knit character. Cottages built around the edges of The Square echo the pattern of buildings around the edge of Home Farm Court and this form is also seen at Grange Farm, with the farmhouse and outbuildings constructed around a central yard.

Holdenby House stands approximately 175m southwest of the village green but is almost completely enclosed by small woodlands or belts of trees. Its formal gardens, situated to the southwest of the house, are divided into compartments by hedges, ironstone walls and a large rectangular lawned area is separated from the earthworks of the 16<sup>th</sup> century terraces and other garden features by an ironstone ha ha. East of the house is large grassed enclosure in which stand the Grade I listed carriage arches of Holdenby Palace. This area was formerly a courtyard in front of the main entrance to the 16th century palace, known as the Base Court. On its east side is a belt of trees and beyond this the landscape opens out. This area, known as The Green, is a large rectangular area of pasture. Although it is enclosed on three sides by hedges, the sense



of seclusion is lost as there are long views out of the conservation area towards the open countryside to the east and south.

This is also true in the southern part of the conservation area, which comprises an area of parkland. Between the parkland and the gardens of Holdenby House lies the 14<sup>th</sup> century church, now isolated from the present village and the only building in this part of the conservation area. The topography, which rises fairly steeply up from the south towards Holdenby House, enables panoramic views across the landscape of rolling hills which lies to the west, south and southeast. On the north side of Holdenby House, the land continues to rise albeit at a gentler gradient. From the north edge of the conservation area there are views to the north and northeast of the countryside. Together, views outwards from the conservation area highlight Holdenby's isolated location and its setting within the surrounding rural landscape.

## **7.2 Areas of Archaeological Potential**

Archaeological interest can be both remains surviving below the ground or evidence for past activity that is contained within standing buildings and structures.

Evidence of past settlement remains of Holdenby village, the historic gardens of Holdenby Palace and the later Holdenby House contributes to the special historic interest and setting of the conservation area; the archaeological remains enhance the legibility of the development of the settlement and have the potential to yield further evidence of the area's history.

Potential archaeological deposits within the conservation area include:

AP1: The possible Saxon/medieval settlement, including the manor house, in the vicinity of All Saints Church.

AP2: The medieval and post-medieval settlement to the north of the Holdenby House and within the present village

AP3: The 16<sup>th</sup> century deer park boundary.

AP4: The site of Holdenby Palace and its 16<sup>th</sup> and 17<sup>th</sup> century landscape gardens which survive as well-preserved earthworks as well having potential for below-ground archaeological deposits.

AP5: The remains of the 16<sup>th</sup> century gatehouse at the entrance to the Base Court.

AP6: All Saints Church and its churchyard for potential deposits relating to an early medieval church building.

AP7: The site of a 16<sup>th</sup> century banqueting house associated with Holdenby Palace.

AP8: Banks and ditches at the east end of the enclosure known as The Green that may be related to the late 16<sup>th</sup> century driveway leading to Holdenby Palace from the east.

AP9, 10, 11 and 12: Areas of ridge and furrow cultivation surviving as earthworks relating to the open field system dating back to the early medieval/medieval period.

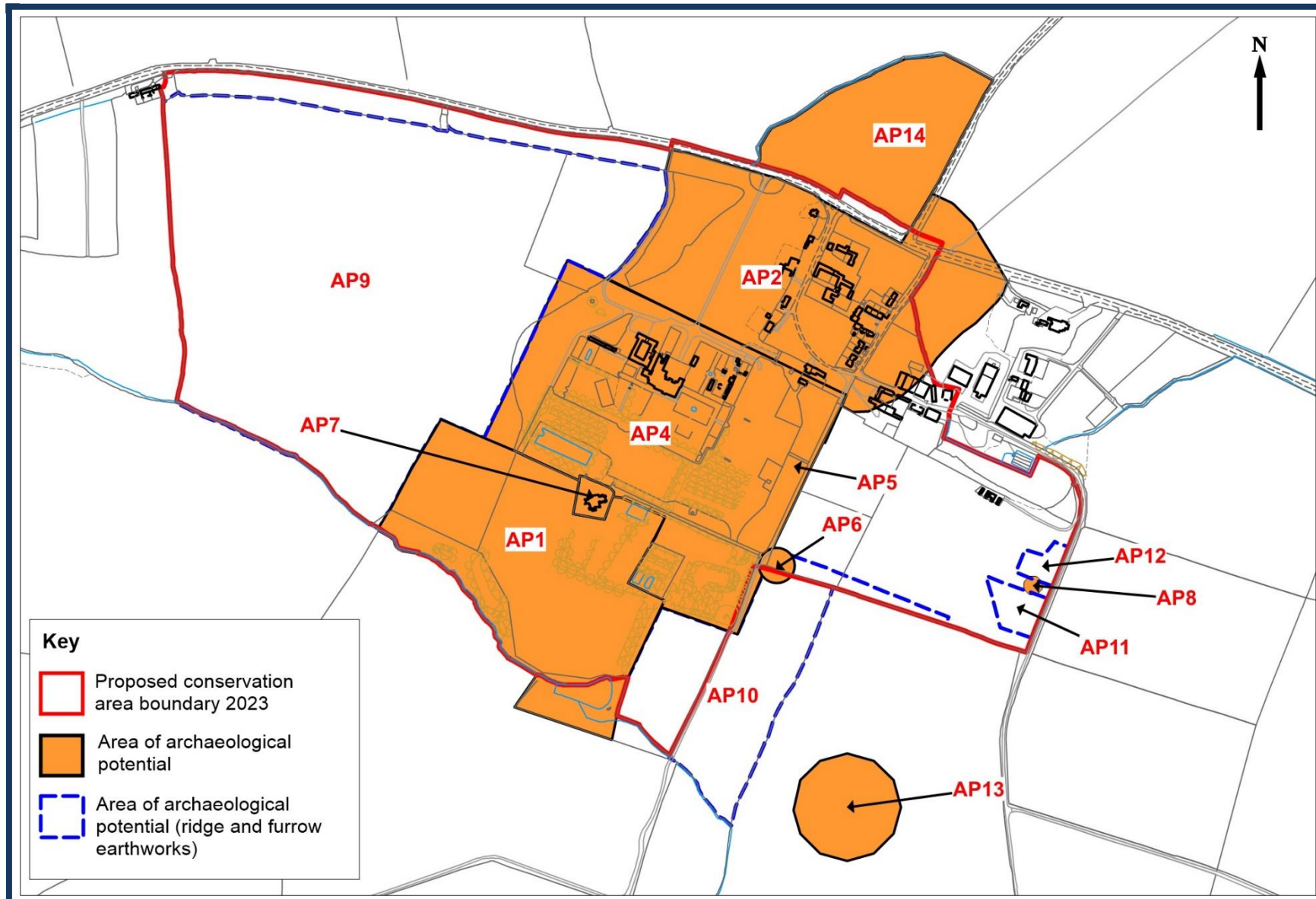
Potential archaeological deposits on the fringes of the conservation area include:

AP13: The site of a Saxon cemetery on Coneybury Hill where at least 30 burials, including objects such as brooches, pins, spears and shields, were discovered during the late 19<sup>th</sup> and early 20<sup>th</sup> century.

AP14: An area of ridge and furrow cultivation surviving as earthworks relating to the open field system dating back to the early medieval/medieval period.

Areas of archaeological potential that make a particularly strong contribution to the immediate setting of the conservation area will be considered for inclusion within the boundary as per Historic England advice. Not all areas can reasonably be included within the conservation area. The exclusion of areas from the boundary does not reduce their positive contribution to the setting of the conservation area through their historic interest nor preclude the possibility of that area yielding significant archaeological evidence which may enhance our understanding of the past.

Figure 14: Areas of archaeological potential within and on the edge of the conservation area



### 7.3 Trees

There are currently no Tree Preservation Orders or Tree Preservation Order Areas within the conservation area. However, trees make a significant contribution to the rural and parkland character of Holdenby Conservation Area and provide the village and Holdenby House with its secluded atmosphere. They contribute to the visual amenity of the village, soften the built environment and enhance the setting of the conservation area.

Ornamental and parkland trees are an important feature of the landscape gardens and parkland of Holdenby House. As well as many spinneys, clumps and tree belts (see Figure 17), there are numerous individual specimen trees that give the area its parkland character.

Important individual and groups of trees within and on the edge of the conservation area are included, but are not limited to those shown in Figure 17:

Of particular note is:

- The group of trees on the west side of Grange Farm
- The group of trees on the village green
- The row of trees that stand outside Woodcutter's Lodge down to Hickman's Cottage
- Yew trees lining the paths through the churchyard.

Figure 15: View across an area of parkland showing individual and groups of trees

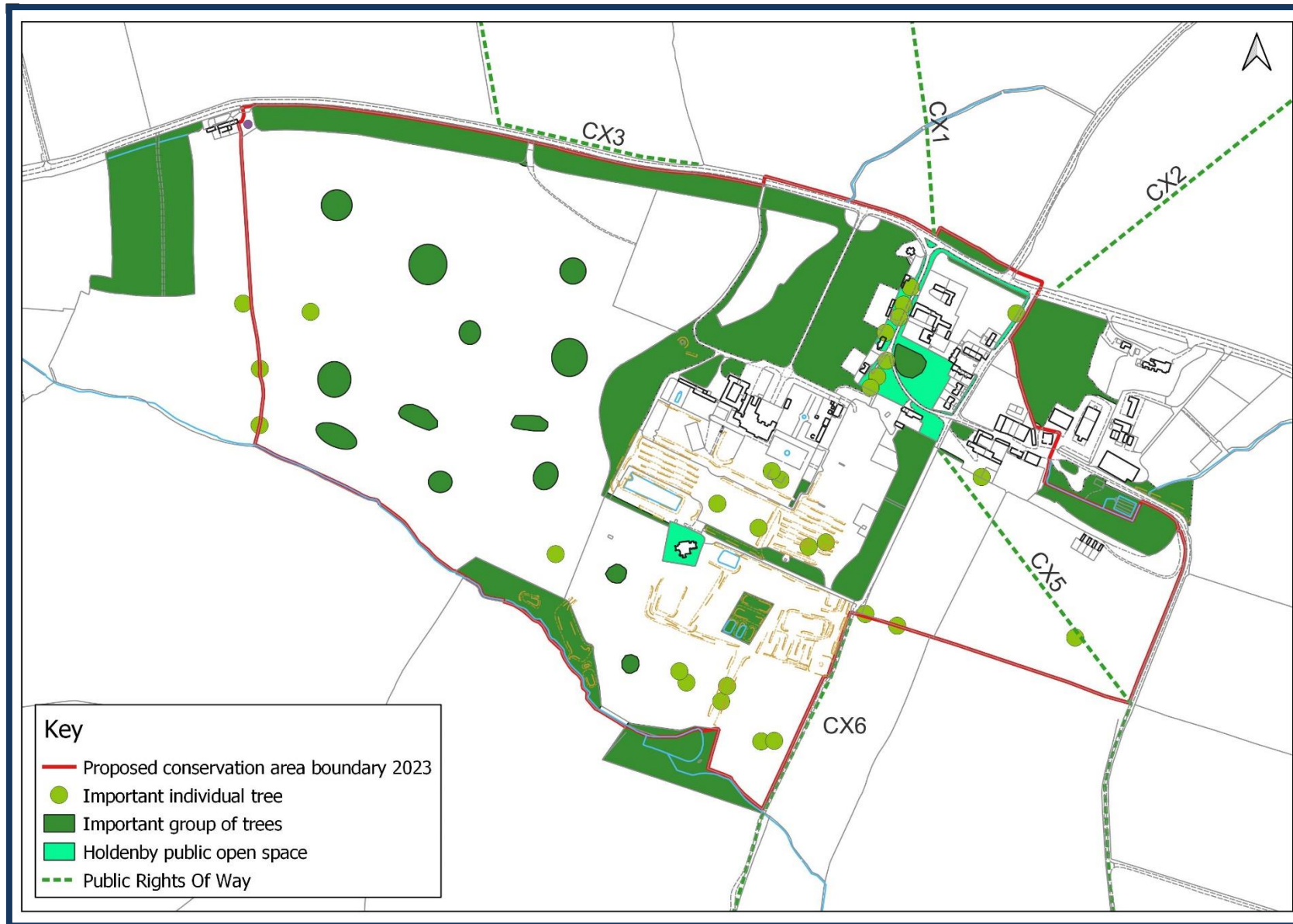


Figure 16: Group of trees to the west of Grange Farm





Figure 17: Map showing important public open space, public footpaths and important trees in and around the edges of the conservation area



### 7.4 Views and Vistas

Views and vistas impact upon and contribute to how the

conservation area is experienced, both within the boundary and from outside the designation. Views of the surrounding landscape from Holdenby are also an important consideration for the setting of the conservation area.

As well as the overall contribution of the surrounding landscape, individual features can create particular interest within views.

Within the gardens and parkland of Holdenby House there are many incidental views. Although they are not identified individually within the appraisal they are no less important for the contribution they make to the designed gardens, parkland and rural character of the conservation area and its setting, as well as its visual amenity.

Important views within the conservation area:

V1 and V2: There are wide views across the village green, a large open, rectangular space within the village. They show the contrasting settlement patterns of loose-knit development on the west and a denser pattern to the east. Individual trees on the green, as well as groups of trees around its edges provide visual amenity.

V3: Looking north along the western lane in the village there are views of the dispersed settlement pattern accentuated by the wide grass verges in this location. There are also views of the tall ironstone walls, which are a characteristic feature of the conservation area.

V4: The view of The Square, a group of terraced ironstone cottages arranged around three sides of a square, grassed area. The uniform

appearance of the buildings indicates that these are estate cottages and the planned settlement pattern contrasts with that in other areas of the village where buildings are widely spaced and arranged more informally.

V5: The view of the carriage arch at the entrance to Holdenby House and views through the arch along the tree-lined driveway towards the house itself.

V6: The view at the southern end of the driveway of the Grade II\* listed Holdenby House. This view is channelled towards the house by the mature trees either side, as well as the tall ironstone walls. The tall circular chimneys with linked caps feature prominently in the view of the building, as does the carriage arch, which dates to 1659.

V7: The view of 10-12 and 13-15, a row of semi-detached estate cottages of late 19<sup>th</sup> century date. From this location, their projecting gables are prominent in views along the lane and contrast with the form of most other buildings in the conservation area. The view also shows the character of these buildings as a planned element of the village's built environment, and contrasts with buildings around the edge of the green, which are widely spaced and seem to have developed on a more adhoc basis.

V8: There are views southwest from the lane into the village across a small area of pasture towards Home Farm and Home Farm Court. It highlights the varied ridge lines and the close-knit pattern of buildings in this part of the village. The view also takes in earthworks of the medieval settlement as well as the extensive tree cover to the west of the village and the boundary between the

pasture and Holdenby Road. It demonstrates the secluded and enclosed character of the village.

V9: Looking southeast from the east lane into the village there are views across an enclosed area of pasture, known as 'Pightle' on historic maps. The view terminates in the ironstone outbuildings and farmhouse of Grange Farm, reinforcing the links the village has to agriculture. The view also includes a group of mature trees immediately to the west of the farm buildings.

V10: From the lane leading to the church, there are views to the southeast of the 17<sup>th</sup> – 19<sup>th</sup> century garden earthworks and particularly the prospect mound. The earthworks, as part of a designed landscape, suggest high status of Holdenby House, and provide a visual contrast with the wider agricultural landscape.

V11: There are views west from the lane across a 16<sup>th</sup> century fishpond towards the Grade II\* listed Church of All Saints. The view highlights the isolated position of the church in relation to the present village.

V12: This view takes in Grange Farmhouse and farm buildings in the foreground with the other buildings behind on the east side of the village. This creates a view of varied ridgelines and also highlights the location of the village amongst the extensive tree cover.

V13: Panoramic views from the bridle way (CX6) running south from the village across part of the parkland. These views take in ridge and furrow earthworks related to the medieval open field system associated with the deserted medieval village, which is

thought to have existed to the south of the church. The church can be seen nestling amongst the trees, whilst at the top of the rising slope the 17<sup>th</sup> century prospect mound is a prominent feature.

V14 and V15: There are views north and south across the open space formerly known as the Base Court of the listed 16<sup>th</sup> century carriage arches.

Important views outwards from the conservation area:

V16 and 17: There are long views from the churchyard and the 17<sup>th</sup> century prospect mound out over the parkland to the countryside beyond to the west, reinforcing the rural setting of the conservation area.

V18: From the bridleway (CX6) running south from the village there are long, extensive views of the open countryside to the south, southwest and southeast of the conservation area.

V19: There are long views to the northeast that reinforce the rural setting of the conservation area.

Important views towards the conservation area:

V20: From the bridle way (CX5) to the southeast there are glimpsed views through the hedgerow towards the conservation area, specifically the 17<sup>th</sup> century prospect mound and the church in the distance. This view also highlights the verdant character of the conservation area.



V21: From the public footpath (CX1) there are long views of the entrance to Holdenby House amongst the trees, which highlight its secluded character and setting.

Figure 18: Important views within, towards and from the conservation area







V3



V4

V5



V6

V7



V8







V13



V14



V15



V16

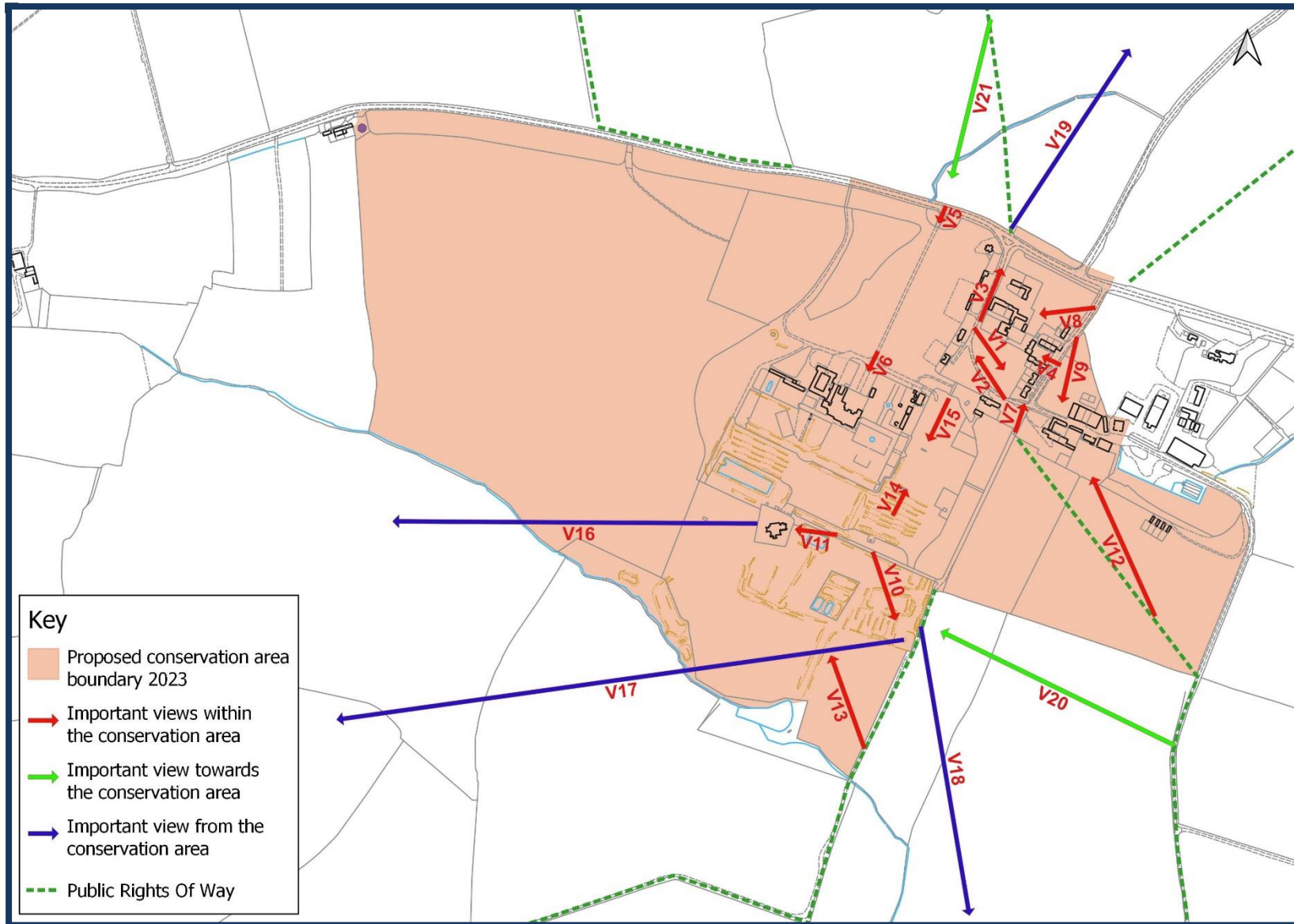








Figure 19: Map showing important views within, towards and from the conservation area



## 7.5 Open Space Analysis

Open space analysis is a method used to assess the contribution of open space to the character and appearance of the conservation area<sup>6</sup>.

The rural nature of the majority of the Daventry area is such that landscape often makes a significant contribution to the character and appearance of conservation areas within it.

In 2016, a methodology for analysing the contribution of landscape within Craven District was formulated by Historic England.<sup>7</sup> This methodology has been employed to assess the contribution of open spaces to the Holdenby Conservation Area.

Open space is defined as common land, farmland, countryside and recreational spaces (including school grounds, churchyards and cemeteries). The analysis considered open space inside and outside the conservation area boundary, where it formed its immediate context.

