

Scaldwell Conservation Area Appraisal and Management Plan



**Consultation
Draft
June 2023**

Contents

1	Introduction.....	3
1.1	Why has this document been produced?	3
1.2	What status will this document have?	4
1.3	What is the purpose of this document?	4
1.4	How do I comment on this document?.....	4
1.5	How is this document structured?.....	4
1.6	Who is this document intended for?.....	5
2	Policy and Legislation.....	5
2.1	What is a conservation area?	5
2.3	What does it mean to live and work in a conservation area? 6	
2.4	Further Information.....	7
3	Summary of Proposed Changes	8
3.1	Current Conservation Area Boundary 2019	8
3.2	Proposed Boundary Changes 2023	9
3.3	Summary of Special Interest	9
4	Location and Settlement Context	13
5	Historical Development	14
6	Spatial Character	18
6.2	Areas of Archaeological Potential.....	19
6.3	Important Open Spaces.....	21
6.4	Footpaths.....	22
6.5	Views and Vistas.....	22
6.7	Public Realm and Other Features of Value	31
6.8	Open Space Analysis	32
7	Architectural Character	36
8	Design Guidance	44
9	Opportunities for Enhancement	48
9.1	Local List.....	48
9.2	Article 4 Directions.....	50
10	Management Plan	52
10.1	Threats and Recommendations	52
	Sources	56
	Internet Sources.....	56
	Further Information and Contact Details	56
	Copyright	57

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;

by email to 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 or 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. 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. For advice relating to development within conservation areas, please contact the District Council's Development Management department via

Email: 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/.

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-19th 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.

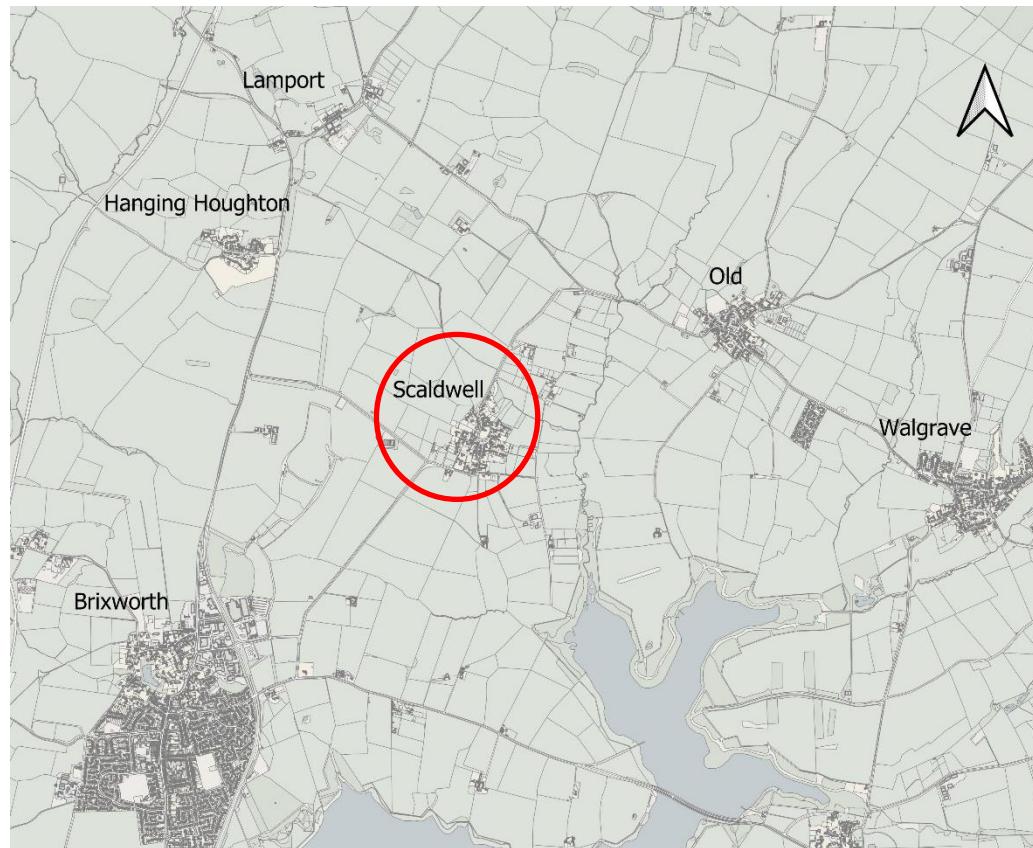
- There is a high level of consistency in the architectural character of the village through the use of regular coursed ironstone and slate roofing for the majority of vernacular properties. There is particularly strong vernacular character around the green, and, by contrast, the fine architectural detailing 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 19th century brick dwellings which show the development of materials usage over time.
- The former brickfield (shown on 19th 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.¹ 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.



