

# Cottesbrooke Conservation Area Appraisal and Management Plan



**Consultation  
Draft**

# Contents

1	Introduction.....	4
1.1	Why has this document been produced?.....	4
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?.....	5
1.6	Who is this document intended for?.....	5
2	Policy and Legislation.....	6
2.1	What is a conservation area?.....	6
2.2	Why do we designate conservation areas?.....	6
2.3	What does it mean to live and work in a conservation area?.....	6
2.4	Further Information.....	8
3	Conservation Area Boundary 2020.....	9
3.1	Current conservation area boundary (2000).....	9
3.2	Proposed boundary changes (2021).....	13
4	Summary of Special Interest.....	15
5	Location and Settlement Context.....	17
6	Historical Development.....	19
7	Spatial Character.....	35
7.1	Spatial Character Summary.....	35
7.2	Areas of Archaeological Potential.....	38
7.3	Public Open Spaces.....	41
7.4	Footpaths.....	42

7.5	Trees.....	43
7.6	Views and Vistas.....	46
7.7	Open Space Analysis.....	58
7.8	Public Realm and Other Features of Value.....	70
8	Architectural Character.....	71
8.1	Building Types and Materials.....	71
8.2	Scale and Massing.....	75
8.3	Boundary Treatments.....	77
8.4	Palette.....	83
8.5	Loss of Character.....	86
9	Design Guidance.....	87
9.1	Alterations and Extensions.....	87
9.2	Scale.....	87
9.3	Materials.....	87
9.4	Detailing.....	88
9.5	Windows.....	88
9.6	Doors and Porches.....	89
9.7	Roofing.....	89
9.8	Setting.....	90
9.9	Public Realm.....	90
9.10	Future Development.....	91
10	Opportunities for Enhancement.....	92
10.1	Local List.....	92
10.2	Article 4 Directions.....	97
10.3	Public Realm Enhancements.....	99
10.4	Proposed Boundary Amendments.....	99
11	Management Plan.....	100
11.1	Threats and Recommendations.....	100

Sources.....	107
Further Information and Contact Details.....	107
Copyright.....	108
Appendix A: Listed Buildings and Registered Park and Garden	

# **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. Cottesbrooke Conservation Area was designated in 2000. This review is the first opportunity to set out the architectural and historic interest of Cottesbrooke 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 in draft form alongside the proposed boundary of the conservation area for consultation purposes.

A public online meeting was held on 28 July 2021 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 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 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 [www.westnorthants.gov.uk/planning-and-building-control/conservation-areas](http://www.westnorthants.gov.uk/planning-and-building-control/conservation-areas);

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

by letter to Anna Wilson, Heritage Policy Assistant, 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 Local List candidates. 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 Cottesbrooke 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 (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
- The desirability of new development making a positive contribution to the local character and distinctiveness
- 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.

## **Setting**

Conservation areas are "designated heritage assets" and as such, their setting is given protection under national policy. This means that development in the area *around* a conservation area should

have regard to any impacts on the character or appearance of the conservation area whether they require planning permission or benefit from permitted development rights.

## **2.4 Further Information**

Further information regarding conservation areas can be found on our website at [www.westnorthants.gov.uk/planning-and-building-control/conservation-areas](http://www.westnorthants.gov.uk/planning-and-building-control/conservation-areas). 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:

[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/)

If adopted, the Conservation Area Appraisal and Management Plan will have the status of a Supplementary Planning Document.

## **3. Summary of Proposed Changes**

### **3.1 Current Conservation Area Boundary (2000)**

The extent of the conservation area boundary as adopted in 2000 is shown in Figure 1. It incorporates the parkland and gardens of Cottesbrooke Hall, which is designated as a Grade II listed Registered Park and Garden (see Figure 2), the hall itself (Grade I listed) and the village of Cottesbrooke (Figure 3).

Beginning at the southeast corner of the conservation area, the boundary follows a watercourse to the west of Beck Dairy in a northerly direction for approximately 650m, passing two rectangular plantations. Shortly after passing the second plantation, the boundary turns northwest and follows the boundary of Cottesbrooke Park, which is also the boundary of the Registered Park and Garden, passing Rickleboro Hill Spinney and Moss Hill Spinney, including them in the conservation area. The boundary then passes around the southwest edge of Mitley Spinney, which is not included, before turning to the southwest and following the hedgerow as far as Cottesbrooke Brook. Here it turns northwest and follows the watercourse for 180m before sharply turning south and following a hedgerow to the west of the lane that leads to the village.

At the junction of this lane with a second lane coming in from the west, the boundary turns west along a hedgerow on the south side of the lane and follows it around the edge of the parkland, crossing another lane and a watercourse to the south. After crossing the watercourse it turns westwards again and follows the hedged

boundary to the corner of the enclosure, where it turns south and follows the enclosure boundary towards the A5199.