Fieldwork was combined with an analysis of historic mapping and other secondary sources.

From this, the following factors were taken into account in assessing the contribution of open space to the character and appearance of each Conservation Area:

1. the historical relationship and function of open space
2. its contribution to the form and structure of historical settlements
3. how open space is experienced and viewed from within the boundary of the Conservation Area (for example, there are many long views from within Conservation Areas to the wider landscape that are fundamental to their character and appearance)
4. how the pattern of historic settlements and their relationship to the wider landscape can be understood when looking in from outside (and sometimes at considerable distance, from hills and scarps)

The following categories have been used to assess the contribution of open space to Holdenby Conservation Area and are mapped in Figure 23:

**Purple:** Open space that makes a significant contribution to the character and appearance of the conservation area.

**Pink:** Open space that makes a moderate contribution to the character and appearance of the conservation area.

**Brown:** Open space that makes no or negligible contribution to the character and appearance of the conservation area.

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<sup>6</sup> Alan Baxter Ltd (2016) Craven Conservation Areas Project: Potential Conservation Area Designations August 2016

<sup>7</sup>[https://www.cravenc.gov.uk/media/1818/craven\\_ca\\_appraisals\\_introduction\\_august\\_2016.pdf](https://www.cravenc.gov.uk/media/1818/craven_ca_appraisals_introduction_august_2016.pdf)

OS1: Open space that makes a significant contribution to the historic character of the conservation area. It comprises part of the 16<sup>th</sup> century gardens to the south of Holdenby House and the Base Court to the east, which formed part of the principal approach to the earlier house. A series of earthwork terraces, raised walkways and a rectangular pond, which were features of the 16<sup>th</sup> century gardens, still exist in this area and, along with the open space that was formerly the Base Court, they retain the character and layout of the gardens and approaches associated with the 16<sup>th</sup> century house.

Figure 20: 17<sup>th</sup> century garden terraces and rectangular pond on the west side of open space 1



OS2: A large area of open space to the south of Holdenby House that makes a significant contribution to the character of the conservation area. This area demonstrates the changing uses of the landscape over the centuries. Its current character is that of a parkland and there are several small groups and individual trees. However, there is also evidence of the medieval settlement, its manor house and fishponds that existed around the church. These survive as a series of earthworks. In addition, there is evidence of the former open field system of agriculture on which the settlement depended, which survives as ridge and furrow earthworks. In the northeast corner of this area are some further features of the late 16<sup>th</sup>/early 17<sup>th</sup> century gardens that survive as pronounced earthworks. The open character of this area also allows views from several locations from the bridleway on its east side, across the various archaeological earthworks towards the church (see Section 7.4, Views 11 and 15).

OS3: A large area of enclosed pasture to the west of Holdenby House that makes a significant contribution to the character and setting of the conservation area. There are well-preserved ridge and furrow earthworks across much of the area and some earth banks from a later field system in the eastern third. Individual and small clumps of trees contribute to the parkland character of this area. The area contributes to the rural character of the conservation area.

OS4: The churchyard of All Saint's Church makes a significant contribution to the character of the conservation area and to the setting of the Grade II\* listed church. There are long, panoramic views from the churchyard to the west and south (see Section 7.4,

View 14) that take in the parkland, medieval archaeological earthworks and which highlight the rural setting of the conservation area.

OS5: A roughly rectangular area of pasture to the east of Holdenby House that makes a significant contribution to the character and setting of the conservation area. From the 16<sup>th</sup> century this area was known as The Green and it formed part of the principal approach to Holdenby Palace. The layout of the present enclosure reflects that of the 16<sup>th</sup> century and thus helps to retain this aspect of the 16<sup>th</sup> century landscape. The route of the driveway is discernible on the ground as a slightly raised earthwork with shallow ditches either side. It is visible on the Lidar data plot (see Figure 8) running down the centre of the enclosed field from southeast to northwest. There is further archaeological potential in the southwest corner of this enclosure where a 16<sup>th</sup> century building used as either a lodge or a banqueting house stood, as depicted on the 1587 map of Holdenby. There are extensive views from this enclosure to the east (similar to those shown in Section 7.4, View 16) that highlight the rural setting of the conservation area.

Figure 21: OS5 looking across The Green towards the grounds of Holdenby House and the village



OS6: A rectangular area of pasture approximately 250m southeast of Holdenby House that makes a significant contribution to the character and setting of the conservation area. There are remains of ridge and furrow earthworks in this field, part of which extends into the field immediately to the west. There are panoramic views across this area of pasture to the wider countryside, which highlight the rural setting of the conservation area (see Figure 22 below).

OS7: A roughly rectangular green in the centre of Holdenby village that makes a significant contribution to the character of the



conservation area (Section 7.4, Views 1 and 2). The current layout of the green probably dates back to the 1580s when the form of the village was reorganised as part of Sir Christopher Hatton's works to create Holdenby House, its gardens and deer park. It is therefore an important element of Holdenby's historical layout. There are many views across the green to various historic buildings around its edges and it is integral to the scenic value of the village. As an open space it has considerable amenity value and makes an important contribution to the peaceful, rural atmosphere of the village. There are also a number of mature trees on the green that add to its amenity and biodiversity value.

OS8: An open space between The Croft and Holdenby Road that makes a significant contribution to the character and setting of the village. The open space enables views to the west and southwest as the village is entered (see Section 7.4, View 8) including the varied ridge lines of the historic buildings of Home Farm House and a group of converted barns and outbuildings. This area also contains earthworks relating to the medieval settlement, which are visible from the lane into the village. The open space provides a buffer between the built form of the present village and Holdenby Road, which in addition to a belt of trees on its north side, helps to maintain its peaceful character.

OS9: An enclosed arable field that makes a significant contribution to the character and setting of the conservation area. This area lies on the south side of the conservation area but outside the boundary. The west boundary of this open space is on the same alignment as the deer park created in the 16<sup>th</sup> century and its line is preserved in the landscape as a hedgerow. In fact, much of the rest

of the deer park boundary line elsewhere is preserved in the same way. This area also contains individual and small clumps of trees that give it its parkland character.

OS10: Situated to the north of Grange Farm, this enclosed area of open space makes a significant contribution to the character and setting of the conservation area. It is divided into two small paddocks. Although some recent agricultural buildings have been constructed in its southeast corner, it retains much the same form as depicted on the 1762 Map of Holdenby and therefore forms part of the historic layout of the village. As the village is entered from the north, there are views across this open space to Grange Farm House and several outbuildings, reinforcing the rural character of the settlement. It also enables views of a group of specimen trees to the west of Grange Farm (Section 7.4, View 9). The Grade II listed buildings 8 and 9 Holdenby are situated opposite the paddocks and they make a positive contribution to their setting.

OS11: An enclosed area of agricultural land that makes a significant contribution to the setting and character of the conservation area. It forms the immediate setting of part of the southern boundary of the conservation area. Mature trees within the hedgerow boundaries and the enclosure itself continue the parkland character of this area. The eastern boundary of the enclosure follows the curving profile of the 16<sup>th</sup> century deer park, thus preserving this historic landscape feature. There are views across this open space from the lane that leads to the church and from the churchyard, which highlight the rural, peaceful character of the conservation area.



OS12: An enclosed area of pasture that makes a significant contribution to the character and setting of the conservation area. It enables long views to the southeast and southwest from its northern edge. This open space also contains ridge and furrow earthworks which contributes to visible historic character of the conservation area's setting (Section 7.4, View 17).

OS13: An enclosed area of arable land on south of East Haddon Spinney Barns on the west side, but outside, the conservation area that makes a moderate contribution to it by enhancing its rural character.

OS14: A large area of enclosed arable land that makes a moderate contribution to the character and setting of the conservation area. This area is visible from the bridle way running south from the village and it contains some clumps of mature trees that enhance the parkland character of the surrounding landscape. The land rises moderately steeply, preventing longer views of the countryside to the east but the enclosure itself contributes to the rural and peaceful character of the conservation area.

OS15: A long and narrow enclosure of arable land adjacent to the bridle way 300m southeast of the church that makes a moderate contribution to the character and setting of the conservation area. The open character of this land enables long, panoramic views of the rural landscape to the south and southeast of the conservation area.

Figure 22: Looking south from bridleway CX6, OS 15 is visible in the middle distance with part of OS15 visible on the opposite side of the track

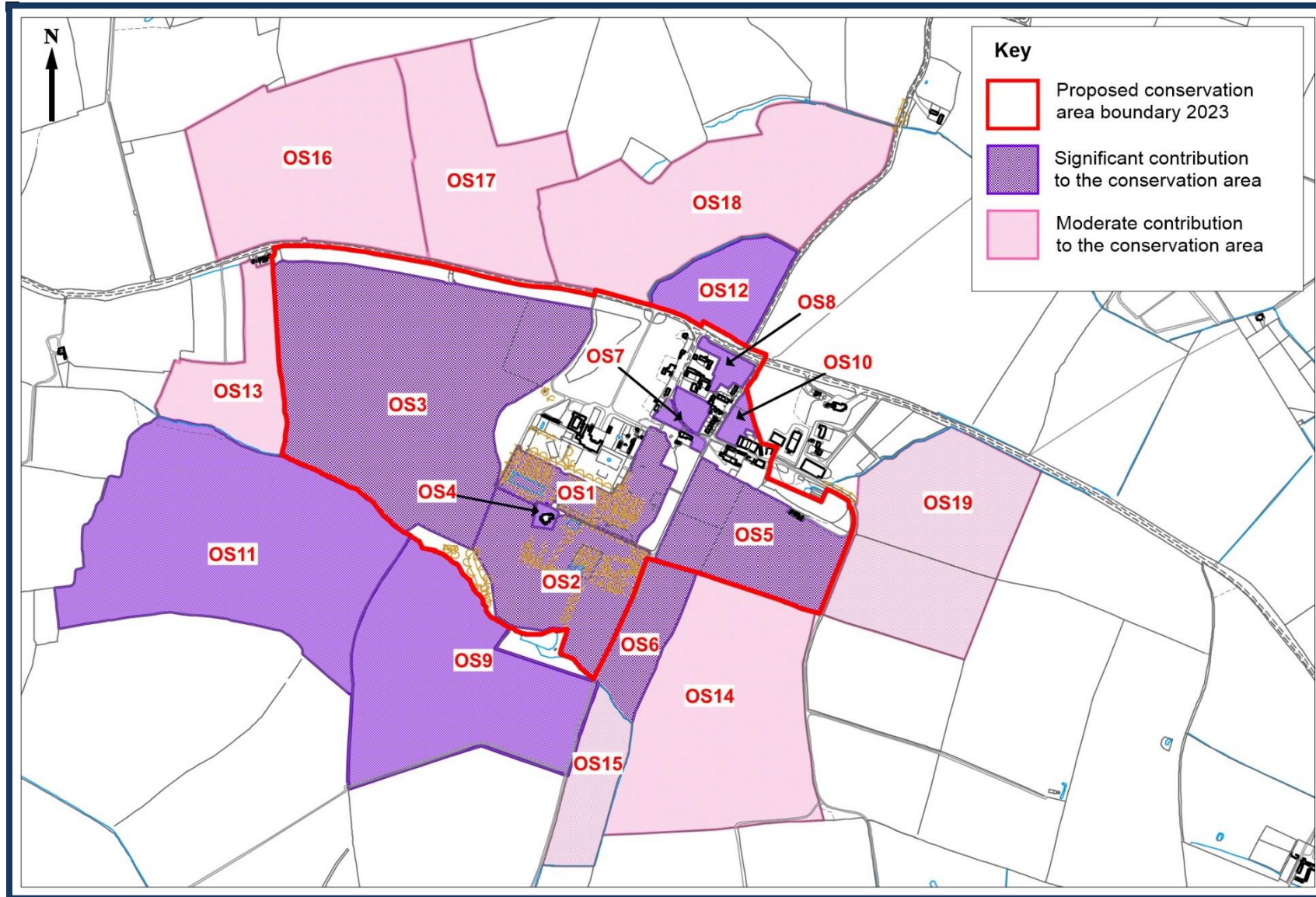


OS16: A large area of enclosed arable land that makes a moderate contribution to the setting and character of the conservation area. The land rises gently to the northeast, preventing longer views to the open countryside but it contributes to the setting of the conservation area by continuing the rural character of landscape in the immediate vicinity of the conservation area.

OS17 and 18: Two enclosures of agricultural land that make a moderate contribution to the conservation area, enabling long views out to the wider countryside, particularly to the northeast, thereby reinforcing the rural setting of the conservation area.

OS19: Two arable enclosures at the northeast edge of the conservation area. Tall hedges enclosure them and prevent views across this land to the wider landscape but they contribute to the rural and peaceful character of the conservation area.

Figure 23: Map showing the open space analysis for Holdenby





## 7.6 Public Realm and Other Features of Value

The public realm can be defined as the space around and between buildings that are publicly accessible, including streets and open spaces. In addition to the public realm having the potential to contribute to the character, appearance and amenity of the conservation area, it often includes specific features that also make a contribution and should be retained. Positive aspects of the public realm and features of value within the Holdenby Conservation Area include the following:

- The K6 telephone kiosk, which contributes to the historic character of the village
- The triangular grass verge at the junction of Holdenby Road and the west lane into the village, and other wide grass verges throughout the village that contribute to its rural character
- There are few road signs, telegraph poles, telecommunications equipment and an absence of street lighting columns, which keeps street clutter to a minimum and enhances the rural character of Holdenby
- The large village green, which has influenced the historic layout of the village. It provides a picturesque setting for the buildings located around its edges and contributes to the peaceful, rural character of Holdenby.

Figure 24: K6 telephone kiosk



Figure 25: Triangular grass verge at road junction





## 8 Architectural Character

Architectural form is a key aspect of the character and appearance of the conservation area. Set out below is a summary of building types and materials; including the characteristics of the form of the built environment within the conservation area; and pictorial examples of common materials, form and detailing, set out in the “palette”.

### 8.1 Building Types and Materials

Holdenby’s buildings date largely to between the 17<sup>th</sup> and 19<sup>th</sup> centuries with the exception of two late 16<sup>th</sup> century carriage arches associated with Holdenby Palace and All Saint’s Church, whose origins date back to the 14<sup>th</sup> century.

The majority of buildings are constructed from squared ironstone or ironstone rubble and the consistent use of this material gives the conservation area its coherent character. One exception to this is Home Farmhouse, whose principal elevation is constructed from limestone ashlar. There is also significant use of orange/red brick, most notably at 10-12 and 13-15 Holdenby, which also uses distinctive cladding of orange terracotta tiles in alternating bands of plain and fishtail designs from first floor level up to the eaves. These buildings were constructed as estate cottages in the late 19<sup>th</sup> century. Elsewhere, red/orange brick is used for later extensions to buildings (for example the farm buildings east of Grange Farmhouse), outbuildings (for example those immediately adjacent to the east lane through the village) and chimney stacks.

There is some use of pebble-dash at first floor level at the semi-detached houses called The Croft and Little Fold, a pair of semi-detached estate cottages that were built in 1913, but this material is not commonly used within the conservation area. (See Section 8.5, photos A-C for examples of typical building materials).

A significant proportion of the buildings in the village appear to have been constructed for Holdenby estate workers and they still have the appearance of estate cottages, all having their rain water furniture, timber lintels and doors painted the same dark red colour. Again, this gives a coherent character to the village.

Given the age of some of the buildings they may originally have been thatched but all buildings now either have clay roof tiles or grey/blue roof slates. As with the terracotta tile cladding at 10-12 and 13-15 Holdenby, these cottages, as well as 1-3, 5-9 and 16-18 The Square, and Grange Farmhouse, replicate this decorative pattern in the roof tiles (see Section 8.5, Q-S).

The prevalent historic window style within the conservation area is the timber casement window with narrow glazing bars (photographs E-G). There are also some examples of stone mullion windows, for example at the Lodge (photograph H) which has leaded lights, the former schoolhouse (now in use as the village hall) and Holdenby House. These different styles enhance the historic character of the individual buildings and aid interpretation of Holdenby’s architectural development. Several buildings have dormer windows that are either of shed or gable design (Section 8.5, photographs G and J).

Some of the vernacular historic buildings in Holdenby incorporate timber lintels over windows and doors, usually painted black or the estate colour of dark red (see Section 8.4, photograph D). Other buildings have stone flat segmental lintels, some with key stones (Section 8.5, photographs E and F).

The majority of traditional doors within the conservation area are of timber plank construction (Section 8.5, photographs L, M and N). There is one example of a type with panelling on the lower half with window lights in the upper half at Grange Farmhouse. Most doors are painted the dark red of the Holdenby Estate.

Of those buildings that have porches they tend to be of canopy design. Generally, they are unsupported flat or sloping canopies but there are also a couple of examples that are supported by timber posts. Examples include 10-15 Holdenby, 5 The Square, and The Croft and Little Fold (Section 8.5, photograph M and P).

Some former non-domestic buildings, such as The Haybarn in Home Farm Court, have door openings that retain the characteristics of the building's previous use. The Haybarn in Home Farm Court, for example, has kept its wide, arched door opening with its substantial stone arched lintels above. Such features add to the agricultural and/or non-domestic character of buildings and should be retained.

More elaborate detailing is usually reserved for the larger, and/or higher status buildings. Home Farmhouse, for example, has a stone string course between the ground and first floor; The Lodge has stone hood moulding above its windows (Section 8.5, photograph

H) and doors as well as a stepped cornice between the ground and first floor; Grange Farmhouse has decorative terracotta ridge tiles on both the main roof of the building and the gabled dormer windows (photograph K). Several of the buildings have chimney stacks that display decorative features such as cornices and stepped recesses (see photographs T-V).

Although the majority of buildings are now in residential use, several began as buildings with a non-domestic purpose. These include the single-storey building on the west side of the village now known as Woodcutter's Lodge, which was used, presumably, for processing timber from the Holdenby Estate. On the opposite side of the lane at Home Farm Court there is a complex of former agricultural buildings associated with Home Farm, which have also been converted into dwellings. Some of the buildings are single-storey. The Haybarn has retained its wide, arched doorway, making it recognisable as formerly being a type of agricultural barn. The 19<sup>th</sup> century stable block at Holdenby House has been converted to offices but also retains its original window and door openings.

The current village hall was built as a school in the second half of the 19<sup>th</sup> century. Its former use is obvious due to the design of the building, being single storey but with a high, pitched roof. The building has some fine architectural detailing, such as the use of stone tracery in the windows and a bell gable and entrance porch at its southern end. These features, and the large windows in the east elevation and the south gable, make it recognisable as a former late 19<sup>th</sup> century schoolhouse.

Holdenby House itself is a high-status building on a level above that of any other building within the conservation area in terms of its architectural detailing and decorative elements. It does, however, adhere to the character of the vernacular buildings in the village in terms of materials, being constructed largely from ironstone with limestone ashlar dressings and a roof of grey/blue slates.

Figure 26: Buildings in Holdenby, typical of materials, detailing and scale

Hickmans Cottage



Home Farmhouse



Nos. 10 and 12 Holdenby



Whychcote (formerly a terrace of 6 cottages)





## 8.2 Scale and Massing

Most buildings in the village have two storeys , some utilising the attic space to create the upper level or even a third storey, meaning that a number of buildings have gabled dormer windows. There are several single storey buildings too, for example Woodcutters Lodge and some of the converted outbuildings to the east of Home Farmhouse.

Many of the domestic buildings were built as estate cottages and have subsequently been amalgamated to form larger single dwellings. For example, Whyhcote was originally divided into six cottages but is now a single dwelling. Similarly, Hickmans Cottage was formerly divided into two dwellings. Consequently, there is a mix of detached and semi-detached houses, an exception to this being a terrace of three cottages on the north side of The Square.

The west part of the village has more detached buildings in larger plots. They are separated from the lane by wide grass verges or they stand at the edge of the village green. This creates a spacious atmosphere. Elsewhere, the majority of buildings are semi-detached and stand in smaller plots, giving the settlement pattern a denser character.

Most buildings around the edge of the village green are situated with their principal elevation facing the open space. This is also true of nos. 1-3 and 5-9 The Square, which face the green rather than in to The Square. The result is that as the east lane through the village is traversed, the rear elevations of most buildings face the

lane and this creates a secluded atmosphere until the village green is reached, the space opens out and the front elevations of the buildings are more visible.

Along the west side of the western lane buildings face the lane across wide grass verges or the village green. On the east side of this lane they tend to be converted agricultural buildings that face inwards to what would formerly have been the farm yard.

Grange Farm is located slightly separated from the village to the east of the village green. The farmhouse and historic agricultural buildings are arranged around a rectangular yard. The gable ends of the stone barns standing either side of the yard entrance have a curved profile to make it easier for vehicles to pass in and out of the yard and this gives them a distinctive appearance. The principal elevation of Grange Farmhouse faces away from the village and it looks out over an area of pasture.

Home Farm has a similar layout with the farmhouse overlooking the village green with the former agricultural buildings to the rear around the edge of a rectangular yard. With these buildings now in residential use, the yard has been converted into two gardens but the plan form of the farm complex remains largely as it appears on the 1842 Tithe Map except for the loss of some outbuildings to the west of the farmhouse.

Figure 27: Panoramic view of the village green showing the loose-knit settlement pattern on its west and south sides



Figure 28: Buildings located in a more dense settlement pattern on the east side of Holdenby village

### 8.3 Boundary Treatments

There are several types of boundary treatment within the conservation area that make a significant contribution to its character. These are mapped in Figure 33.