¹ 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 village², and county records indicate that there may have been a considerable pottery industry in the parish around that time³. 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 verified⁴. 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 face⁵. The name "Scaldwell" is derived from the Danish *sceald* meaning shallow and the Saxon *wella* meaning spring⁶. The village is first documented in Domesday Book as a large settlement of forty-two households under three tenants-in-chief⁷, 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 20th century⁸.

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

² Northamptonshire HER record MNN24328

³ '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]

⁴ Northamptonshire HER record MNN142557

⁵ '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 12th-15th centuries. Adjacent to the churchyard is Townwell Cottage, which is suggested to be the earliest domestic property in the village, dating to the early 16th century.



N.E. View of SCALDWELL.

⁶ 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

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

⁸ 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 17th century, including Rectory Farm and Peters Farm House and Sundial House. Until the middle of the 18th 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 17th 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 19th or early 20th 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.

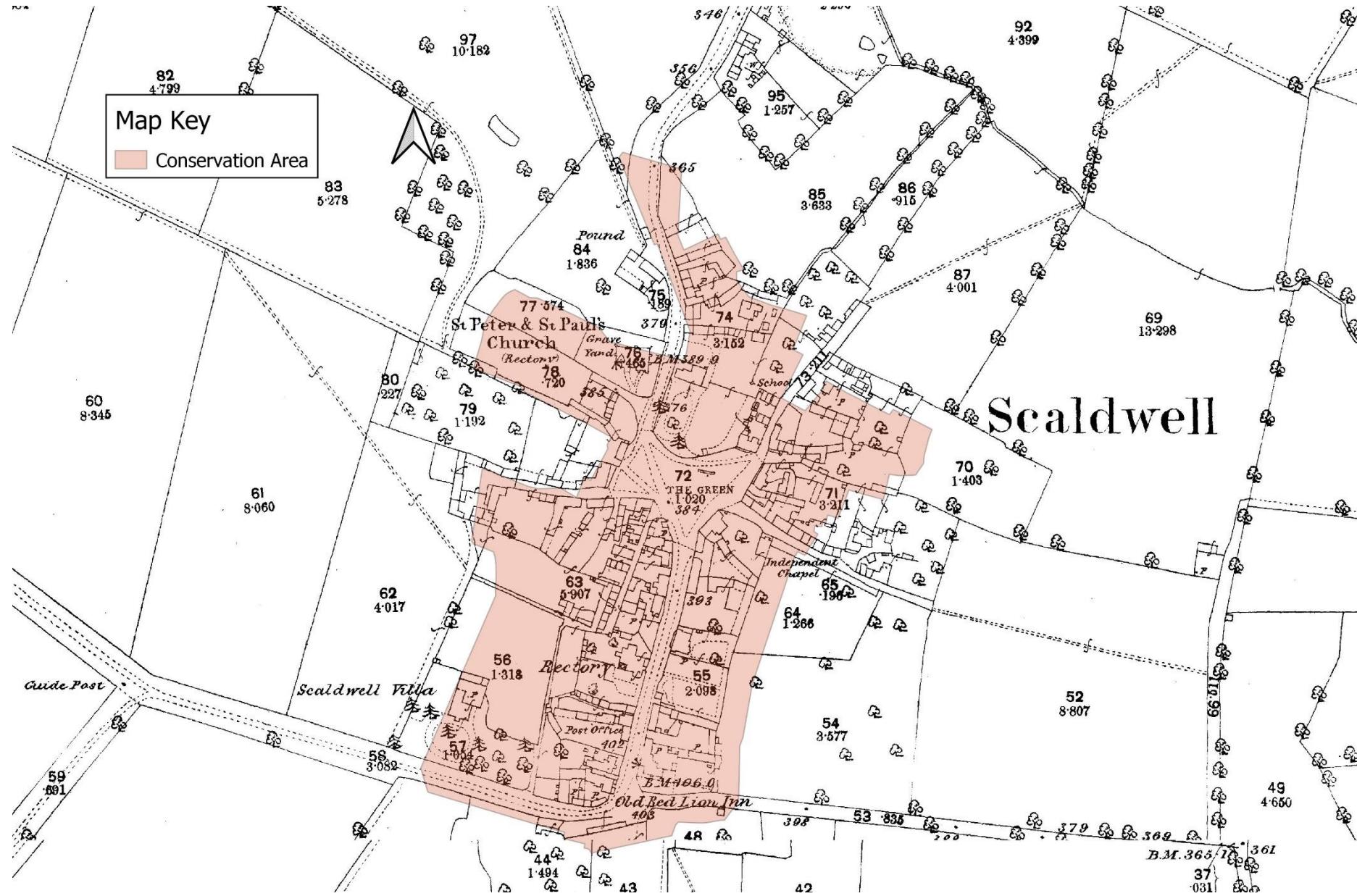
Very little building occurred in the first half of the 20th Century: a pair of semi-detached houses was constructed in West End on the site of the old Malthouse. Two houses in School Lane and a house on The Green filled in places where older houses had been demolished. Local Authority housing was constructed 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 16th to the 19th 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 20th century, and in any case the village remained relatively undeveloped during the 20th 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.