Incorporating a spur of woodland lying to the northwest of this enclosure, the conservation area boundary then turns southeast and follows the A5199 for 700m. It then turns northeast and follows the hedge boundary of the same enclosure back towards the watercourse it previously crossed. On meeting the watercourse, the boundary follows it eastwards towards the village. On meeting Main Street, the boundary turns southeast and follows the road before turning west once again to incorporate Court End and its garden. The boundary then follows the property boundaries of all the buildings on the west side of Main Street until it reaches the southwest corner of the garden of Drummer House where it crosses the pasture at the rear of Home Farm until it reaches a hedgerow boundary. Here it turns southeast and continues in that direction, including the northeast end of a small enclosure. It continues in that direction along the fenced boundary and then the hedged boundary of two further enclosures before crossing the lane to Creaton and continuing southeast along the watercourse, including properties in Station Road. It follows the southern boundary of 8 Station Road, crossing an area of pasture and including an area of it adjacent to the road. Where it meets Cottesbrooke Brook it turns southeast and follows the water course, before leaving it to follow the boundary of a small enclosure on its south side. At the north end of the enclosure, the boundary crosses the brook and continues northwards towards 1 and 2 Station Road, including them in the conservation area. On reaching Station Road turns eastwards along the road it to where it began.

Figure 1: Map showing the existing Conservation Area boundary (2000)

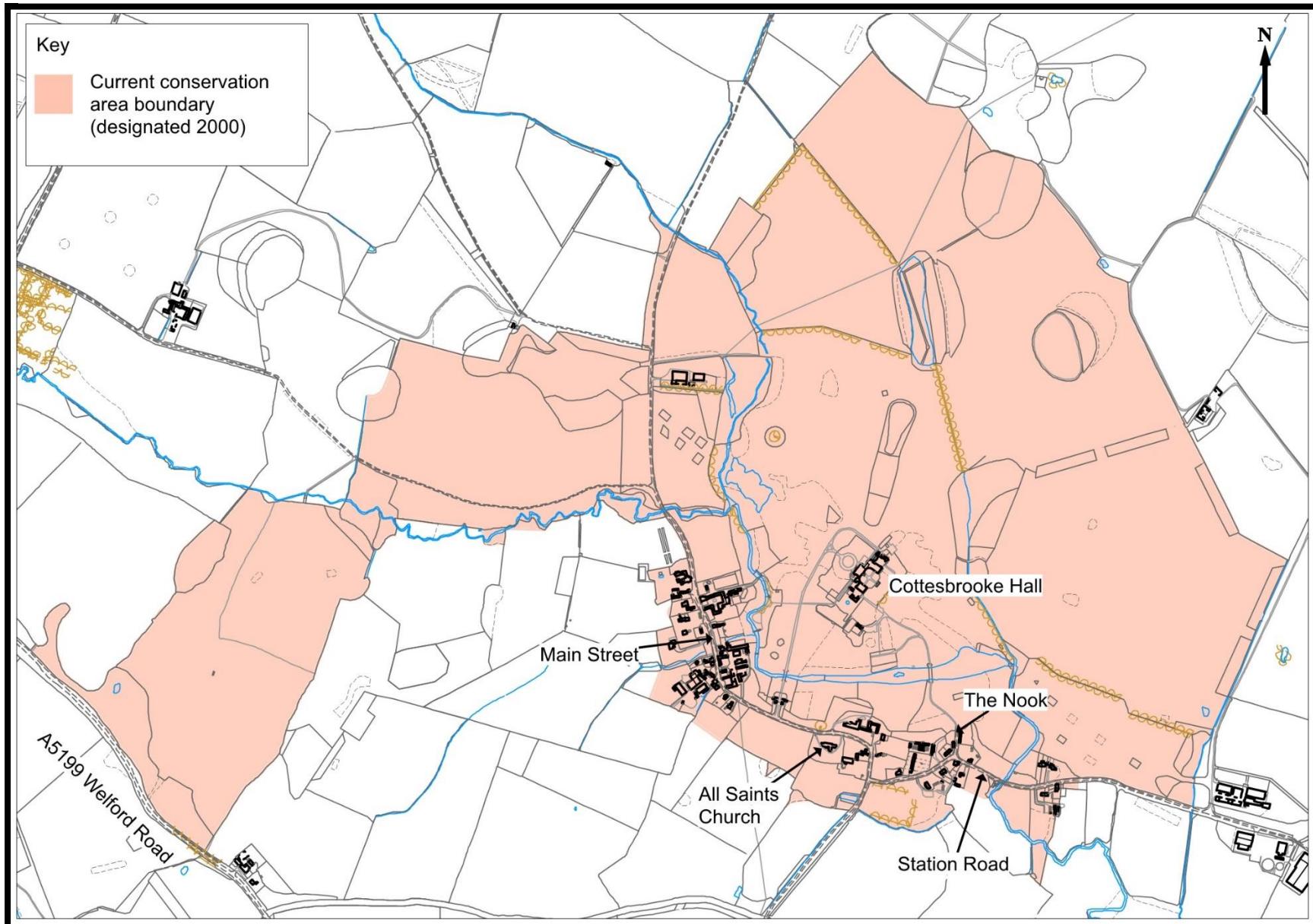


Figure 2: Map showing the existing conservation area boundary (designated 2000) and the extent of the Registered Park and Garden