Ironstone walls are a feature of the conservation area, particularly on the west side of the village. There is a long stretch of wall that separates the village green from the grounds of Holdenby House (Figure 30). This wall, which is prominent as the west lane through the village is traversed due to its length and height, runs more or less from The Lodge all the way to Whyhcote. On the opposite side of the lane, ironstone boundary walls at Home Farmhouse, The Cartbarn and the Haybarn add to the coherent character of the conservation area. The tall stone walls flanking either side of the driveway to Holdenby House are also a prominent feature, which channel views towards the 17<sup>th</sup> century gateway and the house itself.

The ironstone wall enclosing the churchyard incorporates ashlar blocks and a number of architectural fragments (Figure 32). It is possible that these come from the 16<sup>th</sup> century house and were reused in the wall when it was demolished.

The use of red/orange brick for boundary walls is less prevalent but there are some examples between Home Farmhouse and The Croft.

There are several different types of historic coping in use, from stone 'cock and hen' coping, which can be seen on the wall surrounding the churchyard, semi-circular coping stones of both stone and terracotta, terracotta twice-weathered coping stones, and flat terracotta tiles with a single course of red bricks above.

Hedged boundaries are also an important feature within the conservation area, particularly those which exist on either side of the lanes entering the village (Figure 31). They extend the rural character of the surrounding countryside into the village and help to soften the built environment. Those hedges which form the boundary between the village green and nos. 10-15 Holdenby and the rear of 5 The Square are particularly important. A section of closeboard fencing standing between nos. 3 and 5 The Square disrupts views of the hedged boundaries, erodes the rural character, and is considered an inappropriate boundary type within the conservation area.

There are three locations where railings are in use; on the north side of the lane leading to the church; at the southern garden boundary of Grange Farmhouse; and along the top of the walls either side of the forecourt gateway at Holdenby House.

Figure 29: Metal railings along the lane to the church





Figure 30: Tall ironstone boundary wall between Woodcutters Lodge and The Lodge



Figure 31: Hedges either side of the lane into the village



Figure 32: Architectural fragments and ashlar blocks forming part of the walls around the churchyard

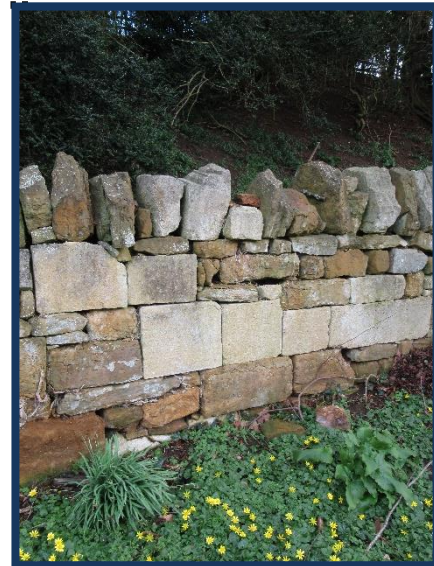
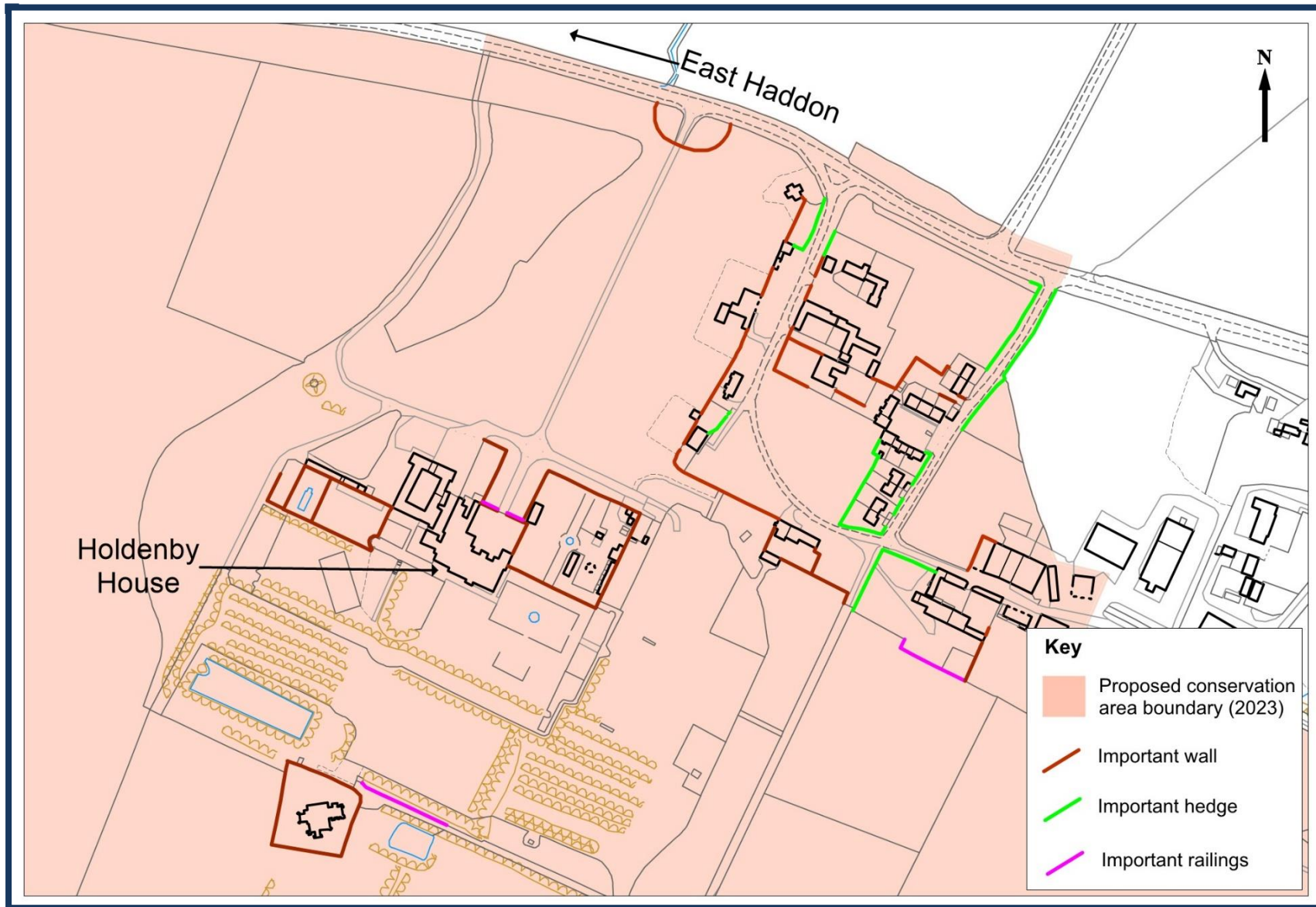




Figure 33: Important boundary treatments in the conservation area



## 8.4 Loss of Character

Incremental alterations to historic buildings and the public realm, or larger scale development within a conservation area, can have a detrimental effect on its historic character and integrity.

In Holdenby Conservation Area there are some instances where alterations or developments have resulted in a loss of character. One example is the replacement of a hedge boundary with closeboard fencing, which has eroded the rural character of the village green.

There are a small number of examples where historic timber window frames have been replaced with frames of a design that is not in keeping with the age of the building. This is detrimental to the visual appearance of historic buildings and the wider street scene and it also equates to a loss of the building's historic fabric. This is also true of changes to lintels and sills and there are some examples within the conservation area where the original lintels above windows appear to have been replaced with concrete lintels.

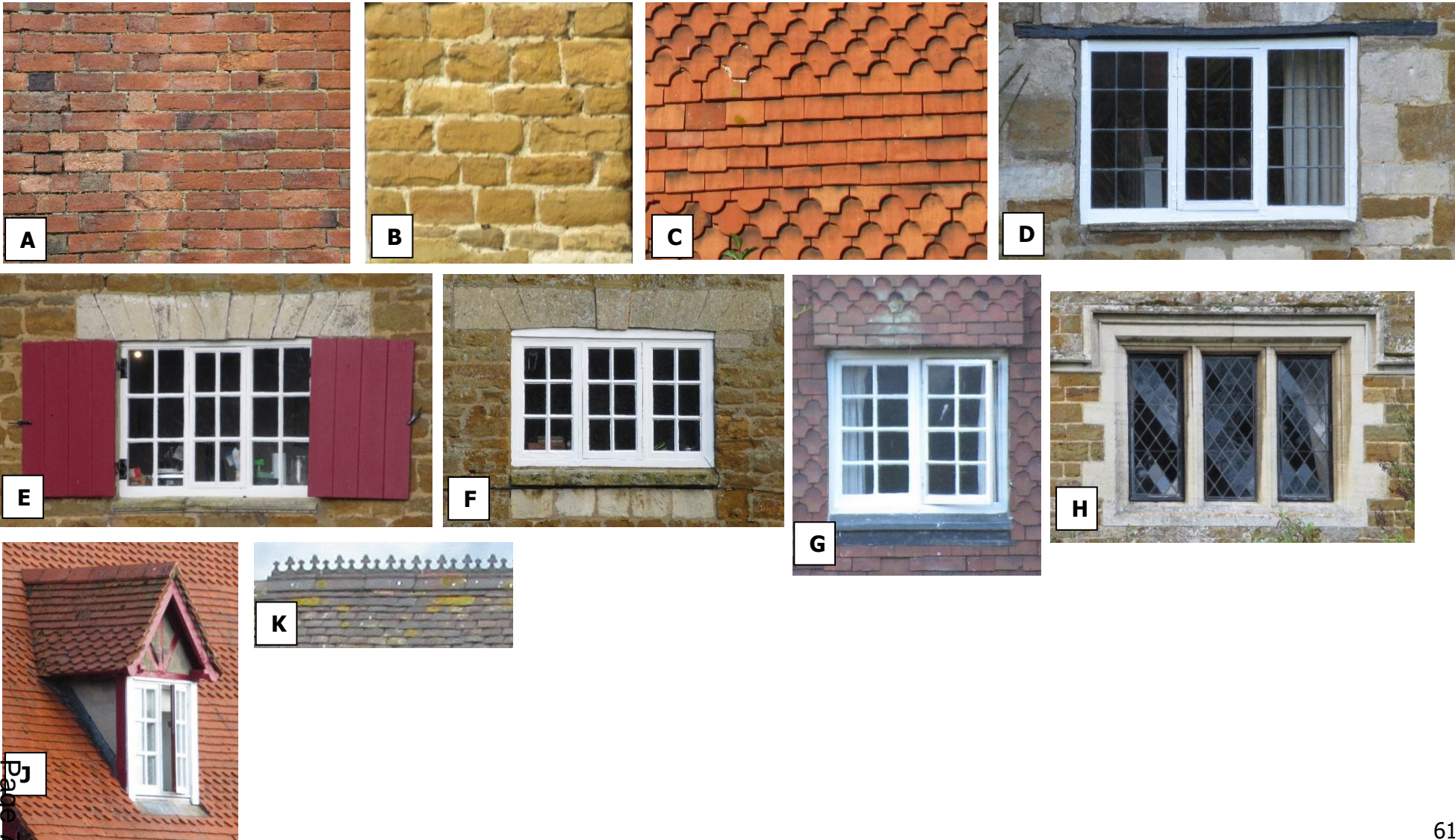
This is also true of roofing materials and there is an example of a building whose historic roofing has been replaced with modern pan tiles. These are out of keeping with the age of the building and have a detrimental effect on its appearance. The impact is especially negative where a building is within a grouping of buildings that all use similar roofing materials because it disrupts the uniformity of the group.

Not only can the replacement of building fabric have a detrimental effect on historic character and appearance but additions to buildings can also have this effect. In Holdenby, the addition of features such as satellite dishes and sky lights detract from the historic character of individual buildings and the street scene as a whole.



## 8.5 Palette

Figure 34: A selection of images showing typical materials, surfaces, boundary treatments and fixtures which form a representative palette within the Holdenby Conservation Area.







L



M



N



P



Q



R



S



T



U



V



## 9 Design Guidance

Advice should always be sought from West Northamptonshire Council before commencing any works. The following policies set out key design principles. A Design Guide for Northamptonshire has been produced by CPRE which provides useful advice [Publications | CPRE Northants](#).

### 9.1 Alterations and Extensions

There will be a presumption against proposals for alterations and extensions which adversely affect the character of the conservation area or its setting. Alterations and extensions should be sympathetic to the character of the building in terms of proportions, scale, materials, and detailing. New development, including extensions, should respect the appropriate pattern of historic plot formation.

The conversion of agricultural buildings to domestic use, either within the conservation area or its setting, should be undertaken in such a way that the character of the buildings is maintained. The enclosure of land for gardens and the use of boundary treatments should be carefully designed so as not to detract from the rural character of the conservation area and its setting.

Many of the residential and commercial buildings in Holdenby are owned and managed by the Estate. This gives some level of consistency in overseeing and controlling works of maintenance, repair and alteration. Where possible, opportunities should be taken to work with the Estate owners and managers to ensure that

ongoing management, use and changes remain sympathetic and compatible with the architectural and historic interest of the buildings and their contribution to the character and appearance of the conservation area.

### 9.2 Scale and Layout

Additions to existing buildings or new development will generally not exceed two storeys, and the ridge line should respect the ridge line of adjacent buildings.

Ridge lines are typically varied across the conservation area, and new development should seek to be sympathetic to this style. The open spaces within the conservation area that lie between buildings give it its spacious settlement character, particularly on the west side of the village. Development within these open spaces should be resisted.

New development should respect the positioning of buildings relative to where they are within the village and, where possible, reflect this aspect of the conservation area's spatial character.

New development should not impede important views through, from or towards the conservation area, including those across the village green and from the east lane towards the Home Farm.

### 9.3 Materials

A variety of materials, such as ironstone, limestone ashlar, red brick, Welsh slate and clay tiles greatly contribute to the area's

character and development must be sensitively designed with this in mind.

Many properties within the Holdenby Conservation Area are built using ironstone but the use of red brick also features, especially for boundary walls to the rear of The Square and converted agricultural buildings at Home Farm Court. Decorative clay tiles for both roofing and cladding are a feature of several buildings on the east side of the village green. See Section 8.4, photographs A-C and Q-S for examples of typical materials used within the conservation area.

Masonry paints are often not acceptable for use on buildings which pre-date 1919 as they can have a damaging effect on stone and brickwork. In these cases it is more appropriate to use a lime-based render or lime wash.

Pointing on historic buildings should be subservient and done using an appropriate grade of lime mortar, avoiding ribbon or strap style.

## 9.4 Detailing

Features such as timber and stone lintels over windows and doors; string courses; stone hood moulding above windows; decorative terracotta roof tiles; tile cladding; and decorative chimney stacks contribute to the character of Holdenby and should be retained.

Architectural detailing is reserved for buildings of higher status and the majority of buildings within the conservation area are built in a modest, vernacular style. New development should use appropriate designs in order to be sympathetic to the existing form within the

conservation area with the careful use of detailing according to status.

## 9.5 Windows

Traditional windows and window openings should be retained, maintained and repaired as far as possible. Roof lights are generally not acceptable on the front elevations of historic properties. Both dormer windows and roof lights, if used on rear elevations, should be designed so that they are in proportion with the building and do not dominate the roof slope. Roof lights should be fitted flush to the roof line.

If replacement of traditional windows is necessary, they should be:

- Sensitive to the original style
- Generally, either timber or metal double casement or sash
- If painted, window frames should be either white or where possible a relevant sensitive colour based on the originals
- Original brick, stone and timber lintels should be retained and every care taken not to damage them if the windows are being replaced and segmental arches should not be replaced with flat lintels
- If it is necessary to replace lintels, replacements should be like-for-like in terms of their design and materials
- UPVC is generally not an appropriate material for use in an historic property.

## 9.6 Doors and Porches

Doors within the conservation area are largely either timber plank or timber panel construction. There will be a presumption against uPVC as a material for doors. Porches should not detract from or overwhelm the visual amenity of the relevant building elevation or the uniformity of the street scene, and be appropriately proportioned and scaled.

## 9.7 Roofing

Buildings in the conservation area have roofs of either Welsh slates or clay tiles. A number of buildings with clay roof tiles display alternating decorative bands of plain and fishtail tiles.

Welsh slate has a distinctive quality and finish. It has a matt surface and a muted grey colouring with blue and/or purple tones. Alternatives often have a darker grey/black colour and a shiny finish, which results in a very different appearance. Traditional roofing materials such as Welsh slate and clay tiles should be retained wherever possible.

Ridgelines should be carefully designed so as not to obscure views of historic buildings or surrounding countryside. Modern development should seek to sit subservient to historic properties rather than dominating them.

## 9.8 Setting

Holdenby is a working agricultural estate that is managed for arable and livestock farming purposes together with other land-based

activities. There may be conflict between these different and potentially competing uses and interests unless they are effectively managed, with the engagement of all relevant bodies.

There will be a presumption against developments which negatively affect the setting of the conservation area, particularly if they affect views into, out of and through the conservation area. Conversion of agricultural buildings situated within the setting of the conservation area should not have an adverse impact on its special character through either the use of inappropriate, design, materials or scale of development.

Holdenby's location towards the top of a south-facing slope amongst undulating topography enables long panoramic views through and out from the conservation area from Holdenby House and the northern edge of the village. Elsewhere, within the conservation area there is a more secluded atmosphere created by high stone boundary walls and areas of trees that prevent views in and out of the village from the east and west. Open spaces within the village itself, such as the village green and the paddock east of Home Farm Croft, provide the setting and enable views of key buildings and groups of buildings.

Where possible, the open spaces that enable these views and the wider rural setting of the village should be retained. Development should not detract from the built form of the village or from both long and short views of key buildings.

## 9.9 Trees

The conservation area is well furnished with trees of differing varieties, including parkland and specimen trees. Groups of trees within the conservation area as well as on its periphery create the secluded character of the village. They contribute to the amenity of the village and its rural character as well as the character of the designed park and garden. Important trees should be replaced where felling takes place, so as to conserve the green setting and amenity of the conservation area.

Trees and woodlands on the Estate should be managed in accordance with a comprehensive and up to date management plan. Sustainable management of trees and woodlands, which may include periodic felling and replanting with appropriate species, can meet the productive needs of the Estate whilst sustaining and, where appropriate enhancing, the historic, landscape and wildlife value of these important features.

## 9.10 Boundary Treatments

Boundaries within the conservation area take the form of ironstone walls, hedges or metal railings. Should boundaries need repairing or replacing, in part or in whole, appropriate materials and designs should be used. In the case of walls, the type of coping stones used should reflect those used elsewhere in the conservation area (see Section 8.3) and other missing detailing should be replaced. Where hedges, or sections of hedges are missing, the opportunity should be taken to replant them using appropriate plant species. The use of timber fencing, particularly closeboard fencing, should be avoided.

## 9.11 Public Realm

The public realm should enhance the character of the conservation area. Any signage and street furniture should not detract from the visual amenity of the streetscape; their design should be sympathetic and number kept to a minimum in order to avoid clutter whilst properly taking account of public safety.

Public realm features that make a positive contribution to the character and amenity of the conservation area should be maintained. In Holdenby this includes the K6 telephone kiosk and the wall mounted letterbox at 3 The Square. Minimal signage within the village is also a positive characteristic that should be maintained.

Satellite dishes should not be placed on the principal elevations of buildings, as they serve to detract from the visual amenity of the conservation area. Furthermore, external wiring should not be taken across the frontage of a building; or, where unavoidable, should be consolidated and kept tidy so as not to affect the visual amenity of the building or streetscape.

Any new development should seek to ensure that measures are taken so that large waste bins are not visible to the street, including back land.

There are wide grass verges along the lanes leading through the village as well as the large village green. They are not delineated by kerb stones, which gives them an informal appearance and this contributes to the rural character of the village. Formalising the



edges of grass verges and the green with kerb stones within the conservation area should be resisted.

The surfacing of the lanes through the village should be maintained to a high standard and repairs should be undertaken accurately and with materials appropriate to the particular location within the conservation area. Should the lanes be re-surfaced, care should be taken not to encroach upon the grass verges or the village green, thus reducing the extent of the green space.

### **9.12 Development and Built Form**

Any future development should aim to enhance the character of the conservation area.

Any new built form should be concentrated within the existing village. It should balance current highway standards with the historic character of the conservation area with regards to road widths, the number and widths of pavements, surfacing, street lighting and signage.

Unless there are opportunities for the sympathetic re-use of existing buildings, for example traditional/historic buildings, new development in the open countryside should be avoided. Should there be reuse of traditional/historic buildings, careful consideration must be given to issues such as vehicular and pedestrian access and the urbanising influence of highway requirements.

Should agricultural buildings be converted to an alternative use, existing window and door openings should be retained and the addition of new openings should be minimised. The simple, plain

form of such buildings should be retained and the addition of domestic details should be avoided.

Any new built form should be small-scale and incorporate a mix of building types i.e. detached and semi-detached, to reflect the variety seen in Holdenby. Buildings and their layout should be designed in such a way as to create varied rooflines.

Future development should respect the plot size, layout and building alignments that characterise the particular part of the conservation area where development is proposed. For example, plots tend to be relatively small in the eastern part of the village and the majority of buildings are semi-detached. Along the western lane buildings face the road frontage but sit back from it in large plots and they tend to be detached. Infill development in these spaces should be resisted.

Individual buildings should be designed to reflect the building materials and detailing evident within the conservation area, for example, timber lintels, stone segmental or arched lintels; the use of ironstone or brick for individual buildings; appropriately designed doors, windows and porches. Roof materials should closely match either Welsh slate or clay roof tiles, which are the predominant roofing materials in the conservation area.