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-20th century, as well as The Old Cottage, a detached ironstone property likely dating to the 18th 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

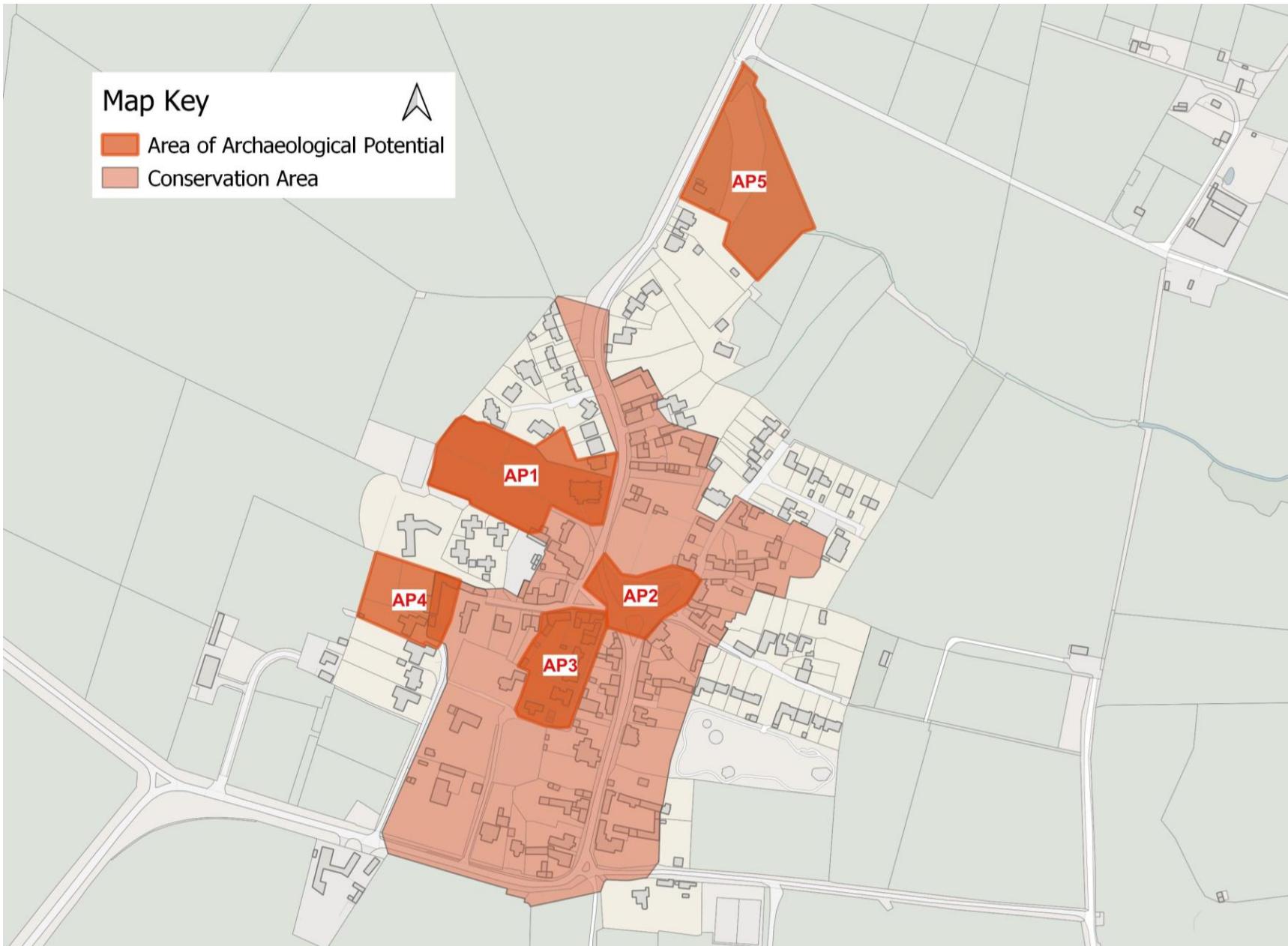
AP1: Possible medieval activity including discovery of 11th C coin hoard MNN24329