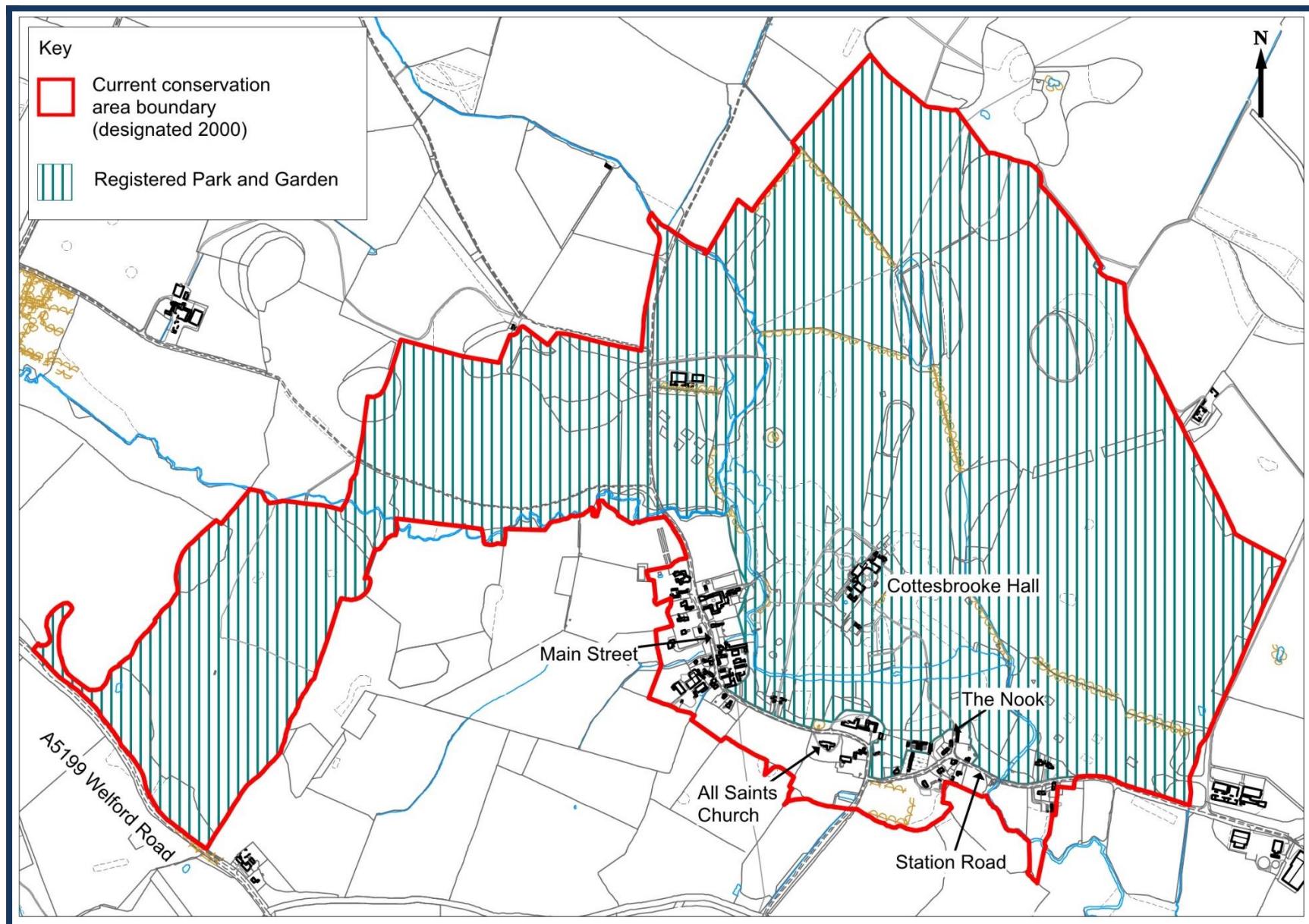
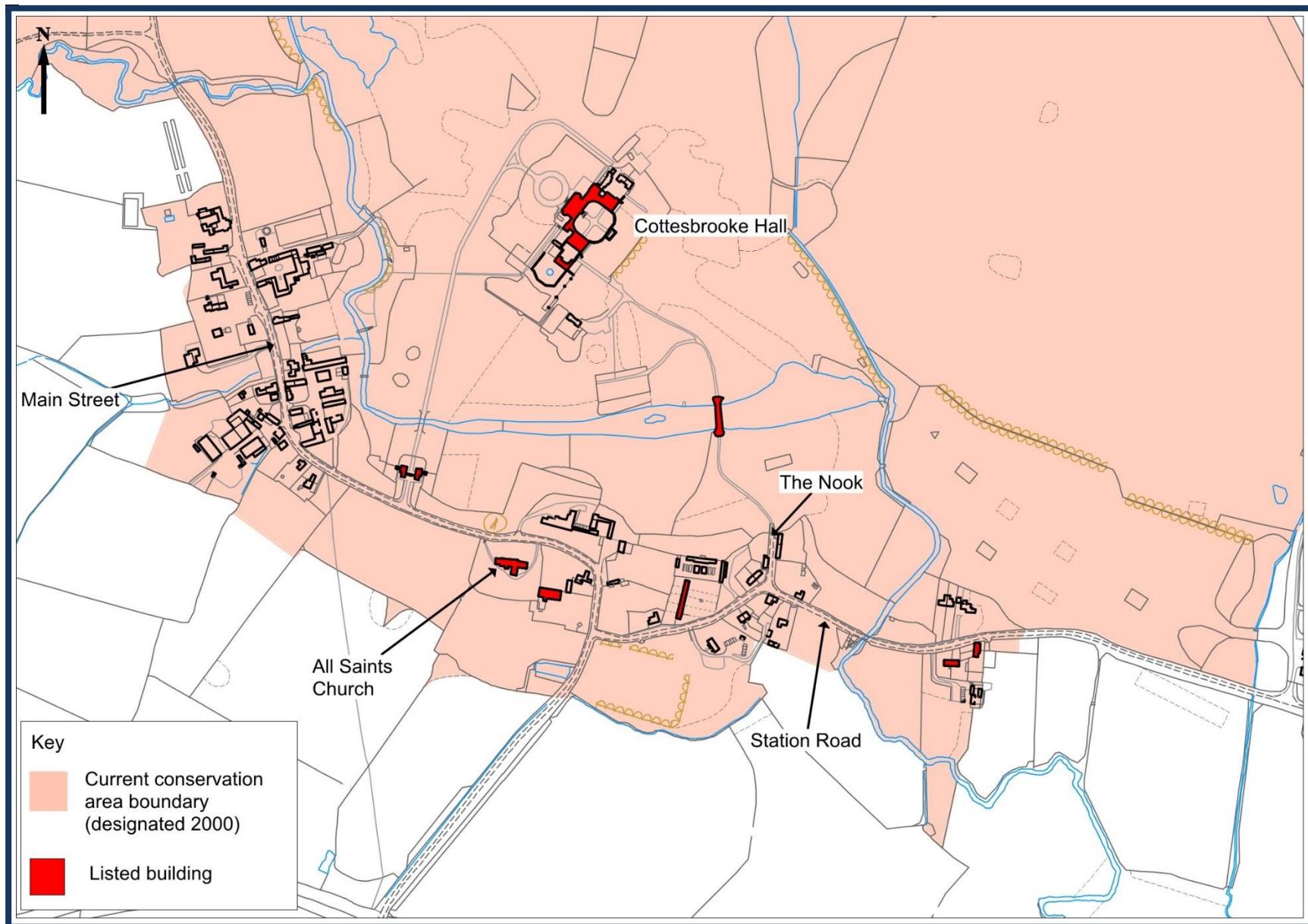