Development which involves below-ground excavation should have regard to the potential for remains of archaeological interest. Professional advice should be sought and appropriate assessment undertaken to assess the extent and significance of any remains which may be affected by proposals.



## 10 Opportunities for Enhancement

### 10.1 Local List

Certain buildings, structures and sites make a particular positive contribution to the character and appearance of the conservation area or its setting, and are therefore worthy of recognition in the planning process.

In response to this, West Northamptonshire Council is producing a "Local List" of locally special buildings, structures or sites, which provides those assets included on the list with appropriate consideration. The Local List differs from statutory "Listed Buildings" in that an asset's inclusion on the Local List does not confer any further planning controls. Rather, being included on the Local List provides weight to the asset's retention, should it be at risk. Local List candidates are judged by criteria assessing their age; condition and quality; rarity; group value; and historic associations.

Entries on the Local List within Holdenby are as follows:

**The Lodge:** A late 19<sup>th</sup> century building at the junction of Holdenby Road and the lane into the village. The building is situated within the Registered Park and Garden designation of Holdenby House. It was built in the late 1800s as a lodge building at the entrance to a new driveway to Holdenby House at this time. It has a cross-shaped plan and is constructed from squared ironstone with ashlar quoins. Built from materials that are characteristic to this area of West Northamptonshire, The Lodge displays some fine detailing and an unusual plan form. It is of historic interest due to its association

with Holdenby House and the former layout of the approach to the house.

**Holdenby Village Hall:** A 19<sup>th</sup> century schoolhouse, now used as a village hall, constructed from ironstone with a clay tile roof. The southern end of the building has a bell gable to house a school bell with an arched opening and a pointed roof above. On the apex of the roof there is a small cross. Also at the southern end of the building there is an entrance porch with a gothic arched opening and a solid timber plank door, painted in the Holdenby estate dark red. The building retains the character of a schoolhouse, due to its large windows and bell gable. It contributes to the historic character of the village and is an important building in the social history of Holdenby.

**Telephone kiosk:** Situated on a wide grass verge north of The Croft, the kiosk is of K6 design, designed by Sir Giles Gilbert Scott in 1935 to commemorate the Silver Jubilee of King George V. The K6 was the first red telephone kiosk to be used widely outside of London. By 1985 they were considered to be high maintenance and many were decommissioned and removed. Holdenby's kiosk is still in use. It is a good example of this type of kiosk and contributes to the historic character of the village.

**10, 12, 13 and 15 Holdenby:** Two pairs of semi-detached buildings that are a good example of late 19<sup>th</sup> century estate cottages that retain many of their original features, for example tall brick chimneys and patterned terracotta tile cladding, their plan form and their associated outbuildings. They are prominent in views across

the village green and form part of the setting of the adjacent Grade II listed cottages, 8 and 9 Holdenby

Grange Farmhouse and outbuildings: Grange Farmhouse is a large ironstone house of several phases. The house was probably built in the early 18<sup>th</sup> century with later additions made on its east and west sides. Outbuildings around the west and north edges of the central yard may date to the later 18<sup>th</sup> or early 19<sup>th</sup> century. Grange Farmhouse and its outbuildings are prominent in views through the conservation area from the east lane and the footpath across the area of pasture known as The Green. They contribute to the agricultural and rural character of the village and are characteristic of historic groups of farm buildings in this area of West Northamptonshire, with buildings constructed from ironstone and slate, and arranged around a central yard. The atypical curving profile of the farm buildings at the entrance to the yard add to their architectural interest.

## 10.2 Images of local list candidates

Figure 36: K6 Telephone Kiosk in Holdenby



Figure 37: Holdenby Village Hall





Figure 38: The Lodge, Holdenby



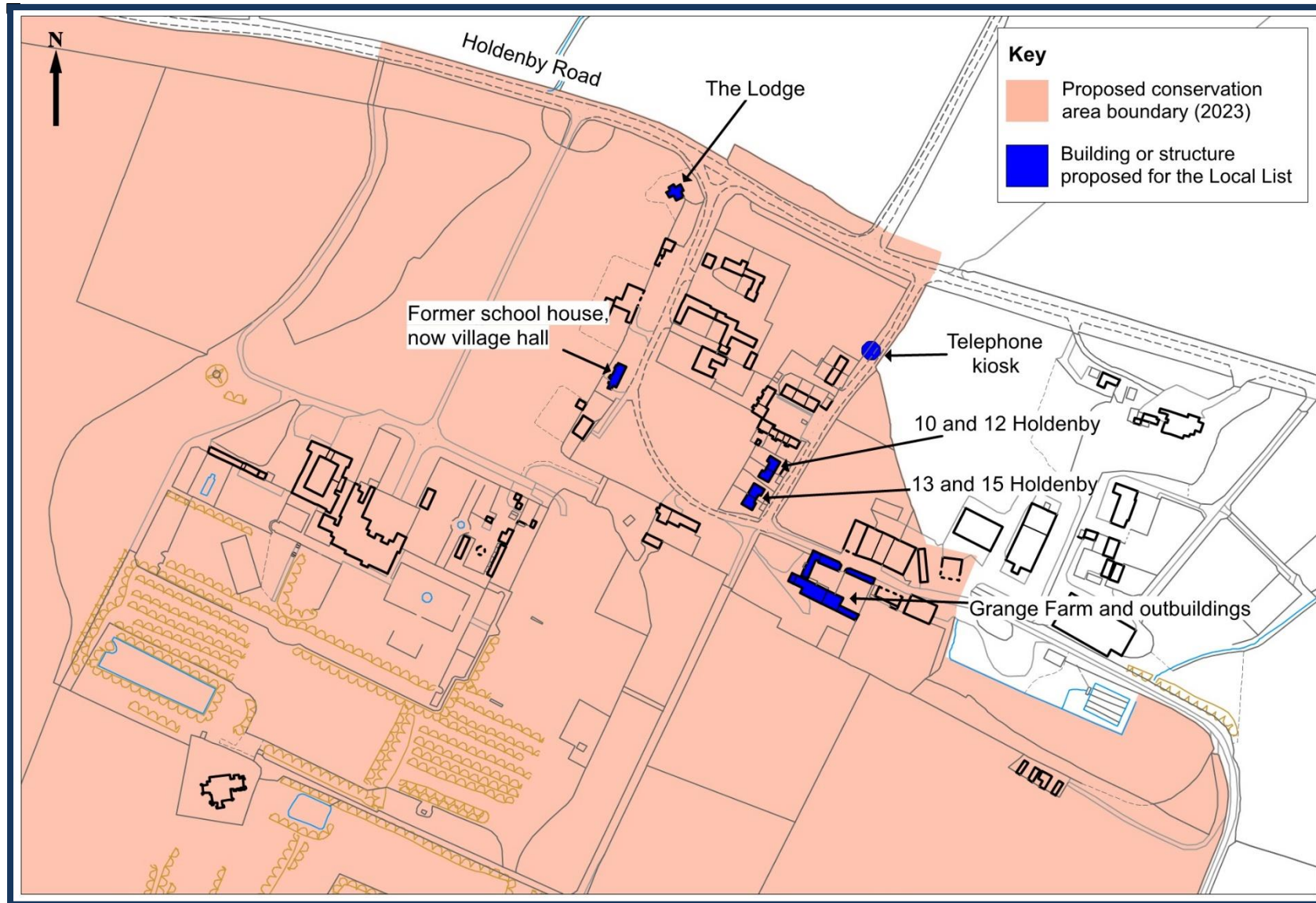
Figure 40: Grange Farmhouse and outbuildings



Figure 39: 10 and 12 Holdenby



Figure 41: Buildings and structures proposed for addition to the Local List



### 10.3 Article 4 Directions

Certain “permitted development” rights are automatically withdrawn as the result of conservation area designation, meaning that planning permission is normally required to undertake particular works (see Section 2.3). However, many works, such as the replacement of windows, doors or the painting of the exterior of a property are not controlled through conservation area designation and remain permitted development. Over time, these works can have a significant effect on the character and appearance of a conservation area which may cause harm to its special interest. In order to preserve the character of a conservation area the council may choose to remove certain permitted development rights through the placement of an **Article 4(1) Direction**. The result of an Article 4(1) Direction is that permitted development rights are withdrawn and planning permission is required to undertake certain works.

The placement of an Article 4(1) Direction is a separate process to conservation area designation. Certain Article 4(1) Directions are being explored as the result of this appraisal and are detailed below.

Subject to the outcome of the consultation on this appraisal, detailed proposals will be prepared and further consultation, including directly with the properties concerned, will be undertaken.

### **10.3.1 Permitted Development Rights to be Withdrawn**

- Alteration or replacement of windows and doors
- Replacement or alteration to roofing
- Alteration or addition of roof lights or sky lights
- Construction, demolition or alteration of walls, gates or fences
- Construction, replacement or removal of chimneys

### **10.3.2 Location**

The Lodge

Hickmans Cottage

The Stables, The Haybarn, Meadow Barn in Home Farm Court

1 and 2, 3, 5, 6 and 7 The Square

10, 12, 13 and 15 Holdenby



## 10.4 Public Realm Enhancements

Specific aspects of the public realm within Holdenby currently detract from the character and appearance of the conservation area and would benefit from sensitive redesign in the future, if possible.

These are as follows:

- Telegraph poles and their overhead lines detract from views of individual buildings and the street scene as a whole, and contribute to street clutter. Should the opportunity arise to replace them with below-ground transmission lines this would enhance the conservation area.

## 11 Management Plan

Local planning authorities have a duty placed on them under Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to draw up and publish proposals for the preservation or enhancement of conservation areas.

Conservation area appraisals undertaken within the Daventry area help to identify threats to the character of the conservation area and opportunities for enhancement, which can then be developed into Management Plans which seek to address these issues through recommendations.

The following threats to the character and appearance of the Holdenby Conservation Area have been identified through the appraisal. Each threat is accompanied by a recommendation which should be used to guide future management and address key issues.

### 11.1 Threats and Recommendations

#### 11.1.1 Threat 1: Inappropriate development

Piecemeal and large-scale development, both on the fringes of the village as well as within the conservation area boundary, has the potential to harm the character of the conservation area as well as its setting. Development has led to the erosion of some historic character (see Section 8.4 – Loss of Character), the gradual effect of which is a threat to the general character and appearance of the conservation area.

There are important long, panoramic views of the rural landscape from within the landscape park and gardens of Holdenby House, public footpaths and the approaches to the village from the east and west. Views along Holdenby's lanes are also an important contributor to the historic character of the village. Both long, panoramic views and shorter views within the village could be negatively impacted by inappropriate development.

**Recommendation 1:** Development proposals should have regard to the established form, scale, design and materials used within the conservation area as highlighted in this appraisal and other planning documents. Development should preserve and enhance the character of the local vernacular.

Loss of walling, fencing and hedges that have been identified as making a positive contribution to the character and appearance of the conservation area should be avoided.

Development that interrupts or detracts from important views identified in Section 7.4 of the appraisal should be resisted. Development proposals should demonstrate the impact upon these views in a heritage statement and/or Design and Access Statement.

#### 11.1.2 Threat 2: Threat to the character and appearance of the conservation area through the loss of traditional features of value

The character of Holdenby is greatly enhanced by the presence of traditional architecture and the survival and maintenance of historic features of value, such as historic open spaces and vernacular buildings, which directly contribute to its historic interest and significance. A review of the village has identified some threats to

traditional features and historic fabric, such as the replacement of traditional fenestration with modern UPVC counterparts, loss of original lintels and addition of skylights (see Section 8.4). The piecemeal loss of traditional features that contribute to the historic or architectural interest of the conservation area forms a threat to its overall character and appearance and should be discouraged.

Individual buildings and structures that make a positive contribution through their architectural or social value could also at risk from gradual or wholesale loss. These buildings and structures may be deemed non-designated heritage assets (neither listed nor scheduled); the loss of these assets forms a significant threat to the character and appearance of the conservation area.

**Recommendation 2:** Development proposals should have regard to the design principles set out in Section 9 of this document in order to preserve the architectural interest of the conservation area. Through the appraisal process, the council will explore the use of Article 4 Directions which remove permitted development rights, in order to preserve or enhance the character and appearance of the conservation area. See Section 10.2 of the appraisal for more details.

Work to listed buildings will require consent in most cases.

Heritage assets which make a particular contribution to the character and appearance of the conservation area will be recognised through the Local List. Recognising the contribution made by these assets allows them to be appropriately preserved and re-used, securing their long-term future. The Council will seek to adopt and maintain a Local List of local special buildings and

structures for Holdenby. Once adopted a Local List becomes a material consideration in the determination of planning decisions. See Section 10.1 of the appraisal for more details.

### **11.1.3 Threat 3: Impact on Trees**

Trees make an important contribution to the character of Holdenby. They form an important aspect of views within and towards the conservation area and they are an especially important feature of the Registered Park and Garden of Holdenby Hall. Trees help to soften views of the built environment and they contribute to Holdenby's rural character. There currently no individual tree preservation orders or tree preservation order areas within the conservation area. Inappropriate or incremental loss of important trees risks harming the character and setting of the conservation area.

Recommendation 3: Under Section 211 of the Town and Country Planning Act 1990 permissions are required to carry out works to trees over a certain size within a conservation area. This includes topping, lopping, pruning and felling.

Development proposals should have regard for the contribution of trees throughout the conservation area as well as their effect on its setting.

Where individual or groups of trees are considered to be at risk of damage or loss the council will consider of the introduction of a Tree Preservation Order.

#### **11.1.4 Threat 4: The loss of traditional boundary treatments**

Historic boundary treatments of ironstone and brick, as well as hedge boundaries, railings and estate fencing, are a feature of the conservation area and they enhance both the street scene, contributing to their coherence, as well as views of individual buildings. The appraisal has identified examples where historic walls and hedges have been replaced or added to with inappropriate boundary treatments. The loss of historic boundary treatments through either gradual deterioration and/or removal forms a significant threat to the character and appearance of the conservation area.

**Recommendation 4:** Loss of walls, hedges, railings and estate fencing that has been identified as making a positive contribution to the character and appearance of the conservation area should be avoided.

Historic boundary features should be retained and maintained. Where they have deteriorated they should be repaired with like-for-like materials. Replacement of historic boundary features with inappropriate boundary treatments, for example closeboard fencing, will not be supported.

Boundary treatments of those properties at the entrances to the conservation area and Holdenby village should retain their rural character.

#### **11.1.5 Threat 5: Impact on archaeology**

Holdenby has been inhabited for many centuries. It is recognised that evidence for past occupation survives as both extant and

buried archaeological remains within the modern settlement and on its fringes (see Section 7.2).

In addition to the medieval settlement earthworks and earthworks relating to the 16<sup>th</sup> and 17<sup>th</sup> century landscape gardens, the area has the potential to yield further archaeology which would enhance our understanding of its development and the development of the wider landscape. Development proposals have the potential to have a detrimental impact on these remains, which forms a threat to the historic interest and subsequent character and appearance of the conservation area.

**Recommendation 5:** Development which involves below-ground excavation should have regard to the potential for remains of archaeological interest. Professional advice should be sought and appropriate assessment undertaken to assess the extent and significance of any remains which may be affected by proposals.

#### **11.1.6 Threat 6: Highways**

The potential loss of historic fabric, introduction of modern surfacing, boundary treatments and signage, and delineating verges and green spaces with kerbs, as the result of highways development forms a threat to the character and appearance of the conservation area.

Development that involves alterations to highways, footways and signage can have a dramatic impact on the character and appearance of the conservation area. The nature of the narrow lanes and street pattern, in places lined with hedgerows, stone walls and estate fencing, forms an important aspect of the special



interest of the conservation area, as does the informal boundaries between the lanes, grass verges and the green.

Furthermore, future development proposals could lead to an increase in traffic which could have a significant effect on the peaceful character of the conservation area and lead to issues with parking provision.

**Recommendation 6:** The highways authority, Northamptonshire Highways, should as far as possible, seek to ensure that works to highways and footways do not negatively detract from the character and appearance of the conservation area.

The introduction of kerb stones between the edge of verges and the green and the highway would result in a loss to the rural character of the conservation area and should be resisted.

Development proposals should have regard to the impact of modern highways standards, traffic levels, signage and parking provision on the historic environment.

#### **11.1.7 Threat 7: Public Realm**

The condition of the public realm has a great effect on the quality of the conservation area. Poor maintenance of the public realm, and street clutter could detract from the character of the conservation area.

**Recommendation 7:** Street furniture within the conservation area is minimal. Where possible street furniture should be consolidated and kept to a minimum in order to prevent cluttering of the street space. New or replacement telecommunications facilities and other

utilities should be minimised and sensitively placed. Street furniture should be maintained to a high standard by all stakeholders. Good design of new street furniture or that which is being replaced should be encouraged to enhance the conservation area.

Proposals should take the opportunity to enhance the character and appearance of the conservation area by using designs and materials appropriate to the historic character and appearance of the conservation area.

## Sources

Department of Housing, Communities and Local Government (2021)  
National Planning Policy Framework

Historic England (2019) Conservation Area Designation, Appraisal  
and Management

Historic England (2016) Local Heritage Listing

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Historical Monuments in the County of Northampton, Vol. III:  
Archaeological Sites in North-West Northamptonshire, Her  
Majesty's Stationary Office: London.

## Internet Sources

[Magic Map Application \(defra.gov.uk\)](https://defra.gov.uk)

[Home | Domesday Book \(opendomesday.org\)](https://opendomesday.org)

[Northamptonshire's Environmental Character & Green Infrastructure  
Suite \(nrpenvironmentalcharacter.org.uk\)](https://nrpenvironmentalcharacter.org.uk)

## Further Information and Contact Details

Information regarding conservation areas can be found on our  
website at:

[Conservation areas | West Northamptonshire Council  
\(westnorthants.gov.uk\)](https://westnorthants.gov.uk)

Information regarding local history can be found at the  
Northamptonshire Record Office or Northamptonshire Libraries.

For advice relating to development within conservation areas,  
please contact the council's Development Management department  
via

Email: [planning.ddc@westnorthants.gov.uk](mailto:planning.ddc@westnorthants.gov.uk) or

Telephone: 0300 126 7000.

Information and advice for those living and working within  
conservation areas can also be found on the Historic England  
website at:

[Living in a Conservation Area | Historic England](https://historicengland.org.uk)

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## Appendix A: Heritage Designations

### Listed Buildings

**List Entry Number:** 1067053

**Name:** Holdenby House

**Grade:** II\*

**National Heritage List for England web page:** [HOLDENBY HOUSE, Holdenby - 1067053 | Historic England](#)

**List Entry Number:** 1067054

**Name:** Holdenby House, gates approximately 105 metres east

**Grade:** II

**National Heritage List for England web page:** [HOLDENBY HOUSE, GATES APPROXIMATELY 105 METRES EAST, Holdenby - 1067054 | Historic England](#)

**List Entry Number:** 1281628



**Name:**  
Holdenby  
House, gates

approximately 85 metres east

**Grade:** II

**National Heritage List for England web page:** [HOLDENBY HOUSE, GATES APPROXIMATELY 85 METRES EAST, Holdenby - 1281628 | Historic England](#)



**List Entry Number:** 1281603

**Name:** Holdenby House, stables approximately 20 metres north

**Grade:** II

**National Heritage List for England web page:** [HOLDENBY HOUSE, STABLES APPROXIMATELY 20 METRES NORTH, Holdenby - 1281603 | Historic England](#)



**List Entry Number:** 1356907

**Name:** Holdenby House, carriage arch approximately 130 metres south east

**Grade:** I

**National Heritage List for England web page:** [HOLDENBY HOUSE, CARRIAGE ARCH APPROXIMATELY 130 METRES SOUTH EAST, Holdenby - 1356907 | Historic England](#)



**List Entry Number:** 1203593

**Name:** Holdenby House, carriage arch approximately 130 metres north east

**Grade:** I

**National Heritage List for England web page:** [HOLDENBY HOUSE, CARRIAGE ARCH APPROXIMATELY 130 METRES NORTH EAST, Holdenby - 1203593 | Historic England](#)

**List Entry Number:** 1356909

**Name:** 8 and 9

**Grade:** II

**National Heritage List for England web page:** [8 AND 9, Holdenby - 1356909 | Historic England](#)



**List Entry Number:** 1281660

**Name:** Church of All Saints

**Grade:** II\*

**National Heritage List for England web page:** [CHURCH OF ALL SAINTS, Holdenby - 1281660 | Historic England](#)





**List Entry Number:** 1356908

**Name:** Home Farmhouse

**Grade:** II

**National Heritage List for England web page:** [HOME FARMHOUSE, Holdenby - 1356908 | Historic England](#)



**List Entry Number:** 1203634

**Name:** Whyhcote House

**Grade:** II

**National Heritage List for England web page:** [WHYCHCOTE HOUSE, Holdenby - 1203634 | Historic England](#)



## Scheduled Monuments

**List Entry Number:** 1006638

**Name:** Holdenby Manor and Gardens

**National Heritage List for England web page:** [Holdenby Manor and gardens, Holdenby - 1006638 | Historic England](#)



## Registered Park and Garden

**List Entry Number:** 1001035

**Name:** Holdenby House

**Grade:** I

**National Heritage List for England web page:** [HOLDENBY HOUSE, Holdenby - 1001035 | Historic England](#)





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# WEST NORTHAMPTONSHIRE COUNCIL PLANNING POLICY COMMITTEE

**23 May 2023**

**Rebecca Breese, Strategic Planning, Built Environment & Rural Affairs**

<b>Report Title</b>	<b>Scaldwell Conservation Area</b>
<b>Report Author</b>	<b>Rhian Morgan, Heritage Policy Officer, Rhian.morgan@westnorthants.gov.uk</b>

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<b>Legal</b>	Theresa Boyd	<b>Email received 15/05/2023</b>

## List of Appendices

### **Appendix A – Draft Scaldwell Conservation Area Appraisal and Management Plan 2023**

#### **1. Purpose of Report**

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To seek agreement to consult on the draft Scaldwell Conservation Area Appraisal and Management Plan (2023).