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 Lampart

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

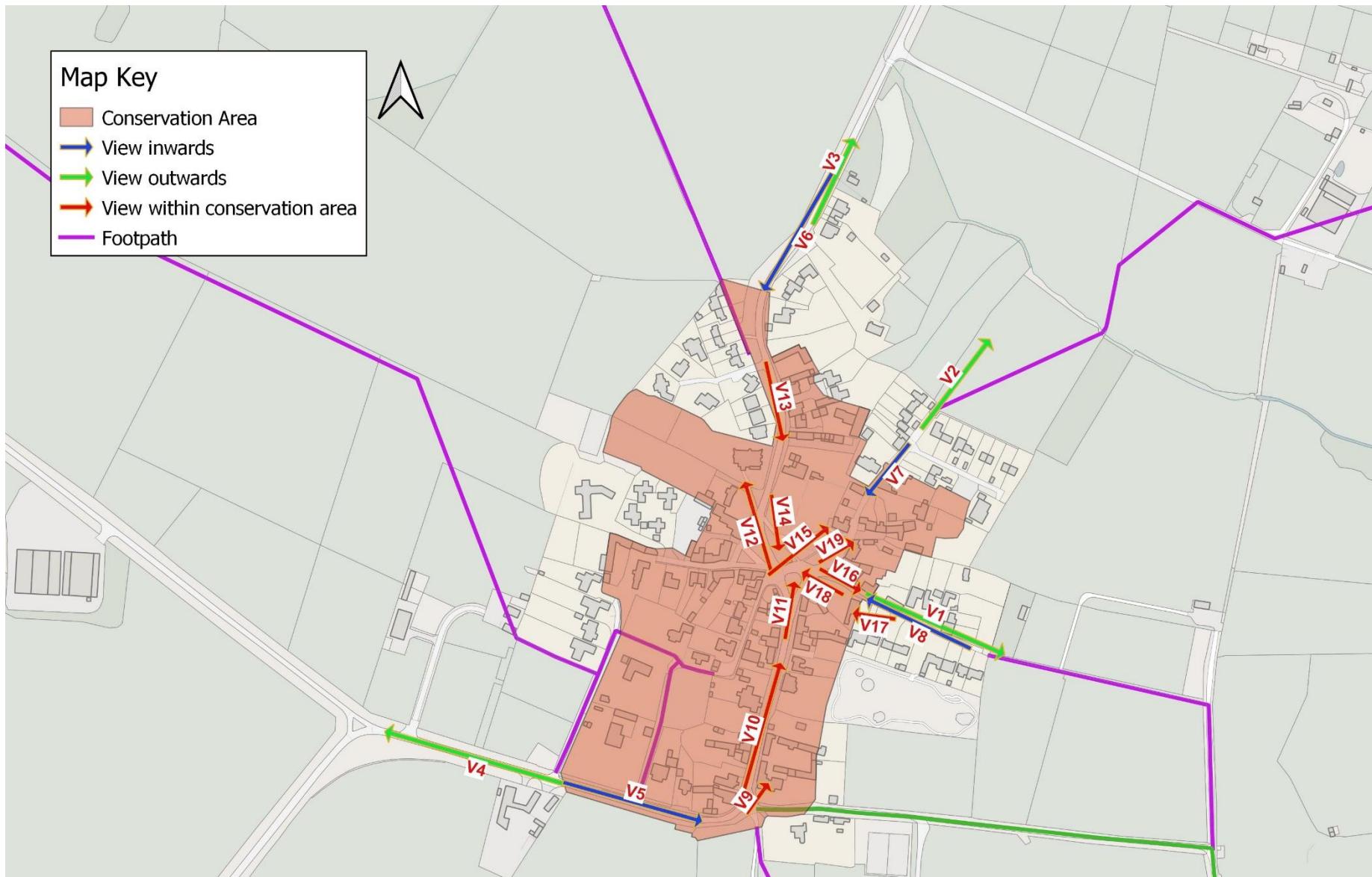


Views within the conservation area









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 area⁹.

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.¹⁰ 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.