Figure 3: Map showing listed buildings within the village of Cottesbrooke



### **3.2 Proposed Boundary Changes (2021)**

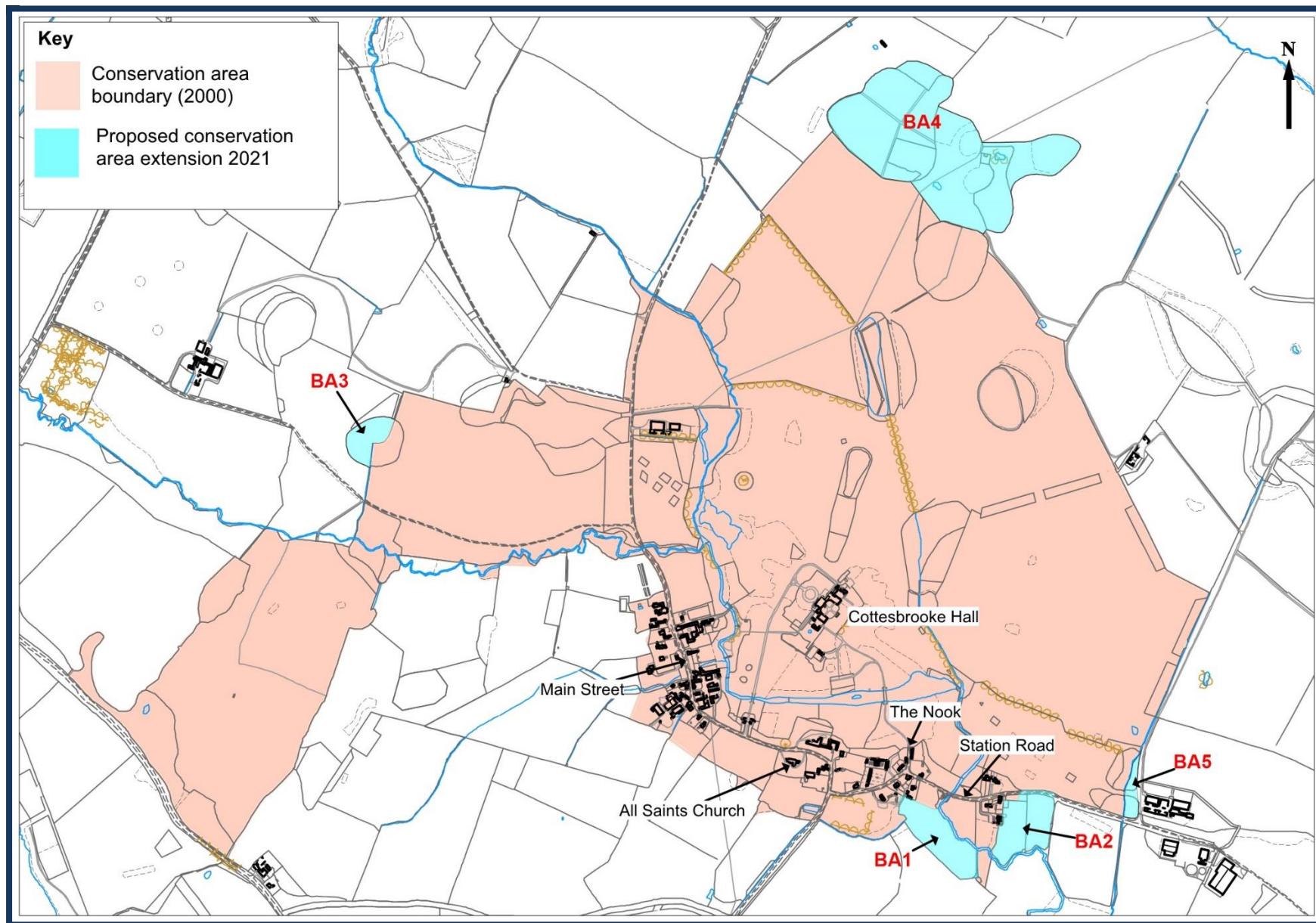
Figure 4 shows the proposed boundary changes.