#### **2. Executive Summary**

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- 2.1 The report contains background information on the process of reviewing the Scaldwell Conservation Area and the requirements regarding public consultation on the draft Scaldwell Conservation Area Appraisal and Management Plan Supplementary Planning Document (SPD).

which includes information about the conservation area boundary, proposed candidates for the local list, and proposals for an Article 4(1) Direction (appendix A).

### **3. Recommendations**

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3.1 It is recommended that the Planning Policy Committee:

- a) Agrees that public consultation be undertaken on the draft Scaldwell Conservation Area Appraisal and Management Plan SPD (appendix A), and the conservation area boundary
- b) Agrees that public consultation be undertaken on proposed Article 4(1) Direction controlling development with regards to:
  - Alteration of windows
  - Alteration of doors
  - Alterations to roofing

### **4. Reason for Recommendations**

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To accord with the council's Consultation and Engagement Framework, the Statement of Community Involvement (SCI) for the Daventry area and Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires local authorities to hold a public meeting to publicise draft proposals within an appraisal, for the relevant stakeholders of the affected area.

### **5. Report Background**

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The council has a statutory duty under the 1990 Planning (Listed Building and Conservation Areas) Act to review its conservation areas. Scaldwell was first designated as a conservation area in 1976 and was last reviewed in 1997. It has a conservation area appraisal which was produced as the result of that review. As such, this is the first opportunity in some time to review the architectural and historic interest of the conservation area and assess whether the boundary is fit for purpose.

The current conservation area boundary (1997) takes in the majority of the historic village area, including a large portion of High Street, and all of The Green, Back Lane, and West End, and parts of East End, School Lane and Old Road. As the result of this review, there are no proposed changes to the conservation area boundary, however there are proposals to add buildings to the Local List as well as to put an Article 4 Direction in place to better protect the village's heritage.

A draft conservation area appraisal and management plan has been prepared for Scaldwell Conservation Area. Public consultation on the draft appraisal is now required in order to allow stakeholders to provide their views and to inform the document, as well as to meet the requirements of the 1990 Planning (Listed Building and Conservation Areas) Act and the council's statement of community involvement.

Following the consultation exercise a further report would be made to Planning Policy Committee. This report would set out the responses received and suggest any changes resulting from the consultation and recommendations. Should committee decide to continue with the proposal, the conservation area

boundary would then be formally designated. The council would then need to consider whether the character or appearance of the area would be affected by future development. The relevant policies in the West Northamptonshire Joint Core Strategy and Settlements & Countryside Local Plan would apply, together with policies in the National Planning Policy Framework. The conservation area appraisal and management plan would be adopted as an SPD and would be a material planning consideration, helping to apply relevant policies.

Certain permitted development rights would also be more restrictive and additional controls would apply with respect to works to, or felling of, trees.

The draft appraisal and management plan identifies a proposal to include buildings in the council's local list of buildings and sites. This list contains buildings and sites which do not meet the criteria for listing by Historic England but are of sufficient local importance that they warrant policy protection. At this stage, draft entries for Scaldwell are proposed but this could change following the consultation exercise.

The appraisal identifies certain features as being of particular importance to the character of the conservation area. Some of these, however, could be changed under national permitted development rights. The appraisal and management plan therefore contains initial proposals for a non-immediate Article 4(1) Direction. Such Directions can be used to remove permitted development rights for prescribed matters where this is considered necessary to protect local amenity or the well-being of the area. In this case, the proposal would be to remove permitted development rights that relate to matters of particular importance to the character of the area. This would not prevent such changes being made, but they would require planning permission.

There is a formal procedure for making an Article 4 Direction. At this stage it is proposed that public consultation is undertaken on the principle of introducing an Article 4 Direction and the results of that consultation will be reported back to Planning Policy Committee.

A draft conservation area appraisal and management plan has been prepared for Scaldwell following an initial meeting held online with residents. It is suggested that a six-week consultation period now be undertaken, including a public meeting, held online.

## **6. Issues and Choices**

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6.1 Conservation area status and an adopted appraisal and management plan, which has the status of an SPD, adds weight to the consideration of non-designated heritage assets in decision making. It also provides detail for applicants and decision makers on the special interest of the conservation area as a designated heritage asset. The proposed conservation area boundary for Scaldwell and the draft appraisal and management plan has been produced with the aim of providing proportionate and effective means of protecting the special architectural and historic interest of Scaldwell for the benefit of present and future generations. Public consultation on the proposed boundary and the draft appraisal would help to inform the document and enable



it to proceed to the next stage in the process, which would be its consideration for adoption as an SPD.

- 6.2 The alternative option would be not to agree to the public consultation on the draft Scaldwell Conservation Area Appraisal and Management as an SPD.
- 6.3 Not agreeing to the commencement of the public consultation would prevent the proposed changes to the conservation area boundary being made and the conservation area appraisal and management plan proceeding for adoption as a supplementary planning document. This would leave the council without valuable tools with which to protect and enhance the special architectural and historic interest of Scaldwell.

## **7. Implications (including financial implications)**

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### **7.1 Resources and Financial**

- 7.1.1 There could be some minor costs for printing documents, but it is envisaged that this could be met within existing budget.

### **7.2 Legal**

- 7.2.1 SPDs are defined by the Planning and Compulsory Purchase Act 2004. The detailed requirements for SPDs and their adoption are provided by the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 7.2.2 The Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty on local authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.
- 7.2.3 Directions made under Article 4 of the Town and Country Planning (General Permitted Development)(England) Order 2015 (No. 596) (as amended) require planning permission to be obtained for works which would otherwise be permitted development.

### **7.3 Risk**

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

### **7.4 Consultation**

Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires of local authorities that they hold a public meeting to publicise draft proposals within an appraisal, for the relevant stakeholders of the affected area.

The next stage would include a formal consultation on the conservation area boundary and the draft conservation area appraisal and management plan. It is therefore recommended that the draft document is consulted on for a minimum of six weeks during which time an online public meeting via Microsoft Teams will be held to inform stakeholders (residents, interested parties, statutory consultees). Meetings have been held virtually since 2020 and have been well received.

#### **7.5 Consideration by Overview and Scrutiny**

No comments from Overview and Scrutiny.

#### **7.6 Climate Impact**

The assessment and up to date designation of the conservation area should not have any material consequences for climate change. Specifically, under the proposed Article 4(1) Direction, proposals for energy conservation measures and renewable energy devices could still come forward but would be judged in the balance with any adverse impacts on the village's character.

#### **7.7 Community Impact**

7.7.1 Consulting on the draft appraisal would not have any negative implications regarding crime and disorder.

7.7.2 The proposed course of action should not have any perceptible differential impact on people with different protected characteristics with the possible exception of disability. Accordingly, the consultation materials will be provided in alternative formats if required.

#### **7.8 Communications**

The document has been checked for accessibility. Support will be provided by the Communications and Consultation Team to maximise engagement with the formal consultation process.

### **8. Background Papers**

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- [Ministry of Housing \(2021\) National Planning Policy Framework](#)
- [Planning \(Listed Building and Conservation Areas\) Act 1990](#)
- [The Town and Country Planning \(General Permitted Development\) \(England\) Order 2015 with amendments](#)

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# Scaldwell Conservation Area Appraisal and Management Plan



**Consultation  
Draft  
June 2023**



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# **1 Introduction**

## **1.1 Why has this document been produced?**

West Northamptonshire Council is currently undertaking reviews of existing conservation areas within the former Daventry District, and assessing the designation of new conservation areas where appropriate.

Scaldwell Conservation Area was originally designated in October 1976 and the boundary was last revised in July 1997.

A public exhibition was held to inform this draft document. Advice on how to comment is set out in Section 1.3 below.

## 1.2 What status will this document have?

It is intended that, following consultation, this document will be adopted as a Supplementary Planning Document. As such it will be a material planning consideration in the determination of future planning decisions.

## 1.3 What is the purpose of this document?

Conservation area appraisals identify and describe the features which contribute to the special architectural or historic interest of a conservation area. As a Supplementary Planning Document, the appraisal is a 'material consideration' in the determination of planning decisions, and as such the information contained within the document should be used to manage change in a manner sensitive to the character and appearance of the conservation area.

A Management Plan for the conservation area has also been produced, which can be found at Section 10. The appraisal identifies both positive elements of the conservation area and those under threat. Recommendations have been provided in the Management Plan to address any specific issues identified in the appraisal and to guide the future management of the conservation area.

This appraisal has been produced in accordance with current guidance from Historic England *Conservation Area Appraisal, Designation and Management 2019*, as well as national and local policy and legislation.

## 1.4 How do I comment on this document?

Any comments on this document or the proposed conservation area designation should be made in writing no later than \_\_\_\_\_ (late representations will not be accepted).

Comments can be made:

by completing a questionnaire which can be accessed via the website [www.westnorthants.citizenspace.com](http://www.westnorthants.citizenspace.com);

by email to [heritage.ddc@westnorthants.gov.uk](mailto:heritage.ddc@westnorthants.gov.uk);

by letter to Rhian Morgan, Heritage Policy Officer, West Northamptonshire Council, Lodge Road, Daventry, NN11 4FP.

## 1.5 How is this document structured?

The appraisal begins with an introduction to conservation areas and background policy and legislation at Section 2. Details of the conservation area boundary can be found in Section 3, followed by a Summary of Special Interest for the conservation area in Section 4. Section 5 provides information on the location of the conservation area and its wider landscape context, whilst Section 6 contains a brief explanation of the historic development of the

conservation area including historic mapping. A spatial analysis is set out in Section 7, including examination of the contribution of important green spaces, areas of archaeological potential, views and an open space analysis.

Following on from this, Section 8 provides details on local architectural styles, materials and building forms, including boundary treatments. Section 9 expands on this, setting out design guidelines within the conservation area.

Section 10 sets out opportunities to enhance the character and appearance of the conservation area, based on the findings of the review. This includes proposals for Article 4 Directions and proposed candidates for the Local List.

A management plan is set out in Section 11. This plan takes forward the findings of the appraisal and sets out threats and corresponding recommendations to aid future management of the conservation area.

Sources, further reading and information as well as copyright details can be found following the management plan.

## **1.6 Who is this document intended for?**

This document is intended for anyone with an interest in development which may affect the character or appearance of the Scaldwell Conservation Area. This includes, but is not limited to, homeowners, developers, statutory undertakers, planning officers and inspectors.

## **2 Policy and Legislation**

### **2.1 What is a conservation area?**

A conservation area can be defined as an

**“...area of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance”.**



Section 69 Planning (Listed Buildings and Conservation Areas) Act 1990.

These areas contain features and characteristics which make them unique, locally distinctive, historic places. Conservation areas can take many and varied forms; those in Daventry District are largely centred on rural villages, but also include several historic parks, the Grand Union and Oxford Canals, Daventry Town Centre, and the Daventry Reservoir.

## 2.2 Why do we designate conservation areas?

Conservation areas protect our nation's distinct, local heritage. West Northamptonshire Council has an obligation to assess and designate areas of special architectural or historic interest as conservation areas. In undertaking this duty, the Council must then pay special attention to the desirability of preserving or enhancing the character or appearance of designated conservation areas. The intention of conservation area designation is not to stop development, but rather to manage change in a way which preserves rather than erodes the qualities which make it special.

The National Planning Policy Framework (2019, paragraph 185) also encourages West Northamptonshire Council to provide a positive strategy for conservation, allowing for,

- the desirability of sustaining and enhancing the significance of heritage assets;

- the wider social, cultural and economic benefits which the conservation and enjoyment of the historic environment can bring; and
- the desirability of new development making a positive contribution to the local character and distinctiveness; and
- the opportunities to draw on the contribution made by the historic environment to the character of a place.

## 2.3 What does it mean to live and work in a conservation area?

Whilst living or working in a conservation area means some extra planning considerations, these exist to care for the historic or architectural features which contribute to a place's special character. Conservation area controls are most likely to affect owners who wish to undertake works to the outside of their building or trees on their property.

### Demolition

If you wish to demolish a building within a conservation area you will need planning permission.

### Trees

If you wish to cut down, top or lop any tree over 75mm in diameter at 1.5m above ground, you must inform West Northamptonshire Council six weeks before work begins. This allows the authority to

consider the contribution the tree makes to the character of the area and if necessary create a Tree Preservation Order to protect it.

### **Other works**

Some works within conservation areas require planning permission:

- Cladding the exterior of a house;
- Any side extensions or rear extensions of more than one storey;
- Alterations to roofs, including dormer windows;
- The installation of satellite dishes and antennae;
- Demolition or erection of walls, gates and fences over 1m in height adjacent to a public highway.

Other minor works remain as 'permitted development' within conservation areas.

Where such changes would harm local character the Council can introduce special controls, known as Article 4 directions, that withdraw particular permitted development rights. The result is that planning permission is required for these changes.

West Northamptonshire Council is exploring the possible use of Article 4 Directions as part of this conservation area appraisals project. See page ?? for more information.

If you are considering undertaking work to your property and are unsure about whether it requires permission, please contact the

District Council at [plancare@daventrydc.gov.uk](mailto:plancare@daventrydc.gov.uk). Please note that works may also require Listed Building Consent.

## **2.4 Further Information**

Further information regarding conservation areas can be found on our website at [www.daventrydc.gov.uk/ConservationAreas](http://www.daventrydc.gov.uk/ConservationAreas). For advice relating to development within conservation areas, please contact the District Council's Development Management department via

Email: [plancare@daventrydc.gov.uk](mailto:plancare@daventrydc.gov.uk) or

Telephone: 01327 871100.

Information and advice for those living and working within conservation areas can also be found on the Historic England website at:

[www.historicengland.org.uk/advice/your-home/owning-historic-property/conservation-area/](http://www.historicengland.org.uk/advice/your-home/owning-historic-property/conservation-area/).

As of the publication of this draft appraisal, a Village Design Statement (VDS) is also being produced for Everdon. If adopted, the VDS and Conservation Area Appraisal will both have the status of Supplementary Planning Documents.

## **3 Summary of Proposed Changes**

### **3.1 Current Conservation Area Boundary 2019**

The conservation area boundary for Scaldwell wraps around the majority of the small village which centres around High Street with smaller streets and lanes radiating out from it. Beginning at the south-western edge of High Street at the junction of Peters Lane, the boundary edge runs along the southern side of the road, the large properties along the northern side are included in the conservation area - the boundary continues up to the point of Scaldwell House, taking in the property boundary. Turning sharply north along the curve of High Street, the conservation area boundary takes in all buildings along the eastern side as it advances along High

Street, including their boundaries.

At Home Farm House, the boundary to the east also takes in The Chapel before cutting across East End to take in Counterpoint and The Old Bakehouse, the boundary irregularly cuts across the grounds of the Old Oak Barn and Old School House before taking in Scaldwell Village Hall and the area of School Lane outside of it.

Avoiding Stanmore House, the conservation area boundary continues north-west along the boundary of The Manor and Beech House, at this point the boundary cuts across Douglas Meadows, a small new build development which is only half included. The boundary takes in Tudor Barn, excluding the majority of its grounds but including its courtyard area, the road outside the property is included and extends as far as No.1 Old Road, including the footpath, walls and green verge but none of the properties, the boundary returns south along the western side of the road to the church of St Peter and St Paul's Church where it then follows the boundary of the churchyard to the west before wrapping back around to the east, also taking in the allotment gardens and Townwell Cottage and its grounds as well as the two properties next door which face onto the village green. The boundary continues along West End including all properties but excluding Poplars Court.

The boundary wraps around Peters Barn and meets up to Peters Lane where it includes Peters Green, The Coach House

and The Grange before returning to the junction of High Street.

### **3.2 Proposed Boundary Changes 2023**

There are no changes proposed as the result of this review. There are proposals for properties to be added to the Local List and for an Article 4(1) Direction to be made for the conservation area, details of which can be found in Section 9.

### **3.3 Summary of Special Interest**

Special architectural or historic interest can manifest in a variety of forms. Current guidance from Historic England sets out types of special interest which have led to designation, including;

- Areas with high numbers of designated heritage assets, and a variety of architectural styles and historic associations
- Those linked to a particular industry or individual with a particular local interest
- Where an earlier, historically significant, layout is visible in the modern street pattern
- Where a particular style of architecture or traditional building materials predominate



- Areas designated because of the quality of the public realm or a spatial element, such as a design form or settlement pattern, green spaces which are an essential component of a wider historic area, and historic parks and gardens and other designed landscapes, including those on the Historic England Register of parks and gardens of special historic interest.

The special interest of the Scaldwell Conservation Area derives from the following key characteristics:

- There is evidence of possible pre-medieval settlement here, including finds indicating both Roman and Anglo-Saxon activity.
- Ordnance Survey mapping shows that the village's settlement pattern as it stands was established by the mid-19<sup>th</sup> century; however, the village has a distinctive form focussed on a central village green with the adjacent Manor House and church of St Peter and St Paul, with an arterial road running north-south (High Street and Old Road), and several smaller lanes radiating outwards from the green. In the Domesday survey of 1086 Scaldwell is also noted as being a large settlement, which indicates at least moderate early medieval occupation.
- The lanes are all cul-de-sacs, either ending with properties or with gates leading onto farm land, pasture or pedestrian footpaths or rights of way. This strengthens the village's compact character.
- There are 14 listed buildings within the village, including the Grade II\* listed St Peter and St Paul's Church.

- There is a high level of consistency in the architectural character of the village through the use of regular coursed ironstone and slate roofing for the majority of vernacular properties. There is particularly strong vernacular character around the green, and, by contrast, the fine architectural detailing and more regular massing of buildings on High Street gives it a formal character when compared to the other small lanes in the village.
- There are also numerous other buildings which have heritage interest and contribute to the positive character of the conservation area as non-designated heritage assets; including several large ironstone properties and some 19<sup>th</sup> century brick dwellings which show the development of materials usage over time.
- The former brickfield (shown on 19<sup>th</sup> century first edition Ordnance Survey mapping) remains as a wooded space to the north of the village, and may contain remnants of the brick workings.
- Evidence of the former rural economy of the village can be seen in the two remaining "yards" at Tudor Barn and Hunters Yard, both now converted to residential use, and the two former pubs, The Old Fox and The Old Red Lion, located at either end of High Street.
- Traditional boundary treatments, mainly roughly coursed ironstone walling (with some examples in brick), make a strong contribution to the character of the conservation area, with particularly good examples on High Street, West End, The Green and Old Road.

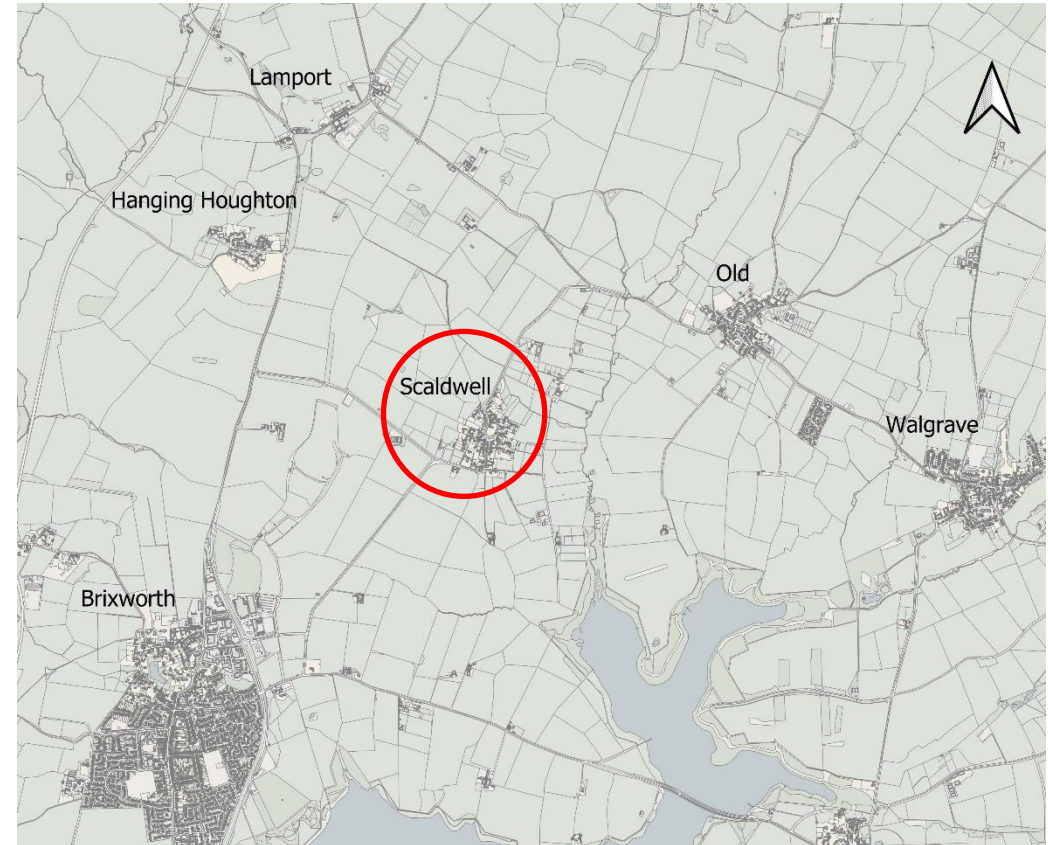




## 4 Location and Settlement Context

Scaldwell village lies approximately nine miles to the north of Northampton, situated within the rolling ironstone valley slopes landscape character area.<sup>1</sup> The village also lies quite close to Pitsford water (a large reservoir to the south east), and the larger settlement of Brixworth lies about two miles to the south west. The arable fields and gentle rolling valleys of the intervening and wider landscape create an open character on the approach to the village, divided by a network of moderately well-preserved hedgerows. This creates a sense of isolation which is enhanced by smaller pastoral fields and a concentration of trees on the edges of the village and within. This includes some tall deciduous and conifer trees associated with gardens, as well as specimen trees on the green in the centre of the village. Scaldwell itself is a small, predominantly ironstone village which has developed around the central green and several radiating lanes. Historically, these lanes developed to connect Scaldwell with neighbouring settlements or outlying farms and industries. Today, these lanes still provide a strong tangible link to the countryside, with clear views from the village to the rolling valleys beyond.