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

¹⁰https://www.cravendc.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 19th 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

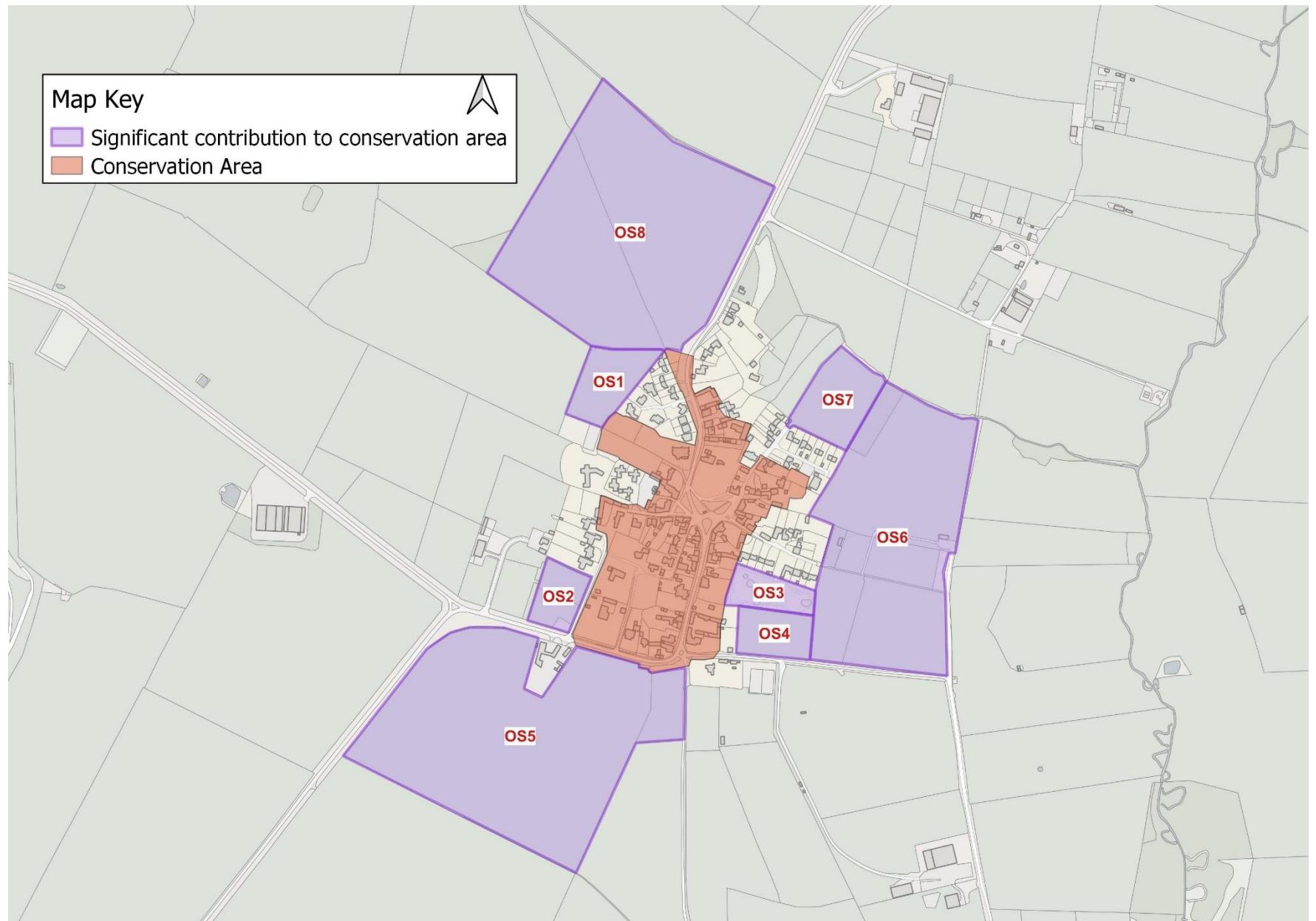
village. The trees to the north (which sit between the playing field and this area) also provide screening at the edge of the village.