It is proposed to amend the conservation area boundary to:

- Include an area of settlement and ridge and furrow earthworks of probable medieval date on the south side of Station Road and adjacent to Cottesbrooke Brook (B1)
- Include an area of settlement earthworks of probable medieval date on the south side of Station Road, immediately east of nos. 1 and 2 Station Road (B2)
- Include the west half of a spinney north of the gated road towards Guilsborough (BA3)
- Include Mitley Spinney, which lies at the north end of the conservation area (BA4).

The reasons for these extensions are discussed in Section 10.4.

Figure 4: Map showing the current conservation area boundary and proposed extensions



## 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 Cottesbrooke Conservation Area derives from the following key characteristics:

- There are 15 listed buildings within the conservation area, which range from high status buildings such as the Grade I

listed Church of All Saints and Cottesbrooke Hall to smaller, vernacular buildings, listed at Grade II

- There are also a significant number of non-designated historic buildings that give the conservation area its historic character. There is a strong vernacular architecture but there are also several higher status buildings that display finer detailing, for example Cottesbrooke Grange and Court End
- The conservation area incorporates the Grade II Registered Park and Garden of Cottesbrooke Hall, which was established in the early 18<sup>th</sup> century with new elements added in the 1780s and the ornamental gardens to the southwest of the Hall designed by Geoffrey Jellicoe and laid out in the 1930s
- Cottesbrooke village has an elongated and polyfocal settlement pattern. At its east end, along Station Road, it has a dispersed character but there is a greater density of buildings in Main Street to the west. The settlement pattern may reflect the early history of the village which was probably divided between two manors during the medieval period
- Earthworks relating to the shrunken medieval settlement, including crofts, paddocks and hollow ways survive both north and south of Station Road and Main Street but are most well-preserved at the east end of the village. An historic map of this part of Cottesbrooke dating 1628 aids their interpretation and adds to their significance
- Ridge and furrow earthworks survive both within the conservation area and on its fringes in particular locations and provide a tangible link to Cottesbrooke's past as a village existing within the feudal system

- The use of the local geology, ironstone, as the predominant building material and thatch or Welsh slate as a roofing material, particularly for vernacular buildings, provides the conservation area with a coherent character
- The village's identity as one that is associated with an estate, is created through the consistent design of estate-owned buildings and use of windows and doors of ubiquitous style and colour.
- There are many individual and groups of trees that contribute to the parkland and the designed landscape character of a large extent of the conservation area. Trees also play an important part in the village of Cottesbrooke in softening the built environment and enhancing its rural character
- Hedgerow boundaries are a feature of the village, particularly along the greater part of Station Road, and they contribute to the rural character of the village. In Main Street, although there are some hedged boundaries, tall walls of brick or ironstone form boundaries and create an enclosed atmosphere
- There are many fine views within the conservation area incorporating medieval archaeological earthworks and the variety of historic buildings, which demonstrate the lengthy time depth of Cottesbrooke's history. Long views along avenues of trees towards Cottesbrooke Hall and other landmark buildings create the impression of a high-status, designed landscape. Views of the parkland and the surrounding countryside highlight the remote, rural character of Cottesbrooke.

## 5 Location and Settlement Context

The village is located in the Parish of Cottesbrooke in Brixworth Ward. It is located 13 kilometres north of Northampton on the east side of the A5199 Welford Road. The village of Creton lies approximately one mile to the south.