Just north of Scaldwell is the site of the medieval village of Faxton. It is designated as a Scheduled Monument and now occupied by arable farming and small wooded areas.



<sup>1</sup> Daventry Landscape Character Assessment, TEP, 2017, pg 18.



## 5 Historical Development

The Northamptonshire Historic Environment Record indicates evidence of Roman activity in the parish; possible Roman kiln sites have been documented to the south of the village<sup>2</sup>, and county records indicate that there may have been a considerable pottery industry in the parish around that time<sup>3</sup>. It has also been suggested that a stone trough to the east of the village may be a Roman coffin, however the date and use of the object have not been verified<sup>4</sup>. There is also a record of six Saxon loom weights being discovered in the parish alongside contemporary clay fragments of a moulded jug with the details of a female face<sup>5</sup>. The name "Scaldwell" is derived from the Danish *sceald* meaning shallow and the Saxon *wella* meaning spring<sup>6</sup>. The village is first documented in Domesday Book as a large settlement of forty-two households under three tenants-in-chief<sup>7</sup>, and a large hoard of Norman coins dating to the reign of William I was recovered in the south of the parish in the early 20<sup>th</sup> century<sup>8</sup>.

There is no extant mapping showing how the village was laid out prior to that of the mid-19<sup>th</sup> century. In these maps the centre of

<sup>2</sup> Northamptonshire HER record MNN24328

<sup>3</sup> 'Scaldwell', in *An Inventory of the Historical Monuments in the County of Northamptonshire, Volume 3, Archaeological Sites in North-West Northamptonshire* (London, 1981), pp. 169-170. *British History Online* <http://www.british-history.ac.uk/rchme/northants/vol3/pp169-170> [accessed 12 August 2022]

<sup>4</sup> Northamptonshire HER record MNN142557

<sup>5</sup> 'Scaldwell', in *An Inventory of the Historical Monuments in the County of Northamptonshire, Volume 3, Archaeological Sites in North-West Northamptonshire* (London, 1981), pp. 169-170. *British History Online* <http://www.british-history.ac.uk/rchme/northants/vol3/pp169-170> [accessed 12 August 2022]

the settlement appears in a very similar layout to today, aside from some small pockets of modern development.

The layout of the village, that of lanes radiating from a central village green, is a typical arrangement indicating early medieval settlement, with archaeological evidence in the area suggesting possible earlier activity. The church of St Peter and St Paul, which stands on a rise to the north-west of the village green, dates mostly from the 12<sup>th</sup>-15<sup>th</sup> centuries. Adjacent to the churchyard is Townwell Cottage, which is suggested to be the earliest domestic property in the village, dating to the early 16<sup>th</sup> century.



<sup>6</sup> Watts; Cambridge Dictionary of English Place-names 530, E. Ekwall; Dictionary of English Place-Names 406, A.D. Mills;

Dictionary of English Place-Names 408, "Gover; Mawer and Stenton, The Place-Names of Northamptonshire (Cambridge, 1933)" 131

<sup>7</sup> Scaldwell | Domesday Book (opendomesday.org) [accessed 12 August 2022]

<sup>8</sup> Northamptonshire HER record MNN24329

The noted artist George Clarke was a native of Scaldwell, and the above image shows his rendering of the village from the north east. The image is evocative of the settlement's rural idyllic character, and shows numerous buildings including the church and manor house.

Other early domestic buildings in the village date to the 17<sup>th</sup> century, including Rectory Farm and Peters Farm House and Sundial House. Until the middle of the 18<sup>th</sup> century, a number of farmhouses were built around the village centre, some of them were quite affluent and suggest that Scaldwell benefited from a bountiful agricultural economy, and from many farmers owning their own land. Rectory Farm and Polars Farm were built in the 17<sup>th</sup> century and Peters Farm House was extended in 1675. Imposing houses were built on the southern end of the High Street, towards Northampton: Sundial House dates from 1650, The Old Rectory dates from 1716, Scaldwell House from 1738, and the red Lion Inn was built in 1675. Many of the houses were set in large gardens, which would later be filled in by more modern houses. The Grange, at the southern entrance to the village, with stuccoed walls and an impressive pillared porch, and dates to the early Victorian period, approximately 1843-44. The Hollies (next to, and north of, The Red Lion) is also typical of late Georgian/ early Victorian suburban villa architecture, built in 1835. Scaldwell House was extended in 1884 to create a billiards room, which was designed to match the existing Georgian building.

These houses may suggest affluence within the village during this time, leading to new development and expansion including of local industries; indeed, the village contained a number of common services at this time including smithies, bakehouses, butchers,

maltsters and a cartwright. Their origins are remembered in names like The Maltings and The Old Bakehouse. They were interspersed with one-up and one-down terraced houses for the many farm workers needed to service the village farms, as most villagers would have been employed locally. In 1850 a brickyard opened on the eastern side of Old Road, which supplied the bricks for village houses until the 1920s. A village school was built in 1836, which is now used as the Village Hall and stands to the front of the Old School House.



The image above shows The Green, likely in the late 19<sup>th</sup> or early 20<sup>th</sup> century, facing towards the junction with East End and School Lane. Where the current Pittams Cottage is located, there is a large stone property with a prominent projecting central gablet. The

horse trough can be seen in the foreground.

Very little building occurred in the first half of the 20<sup>th</sup> Century: a pair of semi-detached houses was constructed in West End on the site of the old Malthouse. Two houses in School Lane and a house on The Green filled in places where older houses had been demolished. Local Authority housing was constructed in the village in on School Lane and its extension, still called the Ash Track. Two more groups of council houses were also built along East End, backed by the playing field, and along Old Road.

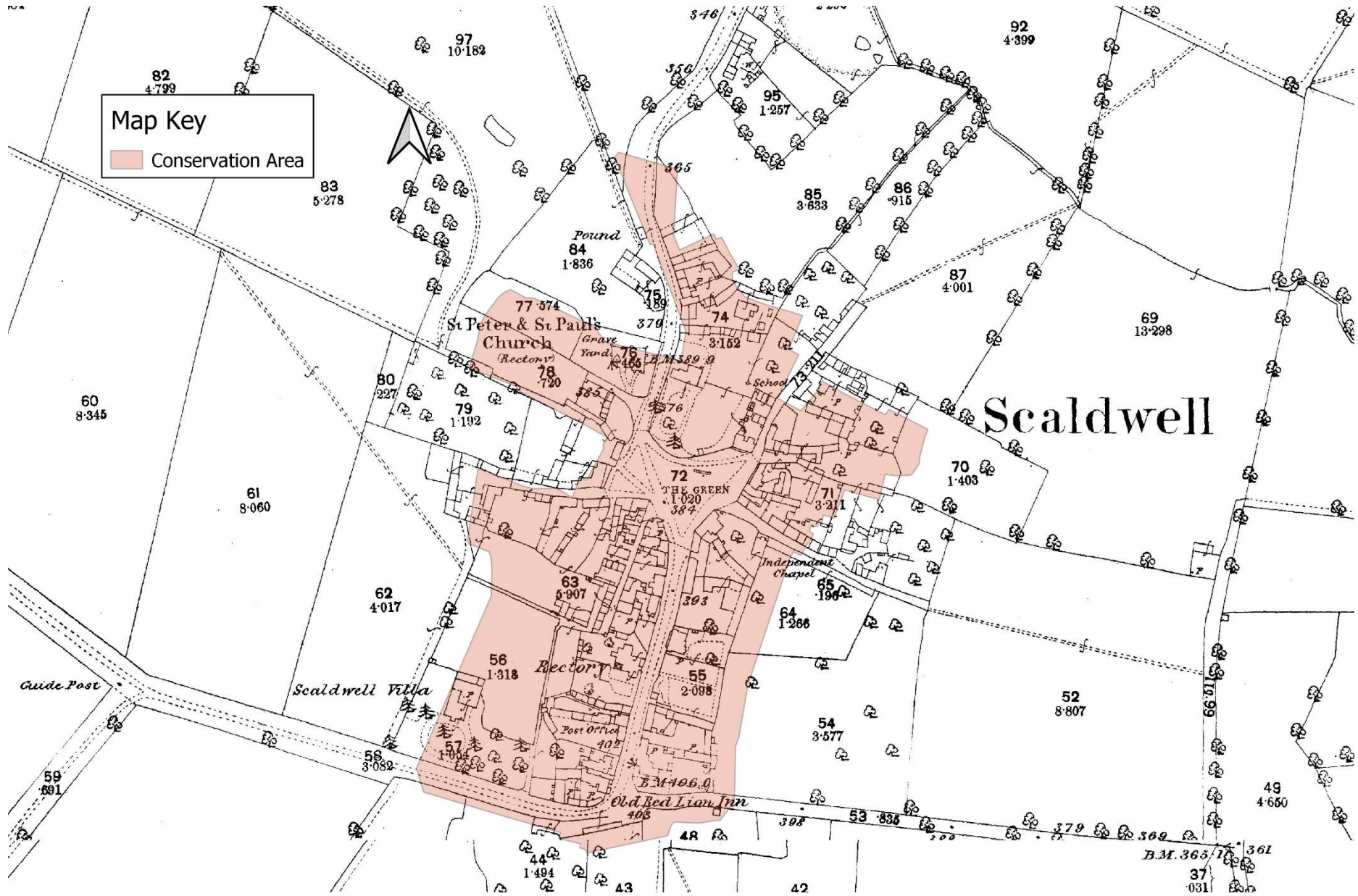
The grounds around The Grange were sold in 1967 to the owner of the Old Rectory, who designed three new buildings: Truffell House (1973) on the High Street with an upstairs drawing room and an attractive semi-circular wall around its terrace; Olympus Lodge (1970) flat roofed with glass 'walls'; and Peters Green (1972), an interesting example of twentieth century architecture, with considerable thought given to the relationship between the building and the trees surrounding it.

Two newer projects were Peters Lane (1988), a cul-de-sac of four stone houses off the southern entrance to the village, and a development of 'Sussex tile-hung' houses – Poplars Court – set on the site of a previous farmyard off West End, completed in 1997. There have been other projects: down School Lane where there was once a blacksmiths forge, and several detached houses replacing Brick Kiln Farm house and yard on Old Road.

Agriculture was not the only village industry. Most businesses served the immediate community. Archaic trade, such as fell-

mongering, tanning and parchment making, were carried out in Old Road from the 16<sup>th</sup> to the 19<sup>th</sup> Centuries. The Staverly Iron and coal Company worked quarries around the village from Edwardian times until 1965, extending an overhead cable carrying skips of iron ore from the village over the fields to a railway line. This disruptive industry may have been a deterrent from private residential development in the first half of the 20<sup>th</sup> century, and in any case the village remained relatively undeveloped during the 20<sup>th</sup> century. When iron ore extraction ceased, the relics of quarrying and its mechanisms were carefully deleted from the landscape. The only reminder is a small concrete base at the southern entrance to the village where the machinery for the overhead cables was situated, and a brick-built bridge in Mill Lane.

**Map Key**  
 Conservation Area





## 6 Spatial Character

Settlement character is not only formed by the buildings within a conservation area; but also the spaces between those buildings and other features of interest. This could include settlement layout, green infrastructure, trees, open spaces, the public realm, and views. The contribution of these “spatial” features to the character and appearance of the conservation area is set out below.

### 6.1 Spatial Character Summary

Scaldwell is a compact settlement which lies in open countryside between the villages of Brixworth and Old. The village was most likely formed around a central enclosure from which Old Road and Scaldwell Road branched to the north and south (see mapping in Section 5). It would appear that at some point the development of High Street created a sharp bend in the road system. From the central enclosure, which has probably formed what is now the village green (with adjacent churchyard and manor house), development has been concentrated in rows along the lanes, which may have started as footpaths to neighbouring settlements. The exception is Back Lane, which probably developed to link the rear of the plots on High Street. This tight, linear growth over time has led to a distinctly tight knit character, where the lanes have remained, largely, enclosed by dwellings on both sides and are terminated by either five-bar gates (as in the case of East End and School Lane) or by properties (as at West End). Combined with its position within open countryside and the abrupt entryway onto High

Street from the south, these characteristics give the village a quiet, secluded nature.

Approaching the village from Brixworth, as noted above, the road forms a dog-leg onto High Street which is enclosed by trees to the south and large, historic detached properties to the north. Peter’s Lane leads north from High Street to a discrete area of development of several detached properties dating to the mid-20<sup>th</sup> century, as well as The Old Cottage, a detached ironstone property likely dating to the 18<sup>th</sup> century. Those modern properties are located in what was previously the spacious rear gardens of The Grange (grade II listed).

Scaldwell House forms an important gateway building upon turning north into High Street, which is a straight street with a formal character created by ironstone buildings and ironstone walling lining either side. Approximately half way along the street there are a number of mature trees to the south of The Rectory which both create enclosure and soften the impression of the buildings. Further along a large specimen tree stands to the front of Three Steps, also contributing to the character of the street. The end of the road opens out onto The Green, views of which focus in the first instance on the trees planted in its centre. To the left several mature lime trees frame a view of the church tower. West End, Old Road, Back Lane, School Lane and East End radiate from the green enhancing the feeling of being at the centre of the village.

The Green itself has an enclosed character, as it is surrounded by buildings on most sides, with the walls of The Manor House and that leading to the churchyard on the western side also adding to

the impression of enclosure. The radiating lanes are generally narrow and linear in character. Properties along these lanes are a mixture of terrace cottages, some early semi-detached development or medium sized detached dwellings, such as The Old Thatch or The Old School House. What creates consistency in the historic environment here is that the majority of historic properties are set close to the highway, and often have stone walling as boundary treatments, therefore maintaining the sense of enclosure.

Old Road by contrast is wider, and the feeling of enclosure is lessened by the set back position of the modern properties immediately north of the church, and the wide green verges which add to the sense of rurality. The historic development on Old Road has a less formal character than the other entrance to the village on High Street, being a mixture of historic farming plots and brick terracing added onto the fringe of the village in the Victorian period.

## **6.2 Areas of Archaeological Potential**

Archaeological interest can be both remains surviving below the ground or evidence for past activity that is contained within standing buildings and structures.

Evidence of past settlement remains in Scaldwell contribute to the special historic interest and setting of the conservation area; they enhance the legibility of the development of the settlement and have the potential to yield further evidence of the area's history.

Potential archaeological deposits within the conservation area include

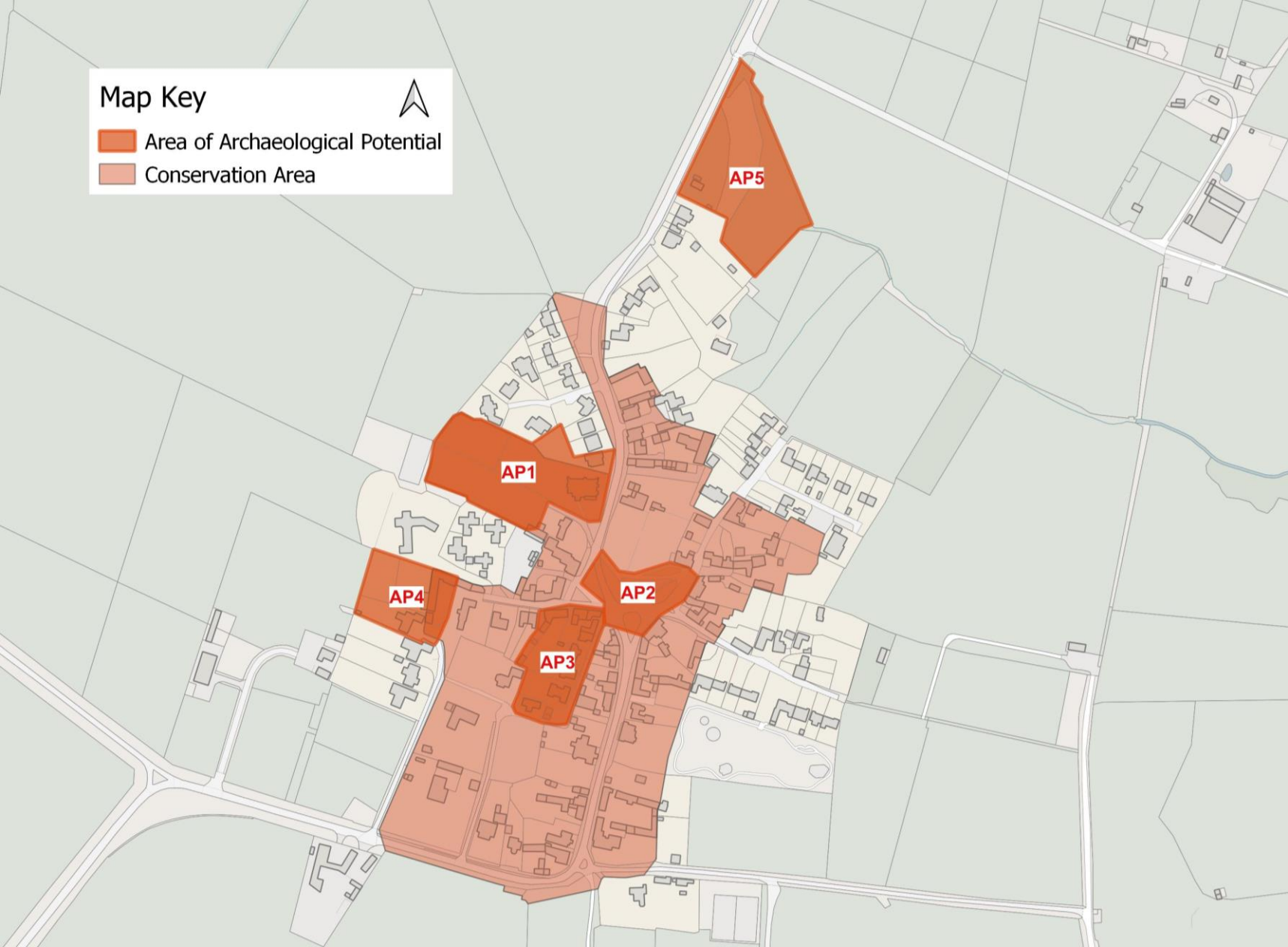
AP1: Possible medieval activity including discovery of 11<sup>th</sup> C coin hoard MNN24329

AP2: Possible Roman activity including discovery of pottery scatter and loom weights MNN172609

AP3: possible early medieval/saxon activity including discovery of loom weight MNN32626

AP4: Possible Roman activity including discovery of pottery scatter MNN172608

AP5: Former brickfield, possible industrial archaeological remains



## 6.3 Important Open Spaces

### **The Old Brick Works**

On the northern boundary of the village, east of Old Road, and originally part of the Manor House grounds, three acres of land were used for brick-making from 1850 until 1920. When the brick works closed, the area became derelict and was used as a village waste-tip until about 1980. It is now a semi-wooded area with a large variety of wildlife including badgers and deer.

### **The Parks**

This may have been a medieval games park behind the Manor grounds. An open grass area containing Park House, it offers vistas of unspoilt, ancient meadow land behind houses on the east side of Old Road, and can be seen from different parts of the village.

### **The Manor House Gardens**

Although surrounded by a wall, these gardens can be seen from the east side of the Old Road. They offer an open spatial extension to the Green on the south side and to a steep grass incline on the other side of the road, which leads to the church and allotment gardens. A large weeping ash takes a prominent place in the centre of the garden. Its fringe of trees provides a dramatic backdrop to the Green as the High Street descends toward Old Road from the south.

### **The Churchyard**

Standing northwest of the Green, the church stands in an elevated position and provides a focal point for the village. It is bordered by

stone walls and retains a number of historic head stones, some of which have a highly decorative quality.

### **The Green**

This location is the centre of the village, both in a historic and geographical sense, as well as being the location for local events. The Green has had a significant impact on village development and efforts have been made to preserve its rural, historic character.

The Green once had a pond, but this was filled in around 1850 when the Blacksmith forge moved to School Lane. There is a water pump set into a Victorian wall which also has water troughs for animals, these troughs are now filled in as planters.

Five out of six lime trees, planted to celebrate Queen Victoria's Jubilee, remain on the Green and follow the line of the road.

### **Back Lane, Peter's Green and the Patch**

The grounds around The Grange were developed in the 1970s, the land had covenants placed upon it by the owner which has assisted in its preservation. Development of the detached properties here allowed for the retention of a central green space. Today, the land has mature trees and provides a wooded area which can be viewed along the public footpaths which run around its western and northern boundary.