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.



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 12th and 14th Century, with restorations in the 19th 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 through 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-19th century, whilst The Grange and Lavender Cottage are likely to be at least early 19th 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-19th 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 19th 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-18th 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 area of further distinct character, created by the grouping of mid-20th 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.



74 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.

Permitted Development Rights to be withdrawn	Location
Alteration of windows	High Street Truffell House, Old Red Lion House, The Hollies, Bramleys, Bramley Cottage, Three Steps House, Newstone House, Barn Cottage, Chytill 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	Back Lane 1, 5, The Old Cottage The Green 1, Yew Tree Cottage, Old Bakehouse, The Poplars Farm, Townwell Cottage, Poplars Barn, Pittams Cottage, Crofton Cottage, Oak Farm West End 1 The Maltings, 2 The Maltings, Peters Farm, Peters Barn East End The Chapel School Lane The Old Post Office, Post Cottage, The Old School House, Old Road Manor Cottage, The Hillyards, The Smithy, Tudor Barn

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

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

Historic England (2008) Conservation Principles, Policies and Guidance

Historic England (2017) The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3
Northamptonshire Green Infrastructure Suite

Northamptonshire Record Office

Northamptonshire Historic Environment Record

History and Antiquities of the County of Northampton, Volume II,
Baker, G. (1841)

Royal Commission for Historic Monuments (1981) An Inventory of Historical Monuments in the County of Northampton, Vol. III:
Archaeological Sites in North-West Northamptonshire, Her Majesty's Stationery Office: London.

Internet Sources

[Magic Map Application \(defra.gov.uk\)](#)

[Home | Domesday Book \(opendomesday.org\)](#)

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

Further Information and Contact Details

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

[Conservation areas | West Northamptonshire Council \(westnorthants.gov.uk\)](#)

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 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](#)

Copyright

Ordnance Survey Maps are reproduced under license. © Crown
copyright and database rights 2023 Ordnance Survey 100023735.
OS maps may not be reproduced without the permission of
Ordnance Survey. Images have been reproduced with permission.
Text and images in this document are subject to copyright and may
not be reproduced without appropriate referencing.

Published in June 2023 by
West Northamptonshire Council
The Forum, Moat Lane



**West
Northamptonshire
Council**