Figure 5: Map showing the location of Cottesbrooke



Cottesbrooke lies within the Hemplow Hills, Cottesbrooke and Bringtons Special Landscape Area (SLA). The SLA comprises upland ironstone hills dissected by valleys which often form a distinctive backdrop to views from the surrounding undulating farmland and lowland vales. It is in one of these shallow valleys that Cottesbrooke is located at a height of approximately 100m OD. To its west the land rises to a ridge running from the northwest to southeast at height of 150m OD. The land rises again to the southeast around Brixworth and to the north of Cottesbrooke, where a spur of high ground projects into the conservation area.

Long views, particularly from high ground, are characteristic of the area and often incorporate the spires and towers of churches within the rural villages, which form focal points. The SLA contains a concentration of large historic parklands, Cottesbrooke Hall and its parkland being one of them, with distinctive small copses capping and emphasising the higher ground and including vistas to the large manor houses. There is a mix of arable and pastoral land bound by generally intact and well-maintained hedgerows and frequent hedgerow trees. Hedgerows contribute to enclosure within the valleys and lower slopes and are an important feature of the landscape. Another characteristic of the SLA are the narrow rural winding lanes and local villages of local Northamptonshire Ironstone that connect to the underlying geology<sup>1</sup>.

In addition, Cottesbrooke is located within the Undulating Hills and Valleys landscape character area. Within the Cottesbrooke and Arthingworth area, settlement is relatively sparse and villages tend to be small-scale. Broadleaved copses are a feature, with significant concentrations around Cottesbrooke Park. Although the copses are generally small in size they combine to create a well wooded

<sup>1</sup> Special Landscape Area Study, Daventry District , TEP (2017)

landscape<sup>2</sup>. Several watercourses run through the valley in which Cottesbrooke is situated, including that which gives its name to the village. They were, no doubt, a factor that attracted early settlers to this area and were subsequently utilised to create water features, such as the lake, in the landscape park at Cottesbrooke Hall.

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<sup>2</sup> Current Landscape Character Assessment, Northamptonshire Green Infrastructure Suite

## 6 Historical Development

Evidence of early activity in the Cottesbrooke area takes the form of finds from field walking. To the north of the Cottesbrooke Hall and west of Moss Hall Spinney various finds indicate that this may be a prehistoric occupation site. To the south of Station Road a concentration of finds, also from field walking, suggest that this may have been a late Iron Age/early Roman settlement site. Further individual finds from across the Cottesbrooke area also include other objects of Roman date including coins, a silver ring, a brooch and a pendant.

To the northwest of Cottesbrooke village is the site of a medieval monastic grange, which survives as a well-preserved set of earthworks including a moat, building platforms, hollow ways and a large fishpond. The grange would have provided food and raw materials for use by the parent monastery as well as a surplus that was sold for profit. The monastic grange would have been run completely separately from the secular manorial system of communal agriculture. The site of the monastic grange is a designated Scheduled Monument (NHLE ref: 1011383) but lies outside the conservation area.

### Cottesbrooke Village

Cottesbrooke may, in the past, have been two separate settlements, each with its own field system. The 1086 Domesday Survey listed it under two owners<sup>3</sup> and a map showing the east end of the manor dating to 1628<sup>4</sup> shows the manor boundary running from east to west between the present buildings on Main Street and

what is now the main gateway to Cottesbrooke Hall. This may account to some extent for the village's elongated and polyfocal settlement pattern that can be seen today. At the time of the Domesday Survey there were 23 households making it a relatively large settlement.

Evidence from historic mapping and Lidar data<sup>5</sup> (Figures 7 and 8) suggests that during the medieval and post-medieval periods the east end of the village covered a larger area and was more densely populated than the village that exists today. The layout of the village was also quite different. The 1628 map shows that where the present Station Road crosses Cottesbrooke Brook there was a fork in the road and a lane ran southwest before re-joining the present Station Road near to where the village hall now stands. The east end of the lane survives as a holloway earthwork. On both its north and south sides enclosures and crofts were laid out, most with buildings standing within them.

The plots on the south side, at the east end, are not depicted on the 1628 map but are still visible on the ground as earthworks. This suggests that this area of the village had gone out of use by 1628 and the remaining earthworks are probably of medieval origin. The 1628 map also indicates that the section of Station Road between The Nook and the village hall did not exist at this time. Instead, a lane ran northwards past the rear of where the alms houses now stand. It had two further lanes running eastwards from it which joined The Nook at its north and south ends. The map shows the land lying between the lanes divided into a series of plots each with at least one building. The regularity of the street and plot layout suggests that this was a deliberately planned part of the village.