### **Holcot Lane**

This lane, of approximately three quarters of a mile, was once a track to the village of Holcot. The nature of the track is noted for its retention of natural features including mature hedgerows which



benefit local wildlife and biodiversity. The lane is a public right of way and offers a walking route to pedestrians.

### **The Playing Field**

Access is mid-way down the south side of East End. At one end there is children's play equipment. The recreation ground is not located within the conservation area, but is recognised as an important open space on its periphery which historically was used as pastureland.

### **Verges**

Whilst not technically open spaces today, the wide verges in front of the council houses in Old Road previously existed as a village pound until the 1850's, and the retention of these as undeveloped areas goes some way to maintaining a sense of space.

At the top of Holcot Lane opposite the Red Lion, there is a small open space where there was once a wagon hovel, now demolished. The rough-cut verges, full of wild-flowers are an asset to the village.

## **6.4 Footpaths**

Historic footpaths are an important part of the village, particularly those which extend from the central lanes which form the settlement's historic pattern. As such, these informal countryside paths lead through the surrounding fields and have historically connected the village to neighbouring farms, areas of light industry such as the local ironstone quarries, and other settlements. They are significant in that views of the conservation area and surrounding landscape are appreciated from them, and they

preserve historic modes of movement which directly stem from how the village developed over time.

In terms of surfacing, the footpaths which run alongside the highway throughout High Street and Old Road are treated with a golden gravel, this creates a unified appearance as the footpaths run through the village. The exceptions to this are the footpaths which run across the village green, these are of concrete and gravel.

There are other rights of way around the conservation area which run across fields and around other paths and lanes, these are variable in their treatment, ranging from standard road treatment to untreated fields and pasture. These allow access to the surrounding countryside and contribute to the secluded rural character of the village.

FP1: School Lane to Old

FP2: Holcot Lane to Holcot

FP3: Old Road to Lamport

FP4: West End to Hanging Houghton

Footpaths are shown on the views map below.

## **6.5 Views and Vistas**

Views and vistas impact upon and contribute to how the conservation area is experienced, both within the boundary and from outside the designation. Being a compact settlement with

varying landform, views of the surrounding landscape are also an important consideration for the setting of the conservation area.

As well as the overall contribution of the surrounding landscape, individual features can create particular interest within views.

This bridleway offers a pleasant view along a lane which is lined with trees and leads out to the east, it is accessible to the public and offers a useful and enjoyable amenity.

### **Views out from the conservation area**

#### **View 1: From East End looking eastward**

Where East End terminates, there are views out from this elevated location across open fields which offer a strong sense of openness and unbroken wide-ranging views.

#### **View 2: From School Lane looking north-east**

At the end of School Lane there is a medium-range view facing north-east, channelled by two belts of trees. This view contrasts to other views out from the conservation area, but still creates a tangible link to the countryside.

#### **View 3: From Old Road northward**

There is a straight view created by the route of Old Road and the hedgerows either side of it upon leaving the conservation area to the north. There are also glimpses of the open fields to the north-west available at points along this road.

#### **View 4: From High Street facing west**

Where High Street bends in the direction of Brixworth, just upon leaving the conservation area there is a long channelled view enclosed by hedgerow trees, which contributes to the compact character of the settlement and the closeness of the countryside setting.

### **Views into the conservation area**

#### **View 5: From High Street eastwards**

This view is enclosed by mature trees as the road bends northwards into the built portion of the village. The leafy nature of the road, coupled with the set back position of properties on the northern side emphasises the compact nature of the village.

#### **View 6: Along Old Road southward**

This long view along Old Road is focussed on the historic linear development on the western side of the road, specifically the brick cottages, enclosed on the eastern side by a strong hedgerow.

#### **View 7: Along School Lane southwards**

This view is channelled along the lane by the brick cottages on the western side, and focuses in the medium distance on the end of the village hall and the gable of The Old School House. Openness in the foreground is created by the long front gardens of Nos. 9 and 10.

#### **View 8: Along East End westwards**

This view is very narrow and channelled, with a mixture of built environment, particularly the ironstone gable of Sundial Cottage and mature trees further down the lane, creating enclosure and seclusion.

### **Views within the conservation area**

#### **View 9: Short view of Scaldwell House**

At the corner of High Street there is an imposing short view of Scaldwell House which commands a prominent position upon entering the village centre. The whole façade of the house is visible, as well as its boundary walling and the eye is drawn along High Street by the rear development.

#### **View 10: Along High Street northwards**

This view is channelled by the consistent form and style of the dwellings either side of the road, and creates a very strong and immediate impression of the village vernacular.

#### **View 11: Along High Street towards the village green**

This view is channelled by the close development on either side of High Street, and focusses in the distance on the mature trees present on the green, creating a leafy impression and drawing the eye towards the centre of the village.

#### **View 12: From village green toward Church of St Peter and St Paul**

This short view is channelled by the lane and adjacent trees directly to the tower of St Peter and St Pauls in its elevated position. In the foreground, the stone walling of the churchyard and Townwell Cottage draw the eye.

#### **View 13: From Old Road southwards**

As the road bends round towards the village green and the church there is a view of The Smithy, The Hillyards and The Manor House and surrounding specimen trees which create a sense of seclusion at prior to reaching the centre of the village.

#### **View 14: From Old Road onto the village green**

This view follows the road as it winds across the village green, enclosed on the western and southern sides by Poplars Farm and No.1 West End, which create a cohesive impression. The specimen trees on the green also channel the view and add to the leafy character of the green.

#### **View 15: From Back Lane towards The Old Post Office**

This view across the green focusses on the enclosure created by The Old Post Office and Home Farm House which sit facing onto the green. Other important features in this view are the wide green areas, prominent stone wall around The Manor House and the specimen trees on the green.

#### **View 16: Along East End eastwards**

This view focusses on the historic properties lining the northern side of the road, which sit forward in their plots and dominate the street scene, channelling the view.

**View 17: Short view of the chapel on East End**

This short view appears on East End, being more prominent due to the set back plots of the modern properties to its east. The whole of the eastern side of the chapel is visible, including its distinctive arched windows, and the orientation contrasts with the opposing buildings on the street, as is typical of religious buildings.

**View 18: Short view onto the Green from East End**

From the junction of East End, there is a pleasant short view of The Green, in particular focussing on the K6 Telephone kiosk and central trough and water pump.

**View 19: Short view of School Lane junction**

At the junction of School Lane and the Green there is a pleasant short view which takes in The Old Post Office as well as No.1 School Lane. The contrast in orientation of these properties creates a sense of enclosure at the edge of The Green.



Views out from and into the conservation area





V7 tbc



V8

Views within the conservation area



V9



V10



V11





V12



V13



V14



V15



V16



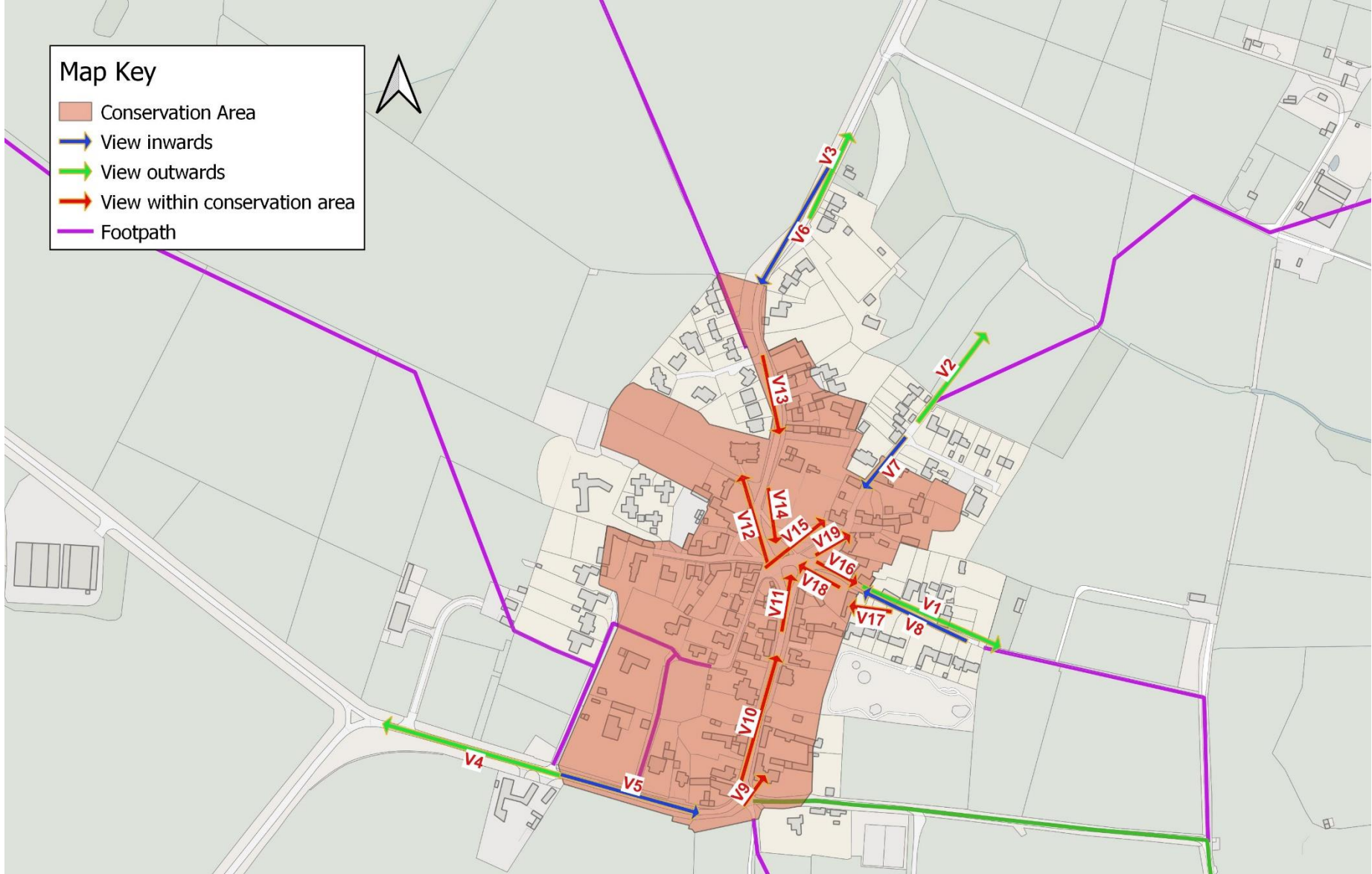
V17





### Map Key

- Conservation Area
- View inwards
- View outwards
- View within conservation area
- Footpath





## 6.7 Public Realm and Other Features of Value

### Street Furniture

The Green in Scaldwell has a collection of historic public features including a K6 telephone box and a water fountain and horse trough which contribute to the character of the green space. A modern, sensitively designed war memorial has also been installed to supplement that which exists in the church. Traditional style black and white finger posts and historic lampposts also add positively to the appearance of the conservation area. There is also a small bus shelter and bench on The Green, but other than this collection of features, street furniture within the conservation is very minimal and generally quite simple in character.

Street lighting in Scaldwell is limited to the village green area. There are very few lampposts, with most of the lighting being wall mounted onto the side of houses – these fixtures are traditional in style and made to replicate Victorian style lanterns. A stand alone lamppost can be seen outside the church of St Peter and St Paul, this is also of a traditional style. The lack of lighting creates a strong rural character.

### War Memorial & Water Pump

The war memorial on The Green was installed in recent years in addition to the plaque which is located within the village church. The war memorial plaque is situated on the green in front of the

former water pump which is set into a blue brick wall, which has historical interest having provided water the village prior to the introduction of mains systems.



## 6.8 Open Space Analysis

Open space analysis is a method used to assess the contribution of open space to the character and appearance of the conservation area<sup>9</sup>.

The rural nature of the majority of the Daventry area is such that landscape often makes a significant contribution to the character and appearance of conservation areas within it.

In 2016, a methodology for analysing the contribution of landscape within Craven District was formulated by Historic England.<sup>10</sup> This methodology has been employed to assess the contribution of open spaces to the Scaldwell Conservation Area.

Open space is defined as common land, farmland, countryside and recreational spaces (including school grounds, churchyards and cemeteries). The analysis considered open space inside and outside the conservation area boundary, where it formed its immediate context.

Fieldwork was combined with an analysis of historic mapping and other secondary sources.

From this, the following factors were taken into account in

assessing the contribution of open space to the character and appearance of each Conservation Area:

1. the historical relationship and function of open space
2. its contribution to the form and structure of historical settlements
3. how open space is experienced and viewed from within the boundary of the Conservation Area (for example, there are many long views from within Conservation Areas to the wider landscape that are fundamental to their character and appearance)
4. how the pattern of historic settlements and their relationship to the wider landscape can be understood when looking in from outside (and sometimes at considerable distance, from hills and scarps)

The following categories have been used to assess the contribution of open space to Scaldwell Conservation Area and are mapped on the Open Space Analysis map below:

**Purple:** Open space that makes a significant contribution to the character and appearance of the conservation area.

**Pink:** Open space that makes a moderate contribution to the character and appearance of the conservation area.

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<sup>9</sup> Alan Baxter Ltd (2016) Craven Conservation Areas Project: Potential Conservation Area Designations August 2016

<sup>10</sup>[https://www.cravenc.gov.uk/media/1818/craven\\_ca\\_appraisals\\_introduction\\_august\\_2016.pdf](https://www.cravenc.gov.uk/media/1818/craven_ca_appraisals_introduction_august_2016.pdf)

**Brown:** Open space that makes no or negligible contribution to the character and appearance of the conservation area.

OS1: This small area of pasture can be seen from the footpath leading away from the conservation area to the north-west towards Lamport and Hanging Houghton. The open nature of the pasture is a key feature of the setting of the conservation area, which contributes to its compact character. This area also lies partially adjacent to the churchyard, on its western side, and as such is a sensitive area which contributes to the rural setting of the grade II\* listed church.

OS2: This small area of open pasture lies immediately west of Peters Lane in the south west of the village. The open nature of the field abutting the conservation area contributes to its compact settlement character. The trees which line this area of the High Street also contribute to the secluded and enclosed feeling of the village and the lane.

OS3: This area comprises the Scaldwell Village Playing Field, a public open area containing play equipment. Historically, this area was open pasture, as shown on historic mapping from the late 19<sup>th</sup> century. As with other open areas adjacent to the conservation area, the playing field maintains the compact nature of the village, particularly High Street.

OS4: OS4 is a partially wooded private field located to the east of Scaldwell House. The trees which sit to the south of the area create a screen at the edge of Holcot Road and High Street and enhance the feeling of rural seclusion and enclosure at this end of the

village. The trees to the north (which sit between the playing field and this area) also provide screening at the edge of the village.

OS5: This area is open fields to the south of the village, south of High Street and east of Brixworth Road. On approaching the village, there are clear views across the fields in the direction of trees on the edge of the settlement which create the impression of seclusion and compact character.

OS6: This is a large area of open space, made up of fields to the east of the village. There are expansive views across these fields from the end of East End, which contribute to the setting of the conservation area and its rural character, as well as the compact nature of the village.

OS7: This area lies to the north of the village at the end of School Lane, and comprises open fields enclosed by large tree belts. The area contributes to the rural and open setting of the conservation area, and the trees create a sense of enclosure.

OS8: This area lies to the north west of the conservation area off Old Road. It comprises open fields which can be seen through the field gate at the edge of the conservation area or from the footpath to the south which leads to Lamport. Like other areas around the village, the contribution of these fields comes in their open undeveloped nature which helps to maintain the rural setting and compact nature of the conservation area.

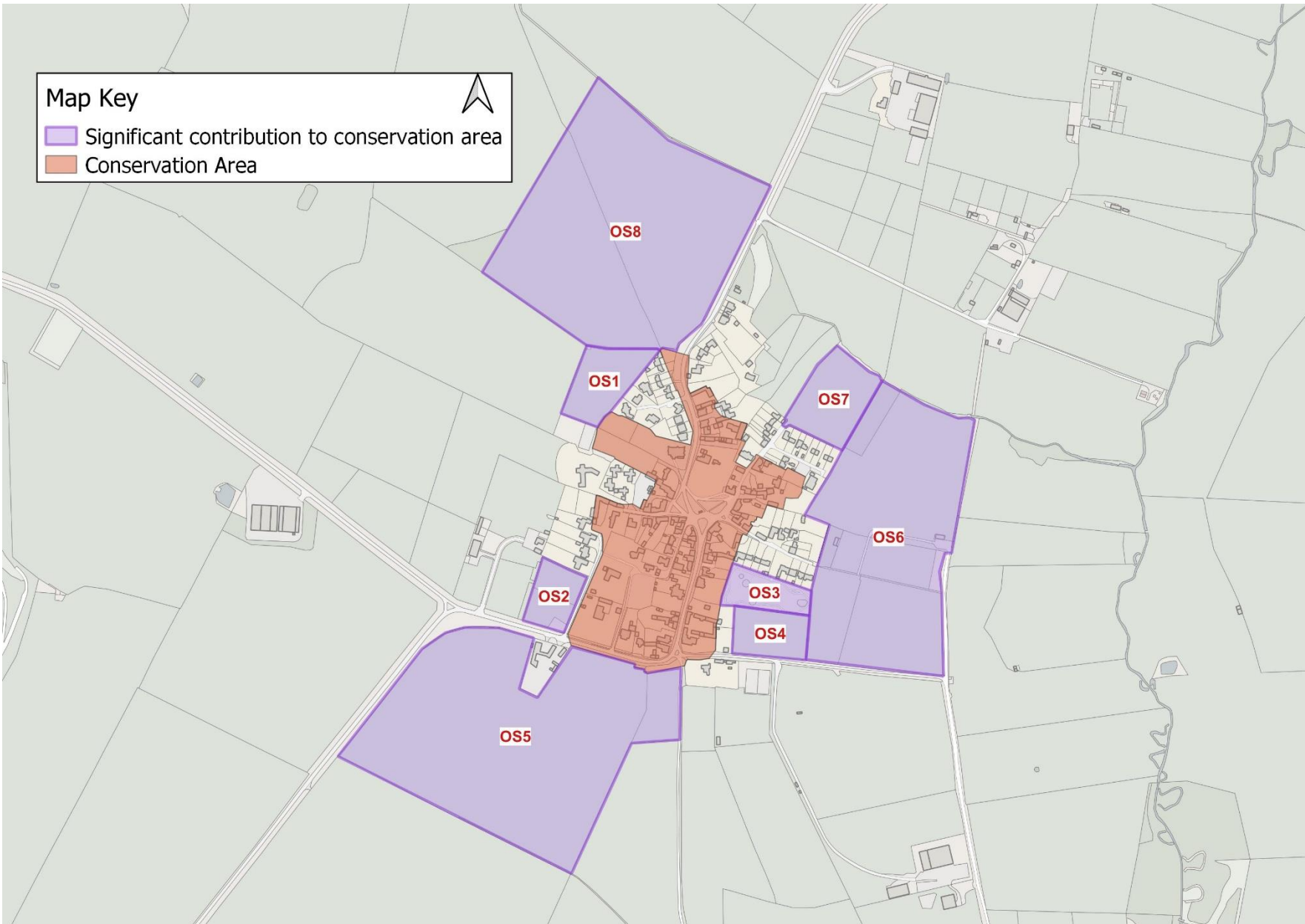




Map Key



- Significant contribution to conservation area
- Conservation Area



## 7 Architectural Character

Architectural form is a key aspect of the character and appearance of the conservation area. Set out below is a summary of building types and materials; including the characteristics of the form of the built environment within the conservation area; and pictorial examples of common materials, form and detailing, set out in the “palette”.

### 7.1 Building Types and Materials

The Church of St Peter and St Paul is the earliest dated building in the village, dating from between the 12<sup>th</sup> and 14<sup>th</sup> Century, with restorations in the 19<sup>th</sup> Century.

The majority of other buildings in the village are now in domestic use, and whilst these range somewhat in status and form, there is a clear character created by the design and materials used. At the centre of the village, around The Green, there is a strong grouping of vernacular architecture. The buildings that face onto the green space are relatively plain in form, being constructed of ironstone laid in narrow courses with a pale lime mortar, with pitched roofs of slate (some have modern corrugated concrete tile roofs which detracts from overall historic character). The golden-brown coloured ironstone is exposed which creates widespread cohesion though the consistent colour palette. The historic use of coursed rubblestone masonry for many of the cottages in this

area points to their modest origins and this can be said for properties on School Lane, East End, West End and Old Road. This form is similar to the construction of a number of agricultural buildings in the village. There is evidence for the conversion of a number of these former agricultural buildings into residential dwellings, such as the portion of Home Farm House which extends onto the High Street (note the high narrow opening on the southern gable) and the property at Barn Cottage which, aside from the indication of its name, also has a large opening for carts on the roadside. Tudor Barn, Old Road and Hunters Court, High Street are further examples of buildings around a “yard” which have been retained in their original plan form, contributing to the historic character of the village. There is a distinct character on High Street, where a number of higher status properties are located, including the Rectory, the Rectory Farmhouse, The Grange, Sundial House, The Hollies, and Scaldwell House (and what are likely to be its historic outbuildings to the rear, now the Hunters Court development). Ashlar dressed stone is used at The Rectory, Three Steps and Sundial House, whilst The Hollies, Lavender Cottage and The Grange are rendered in the manner associated with Georgian and early Victorian architecture (The Hollies dates to the mid-late-19<sup>th</sup> century, whilst The Grange and Lavender Cottage are likely to be at least early 19<sup>th</sup> C). The contrast with the consistent use of coursed rubblestone in other parts of the village indicates the higher status of the buildings on High Street and creates an imposing visual impact on entering the village from the Brixworth side. Other more imposing or higher status buildings are also spread throughout

the rest of the village, notably The Manor House and the three storey "The Hillyards" on Old Road, and the Old School House on School Lane. Another ashlar building is situated at the very end of East End facing outwards towards the surrounding countryside.