<sup>3</sup> <https://opendomesday.org/place/SP7173/cottesbrooke/>

<sup>4</sup> Map/4427 East end of Cottesbrook Manor 1628, Northamptonshire Archives

<sup>5</sup> <https://www.lidarfinder.com/>

Figure 7: Extract from the 1628 Map of the East End of Cottesbrooke

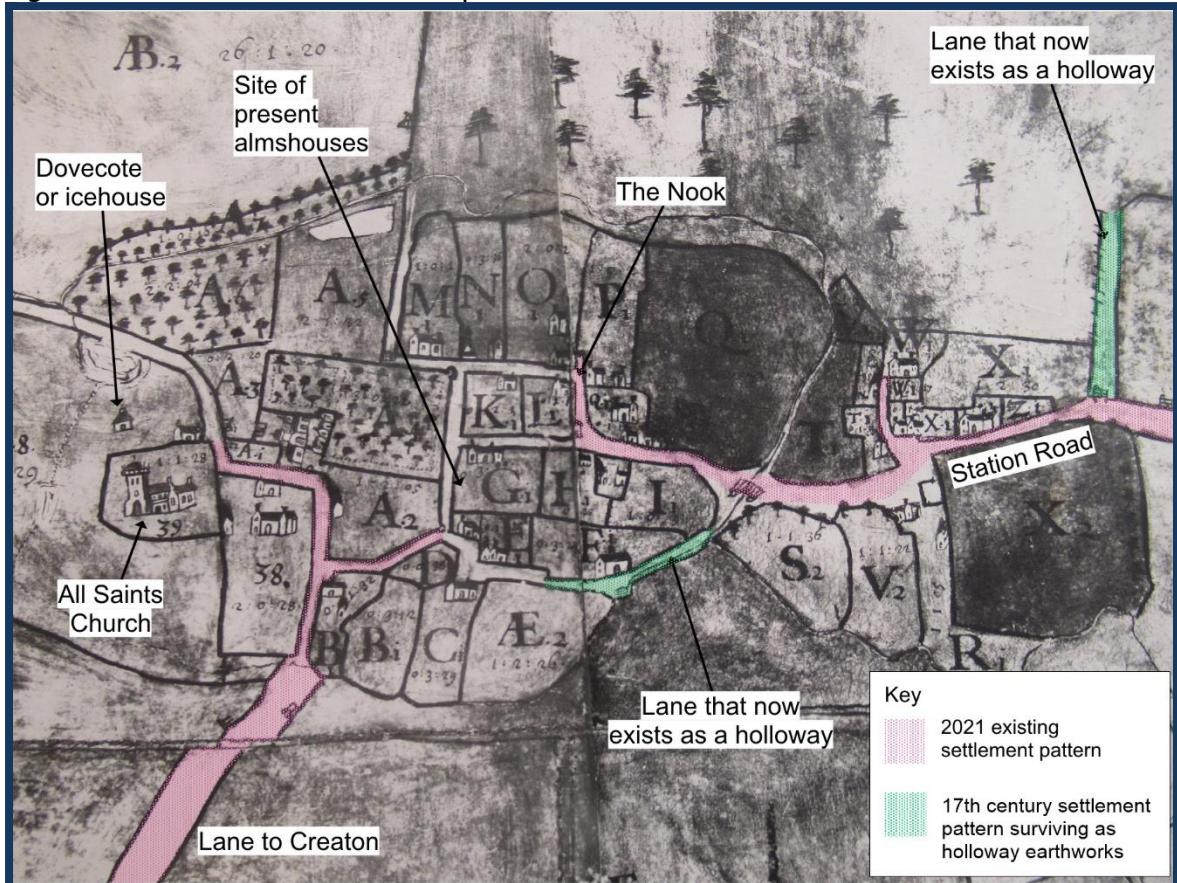
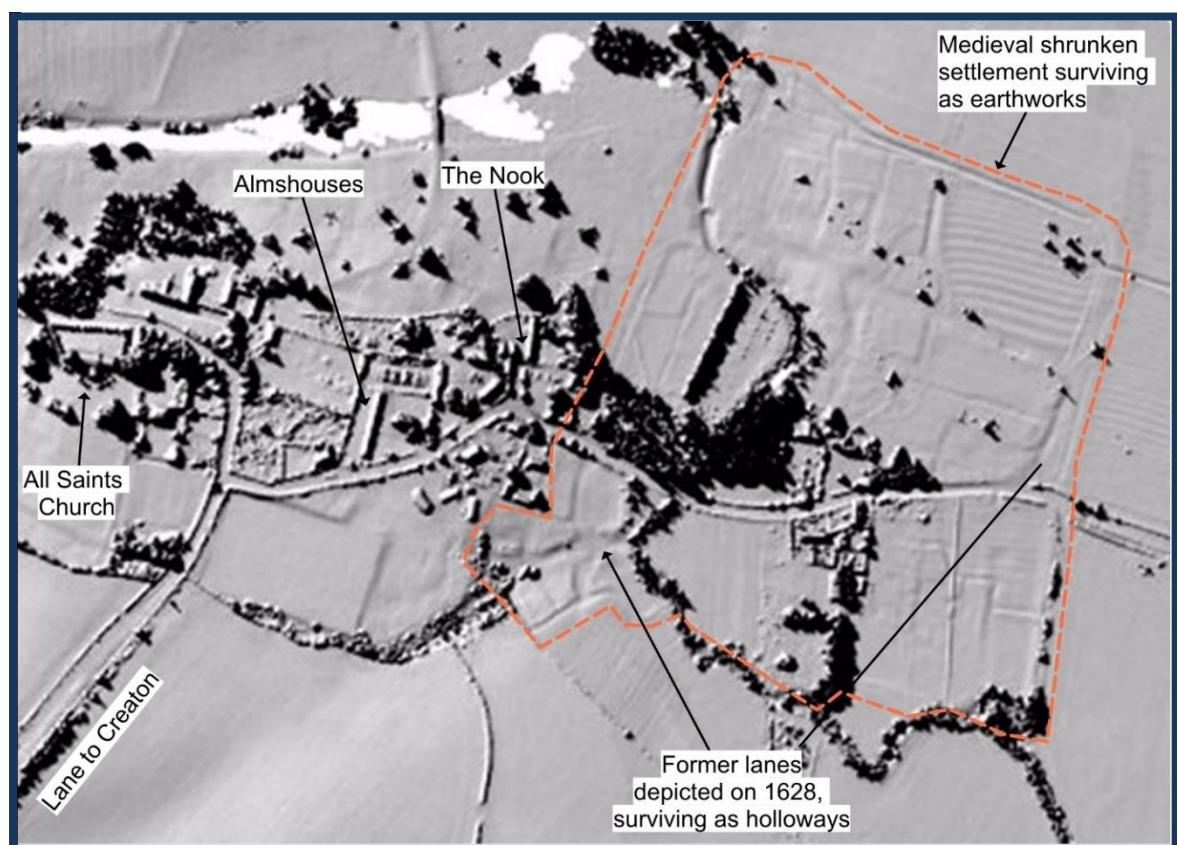