There are a small number of properties constructed using red brick on the lanes which radiate from the village green, most likely constructed from the mid-19<sup>th</sup> century onwards when brick became available from the nearby brickfields. Generally, these are confined to small cottages, small barns and outbuildings, or extensions to stone properties. Examples of brick cottages include No.1 West End and No.2 Back Lane. Examples of brick outbuildings and extensions can be seen on Back Lane and at the southern end of High Street. The most prominent brick buildings in the village are Scaldwell House, High Street and The Chapel, East End (formerly the village Independent Chapel). Scaldwell House is another example of a higher status building that is located on High Street where there is a concentration of such properties. Brick is also used for some architectural detailing, such as quoins and window arch detailing as seen on the corner of Back Lane and West End, and at The Hillyards.





It is likely that prior to the introduction of slate some of the properties may have been thatched, as can be seen in historic photographs from the 19<sup>th</sup> century (see section 5). Evidence of this can be seen in the steep pitch of several roof slopes including The Old Fox, Home Farm House, The Old School House, the property named "The Old Thatch" on West End, and No.1 East End. Both The Old Fox and The Old Red Lion are former public houses situated at the southern and northern ends of High Street. The Old Red Lion shows a datestone of 1675, however it has been much altered with a brick second storey extension to the southern part. The Old Fox is listed at grade II and appears to date to at least the mid-18<sup>th</sup> century.

The majority of traditional properties have timber casement windows, set at irregular intervals in many cases, with those at the first floor often situated just under the eaves of the roof. These are generally painted in muted colours such as white or cream (with some variation). Some properties have had dormer windows inserted historically, although these are not a common characteristic and can detract from the vernacular appearance of dwellings and the traditional appearance of former barns. Window detailing in vernacular properties is largely restricted to timber lintels, or in some cases brick arches. In the case of higher status buildings, there are examples of stone moulding, as at Rectory Farm House and The Manor House, or flat stone arches, sometimes with projecting keystones, as at The Rectory, Sundial House and Three Steps. Interestingly, The Smithy also has a stone moulded window facing the road on the first floor.

Some individual properties have appropriate contemporary detailing, such as Lavender Cottage, which presents a decorative porch to the street and has sash windows, which are relatively unusual in the conservation area.



## 7.2 Scale and Massing

Scaldwell is a small, compact and cohesive settlement and whilst the scale of dwellings in the conservation area has some variation, the majority of vernacular domestic properties are two-storey, with either two or three bays. Around the green all buildings are two storeys in height and are massed closely together, divided only by



the lanes radiating from the centre of the village. Enclosure is created around the green through the horizontal emphasis of most of the buildings, either as terraces (some cottages have been merged to create larger dwellings but still retain visual separation through differing roof heights for example), or multi-bay detached properties which face the green such as The Old Post Office, The Poplars and Home Farm House.



These act as terminus buildings within views which draw the eye. On Back Lane there are several terraced single-bay cottages which, along with the narrow width of the lane, creates some contrast to the rest of the conservation area. There are two yards of converted agricultural buildings (at Tudor Barn and Hunters Court) which are a mix of one and two-storey traditional buildings retaining the traditional character of the yard, as well as a number of one storey outbuildings. Notable examples are the stone and brick small outbuilding on the south-western corner of High Street and those along Back Lane and West End (behind The Poplars). The former village school on School Lane, now village hall, is one storey and draws the eye along the Lane. There are a select few properties of three storeys such as Scaldwell House, The Hillyards and The Old Rectory. These contrast to the traditional vernacular, creating a more imposing impression, most likely due to their historic status as relatively important properties in the village.



Whilst around the green properties are massed closely to the highway and in a linear form, creating enclosure, on High Street the properties are generally detached and set back from the road behind wide pavements. This, alongside the more detailed architectural styling, creates a more formal character.

On School Lane, Back Lane East End and West End, the massing and scale of buildings is more mixed, with some properties being set back from the roadside. This is in general the case for more modern properties, but some does also apply to some traditional properties, such as The Old School House.

An impression of space is created in the north of the village as the church sits in a large churchyard on a rise, and as one travels along Old Road the large plot of The Manor House, the width of the pavement and the wide verge on the western side of the road all contribute to this characteristic. Furthermore, whilst the historic properties on the eastern side of the road sit relatively close to the highway, there is a mix of orientations, which breaks up the view, in contrast to the horizontal emphasis around the green and, to an extent, High Street.

At Peter's Green, on Back Lane, there is an are of further distinct character, created by the grouping of mid-20<sup>th</sup> century development in the rear plot of The Grange up to The Old Cottage. These properties, Arvika, Truffel House, Peters Green and Garden House are all situated in spacious plots around a green, which creates a feeling of open space, contributed to by large specimen trees.

### 7.3 Boundary Treatments

The boundary treatments used throughout the village consist mostly of stone and brick walls of varying height – where gardens are present, these walls are often coupled with hedges.

Along High Street, many properties front directly onto the public footpath and as such do not require boundary treatments - there are some exceptions such as low stone walls – the higher stone walls are often attributed to the larger historic properties, such as the significant stone wall which encloses the plot of The Manor House, adding to the sense of enclosure on The Green.





Where hedging is used as an alternative these are usually holly, hawthorn or ash with some examples of box and privet. In many cases a hedge is combined with post and rail fencing. Although many houses in the village open directly onto the street there are also small front gardens that are either walled in local stone or retain original iron railings – such as lavender cottage or The Hollies in the High Street – or the cast iron gate of Poplars Farmhouse on The Green.

Railings and timber fencing are not prominent boundary treatments to the front of properties within Scaldwell. Timber fencing such as the post and rail arrangement to the front garden of Truffell House at the southern end of High Street is not common within the village and is more characteristic of the boundary treatments to the surrounding rural fields and pasture.





7.4 Palette







## 8 Design Guidance

The following policies set out key design principles. Advice should always be sought from West Northamptonshire Council before commencing any works. The Scaldwell Village Design Statement should be referred to. A Design Guide for Northamptonshire has been produced by CPRE which provides useful advice

### 8.1 Alterations and Extensions

Proposals for alterations and extensions should not adversely affect the character or appearance of the conservation area or its setting. Alterations and extensions should be sympathetic to the character of the building in terms of proportions, scale, materials, and detailing. New development, including extensions, should respect the appropriate pattern of historic plot formation.

### 8.2 Scale

Additions to existing buildings or new development will generally not exceed two storeys, and the ridgeline should respect the ridgeline of adjacent buildings.

Ridgelines are typically varied across the conservation area, and new development should seek to be sympathetic to this style.

Due to the importance of the continuous built frontage throughout much of the conservation area, new development and alterations should not affect the established building line, nor create gaps where previously there were buildings or walls.

### 8.3 Materials

Continuity of materials greatly contributes to the area's character and development must be sensitively designed with this in mind.

The use of local materials if possible is encouraged. The majority of properties within Scaldwell are built using either local limestone or ironstone. Later alterations to buildings have often been carried out using red brick which was often produced in local brick yards.

Pointing on historic buildings should be subservient and carried out using an appropriate grade of lime mortar, avoiding ribbon or strap style.

Rendering generally serves to detract from the visual amenity and uniformity of Scaldwell's street scenes and should be avoided. When considering exterior painting and rendering, masonry paints are often not acceptable for use on buildings which pre-date 1919, as they can have a damaging effect on stone and brickwork. In these cases it is more appropriate to use a lime-based render or lime wash.

### 8.4 Detailing

Detailing is present on buildings across the conservation area. Several older buildings display elements such as decorative timberwork – including door surrounds, barge boards and porches. Many of the historic buildings incorporate wooden lintels over

windows and doors, often painted black. Some buildings have later brick dentil courses that were added below the roof line, presumably to alter the pitch to enable thatched roofs to be replaced with slates or clay tiles.

These features greatly contribute to the character of the conservation area and new development should use appropriate designs in order to be sympathetic to the existing form.

## 8.5 Windows

A selection of historic window styles survives across the conservation area, including examples of Georgian and Victorian sliding sashes and leaded casement windows. The varied styles greatly enhance Scaldwell's character and help to paint a picture of its architectural development.

Traditional windows should be retained, maintained and repaired as far as possible.

New dormer windows and roof lights are generally not acceptable on the front elevations of historic properties, and if used on rear elevations should be designed so that they are in proportion with the building and do not dominate the roof slope. Roof lights should be fitted flush to the roof line.

Simple eyebrow detailing should be used in situations accommodating thatch.

If replacement of traditional windows is necessary, they should be:

- sensitive to the original style;
- generally, either timber or metal double casement;
- if painted, window frames should be either white or where possible a relevant sensitive colour based on the originals;
- original stone and wooden lintels should be retained and every care taken not to damage them if the windows are being replaced; and,
- uPVC is generally not an appropriate material for use in an historic property.

## 8.6 Doors and Porches

Traditional doors within the proposed conservation area are all of timber, these are generally panelled, sometimes with glass. There will be a presumption against uPVC as a material for doors. Porches should not detract from or overwhelm the visual amenity of the relevant building elevation, and be appropriately proportioned and scaled – Scaldwell has some example of historic porches which are constructed in timber and incorporate timber trellis.

## 8.7 Roofing

Traditional roofing materials such as slate, clay tile and thatch should be retained wherever possible. Replacement of thatch with an alternative roofing material is generally not acceptable.

Several historic properties within Staverton have historically had thatched roofs which have subsequently been replaced with corrugated tin. This is a local feature which contributes to the agricultural character of the conservation area and they should be retained.

Ridgelines should be carefully designed so as not to obscure views of historic buildings, particularly the church. Steeply pitched roofs are a common feature of some older, stone buildings indicating that they were formerly thatched; later slate roofs are of more shallow pitch. Modern development should seek to sit subservient to historic properties rather than dominating them.

## 8.8 Setting

There will be a presumption against developments which negatively affect the setting of a conservation area, particularly if they affect views into, out of and through the conservation area.

Important trees should be replaced where felling takes place, so as to conserve the green setting of the conservation area.

Views of The Woodlands across the open pasture within the conservation area, as well as views of the church, are especially integral to its setting, as are long distance views across the Leam Valley both towards and from the conservation area.

Scaldwell conservation area has a very clear scale which is still relatively intact – this means that the ratios of buildings height, road width, building plan area, plot size, proportion, window sizes

and perceived size of open spaces are generally the same throughout the whole conservation area. It also means that where there is a departure from these standards there is a proportionately significant reason for departure. For example, The Manor, The Grange, The Old Rectory and Rectory Farm, all have larger individual plot sizes relative to the buildings size. This is because they were all more important buildings in the village and so their larger scale relates to their greater status within the community.

## 8.9 Public Realm

The public realm should enhance the character of the conservation area. Surface materials should, where possible, be sympathetic to the surrounding built form, and historic materials should be retained or reinstated in all possible cases. Signage and street furniture should not detract from the visual amenity of the streetscape; their design should be sympathetic and number kept to a minimum in order to avoid clutter whilst properly taking account of public safety.

Satellite dishes should not be placed on the principal elevations of buildings, as they serve to detract from the visual amenity of the conservation area. Furthermore, external wiring should not be taken across the frontage of a building; or, where unavoidable, should be consolidated and kept tidy so as not to affect the visual amenity of the building or street scape.

Any new development should seek to ensure that measures are taken so that large waste bins are not visible to the street, including



back land.

Development of private driveways and off road parking spaces should avoid solid block treatment as it is considered too urban and out of keeping with the character of Scaldwell, gravel finish alternatives better complement the existing treatment of public footpaths throughout the village.

## 9 Opportunities for Enhancement

### 9.1 Local List

Certain buildings, structures and sites make a particular positive contribution to the character and appearance of the conservation area or its setting, and are therefore worthy of recognition in the planning process.

In response to this, West Northamptonshire Council is producing a “Local List” of locally special buildings, structures or sites, which provides those assets included on the list with appropriate consideration. The Local List differs from statutory “Listed Buildings” in that an asset’s inclusion on the Local List does not confer any further planning controls. Rather, being included on the Local List provides weight to the asset’s retention, should it be at risk.

Local List candidates are judged by criteria assessing their age; condition and quality; rarity; group value; and historic associations.

Proposed candidates for the Local List within Scaldwell are as follows:

The Hollies, High Street



Scaldwell Village Hall



## 9.2 Article 4 Directions

Certain “permitted development” rights are automatically withdrawn as the result of conservation area designation, meaning that planning permission is normally required to undertake particular works (see Section 2.3). However, many works, such as the replacement of windows, doors or the painting of the exterior of a property are not controlled through conservation area designation and remain permitted development. Over time, these works can have a significant effect on the character and appearance of a conservation area which may cause harm to its special interest. In order to preserve the character of a conservation area the District Council may choose to remove certain permitted development rights through the placement of an **Article 4 Direction**. The result of an Article 4 Direction is that permitted development rights are withdrawn and planning permission is required to undertake certain works. The placement of an Article 4 Direction is a separate process to conservation area designation. Certain Article 4 Directions are being explored as the result of this appraisal and are detailed below.



<b>Permitted Development Rights to be withdrawn</b>	<b>Location</b>
Alteration of windows	High Street Truffell House, Old Red Lion House, The Hollies, Bramleys, Bramley Cottage, Three Steps House, Newstone House, Barn Cottage, Chytil Cottage, Plumb Cottage, Lavender Cottage,
Alteration of doors	Hunters Court, High Street
Alteration of roofing materials	Grooms Lodge, Hunters Court, Saddle Cottage, Hunters Court, Antler Cottage, Hunters Court, Paddock Cottage, Holcot Lane
Construction, replacement of removal of chimneys	<p>Back Lane</p> <p>1, 5, The Old Cottage</p> <p>The Green</p> <p>1,</p> <p>Yew Tree Cottage, Old Bakehouse, The Poplars Farm, Townwell Cottage, Poplars Barn, Pittams Cottage, Crofton Cottage, Oak Farm</p> <p>West End</p> <p>1 The Maltings, 2 The Maltings, Peters Farm, Peters Barn</p> <p>East End</p> <p>The Chapel</p> <p>School Lane</p> <p>The Old Post Office, Post Cottage, The Old School House,</p> <p>Old Road</p> <p>Manor Cottage, The Hillyards, The Smithy, Tudor Barn</p>

## 10 Management Plan

Local planning authorities have a duty placed on them under Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to draw up and publish proposals for the preservation or enhancement of conservation areas.

Conservation area appraisals undertaken within Daventry District help to identify threats to the character of the conservation area and opportunities for enhancement, which can then be developed into Management Plans which seek to address these issues through recommendations.

The following threats to the character and appearance of the Scaldwell Conservation Area have been identified through the appraisal. Each Threat is accompanied by a Recommendation which should be used to guide future management and address key issues.

### 10.1 Threats and Recommendations

#### T1: Threat 1: Loss of traditional features

The loss of original and traditional features is a threat to the character and appearance of the conservation area. The multi-layered historic fabric of Scaldwell contributes greatly to the architectural and historic interest of the conservation area, and its current character and appearance. Features which are commonly under threat from removal or inappropriate alteration include, but are not limited to, fenestration, doors, boundary treatments and

roofing materials. Their piecemeal or wholesale loss affects the character and appearance of the conservation area and could cause harm to its special interest.

#### Recommendation 1:

Through the use of published guidance, including this document, any proposals should seek to retain and repair historic or traditional features wherever possible. Where replacement is necessary, new additions should be designed to be preserve or enhance the character and appearance of the conservation area. Works may require planning permission and works to listed buildings will require listed building consent in most cases.

The Council will explore the use of Article 4 Directions to remove permitted development rights within the conservation area; therefore, requiring a planning application to be submitted for certain works. This allows further consideration to be given to the retention of traditional features of value.

#### Threat 2: Inappropriate development

Piecemeal and larger-scale development, both on the fringes of the village as well as within the conservation area boundary, has the potential to harm the character of the conservation area as well as its setting. This ranges from the introduction of new dwellings, or extensions to existing dwellings, to the introduction of modern materials such as UPVC fenestration or solar panels. Some development within the conservation area has led to the erosion of some historic character, the gradual effect of which is a threat to the general character and appearance of the conservation area.

**Recommendation 2:**

Development within the conservation area should seek to preserve or enhance its character and appearance through the use of vernacular materials and designs sympathetic to the established form, scale and massing of historic properties.

Development on the fringe of the conservation area should seek to preserve or enhance its setting, including maintaining its rural character, established views in and out, and having regard to the possibility of any areas of archaeological sensitivity.

**Threat 3: Village Greens and green verges**

The Village Green and non-designated green verges (such as those on Old Road which historically formed the village pound and have been retained in part) make a significant contribution to the character and appearance of the Scaldwell Conservation Area. The parking of vehicles on these areas can cause damage and detracts from views across the historic open spaces.

**Recommendation 3:**

Proposals for development should preserve or enhance the character and appearance of the conservation area through the retention and maintenance of the identified important open spaces within the boundary. This could include provision for parking which ensures the green spaces are maintained.

**Threat 4: Threat to known or unknown areas of archaeological potential**

Scaldwell has been inhabited for many centuries. It is recognised that evidence for past occupation may survive as buried archaeological remains within the modern settlement and on its fringes.

The area has the potential to yield further archaeology which would enhance our understanding of its development and the development of the wider landscape. Development proposals have the potential to have a detrimental impact on these remains, which forms a threat to the historic interest and subsequent character and appearance of the conservation area.

**Recommendation 4:**

Development which involves below-ground excavation should have regard to the potential for remains of archaeological interest. Professional advice should be sought and appropriate assessment undertaken to assess the extent and significance of any remains which may be affected by proposals.

**Threat 5: Highways**

It is recognised that highways and the public realm directly contribute to the character of conservation areas, however there is little which can be achieved by the Council in the short term. There are strict regulations surrounding the safety of the public realm and highways, to which the councils must adhere.

Future development proposals could lead to an increase in traffic within the conservation area that could be detrimental to its historic character. A lack of available off-road parking currently detracts from the public realm.

#### **Recommendation 5:**

Development proposals should have regard to the impact of traffic levels and parking provision on the historic environment. Traffic management should be undertaken in order to preserve and enhance the conservation area where possible.

The Council will seek to ensure that works to the public realm do not detract from the character of the conservation area, where possible.

#### **Threat 6: Public Realm**

The condition of the public realm has a great effect on the quality of the conservation area. Poor maintenance of the public realm, and street clutter, could detract from the character of the conservation area. The current treatment of footways with lightly coloured crushed stone is sympathetic to the character and appearance of the conservation area.

#### **Recommendation 6:**

Street furniture within the conservation area is minimal. Where possible street furniture should be consolidated and kept to a minimum in order to prevent cluttering of the street space. Street furniture should be maintained to a high standard by all

stakeholders. Good design of new street furniture or that which is being replaced should be encouraged to enhance the conservation area.

Footways should be maintained to continue to be sympathetic to the historic public realm. The introduction of new, formalised footways across greens should not detract from their informal character by introducing features such as hard surfacing or kerbstones.

#### **Threat 7: Works to trees**

Trees contribute greatly to the character and appearance of the conservation area. Works to top, lop or remove trees which make a contribution could have a negative impact on the setting of buildings, views into and out of the conservation area, and the rural and secluded character of the settlement.

#### **Recommendation 7:**

Any proposals for works to trees within the conservation area, or those covered by a Tree Preservation Order should adhere to the formal notification processes. Consideration should be given in proposals to the contribution of trees to the character and appearance of the conservation area, as well as the cumulative effects of the loss of trees over an area. Management plans for larger areas of trees can be an effective way of undertaken year-on-year tree management, which can be discussed with the Council.



Threat 8: The installation of urban style closed board fencing can be seen on historic properties which fall just outside of the conservation area, this can be seen on Sundial Cottage in East End – this choice of boundary treatment negatively affects the visual appeal of the street scene and the historic building and should not be implemented within the conservation area itself.

**Recommendation 8:** Boundary treatments should be sympathetic to the nature of the village and the historic street scene. Close board fencing is generally not acceptable in lieu of traditional ironstone or brick walling.

## Sources

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## Internet Sources

[Magic Map Application \(defra.gov.uk\)](https://defra.gov.uk)

[Home | Domesday Book \(opendomesday.org\)](https://opendomesday.org)

[Northamptonshire's Environmental Character & Green Infrastructure  
Suite \(nrpenvironmentalcharacter.org.uk\)](https://nrpenvironmentalcharacter.org.uk)

## Further Information and Contact Details

Information regarding conservation areas can be found on our  
website at:

[Conservation areas | West Northamptonshire Council  
\(westnorthants.gov.uk\)](https://westnorthants.gov.uk)

Information regarding local history can be found at the  
Northamptonshire Record Office or Northamptonshire Libraries.

For advice relating to development within conservation areas,  
please contact the council's Development Management department  
via

Email: [planning.ddc@westnorthants.gov.uk](mailto:planning.ddc@westnorthants.gov.uk) or

Telephone: 0300 126 7000.

Information and advice for those living and working within  
conservation areas can also be found on the Historic England  
website at:

[Living in a Conservation Area | Historic England](https://historicengland.org.uk)

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