Figure 8: Lidar data for Cottesbrooke showing the surviving features of the medieval shrunken settlement



This former part of the village survives as an archaeological earthwork which extends eastwards from The Nook and also occupies an area to the north of Home Farm (see Figure 8). Again, much of this area is depicted as being unoccupied on the 1628 map and, therefore, it probably represents part of the medieval settlement that had been abandoned by the early 17<sup>th</sup> century.

Significant areas of ridge and furrow cultivation remain as earthworks within the conservation area, especially on the fringes of the village and in the areas of pasture between the gated road and the Welford Road. It is arranged in interlocked furlongs and much of it has a reversed-S form. The date of the enclosure of the common fields within Cottesbrooke parish, and whether there were separate field systems attributable to the two manors, is not known, but the 1628 map indicates that much of the southeast part was enclosed by this date<sup>6</sup>. Several field boundaries that are depicted on the 1628 map still survive, preserving what may be the layout of the medieval enclosures (see Figure 69).

The Church of All Saints (Grade I listed), dating to the 13<sup>th</sup> century with 18<sup>th</sup> century alterations, is situated at the west end of this part of the village. It is from the northeast corner of the churchyard that both the 1628 map and the 1839 Tithe Map show that Main Street diverged from the route that is seen today. In fact, the section of Main Street between the church and the Cottesbrooke Estate offices did not exist on its present alignment until after 1839. Prior to this, the road ran north from the churchyard for approximately 70m and then curved around to the west and re-joined the present Main

Street opposite number 22. Whether the settlement continued westwards along either side of this road is unclear. There are no buildings or crofts depicted on the 1628 map nor earthworks typical of an area of former settlement. Evidence may have been lost during the re-routing of the road on a more southerly alignment during the second half of the 19<sup>th</sup> century. On the south side a pond is marked on the 1628 map and the 1839 Tithe Map and this probably provided a source of ice for the icehouse, which still exists and is located to the west of The Grange.

The northwest part of the village along Main Street has a much more linear settlement pattern with many buildings situated gable end-on to the street, forming one side of a courtyard with associated outbuildings forming two or three sides. Some of these buildings were service buildings for Cottesbrooke Hall, such as the estate offices at the south end of the street and the stables at the north end.

In 1671 the two manors were acquired by the Langham family and it may have been from this point onwards that the remaining areas of the medieval village to the east of the church were depopulated, particularly in relation to the creation of the landscape park during the early 18<sup>th</sup> century.

The name 'Station Road' would have come into use after the opening of the railway station between Brixworth and Spratton during the 19<sup>th</sup> century but it is not known what it was called prior to this. 'The Nook' presumably came into use some time after 1628 when the medieval settlement to its north had become disused and

<sup>6</sup> Royal Commission for Historic Monuments (1981) An Inventory of Historical Monuments in the County of Northampton, Vol. III: Archaeological Sites in North-West Northamptonshire

taken into the landscape park of Cottesbrooke Hall in the early 1700s, thus leaving The Nook as a short projection off Station Road leading to a dead end. Cartographic and archaeological evidence suggests that Main Street was the only route through the west part of Cottesbrooke but perhaps it became known as Main Street as areas of the village to the east were abandoned and the focus of the settlement shifted, the name suggesting an elevation in its importance within the village.

During the 20<sup>th</sup> century there was some infill development along both Station Road and Main Street. Generally, this took the form of individual or semi-detached dwellings on plots that were previously occupied by buildings. New development was largely constructed from materials that emulated the vernacular architecture of the village, for example ironstone and red brick. One exception is Langham Lodge and Langham Cottages, which are constructed from buff-coloured brick.

Figure 9: Extract from the 1839 Cottesbrooke Tithe Map

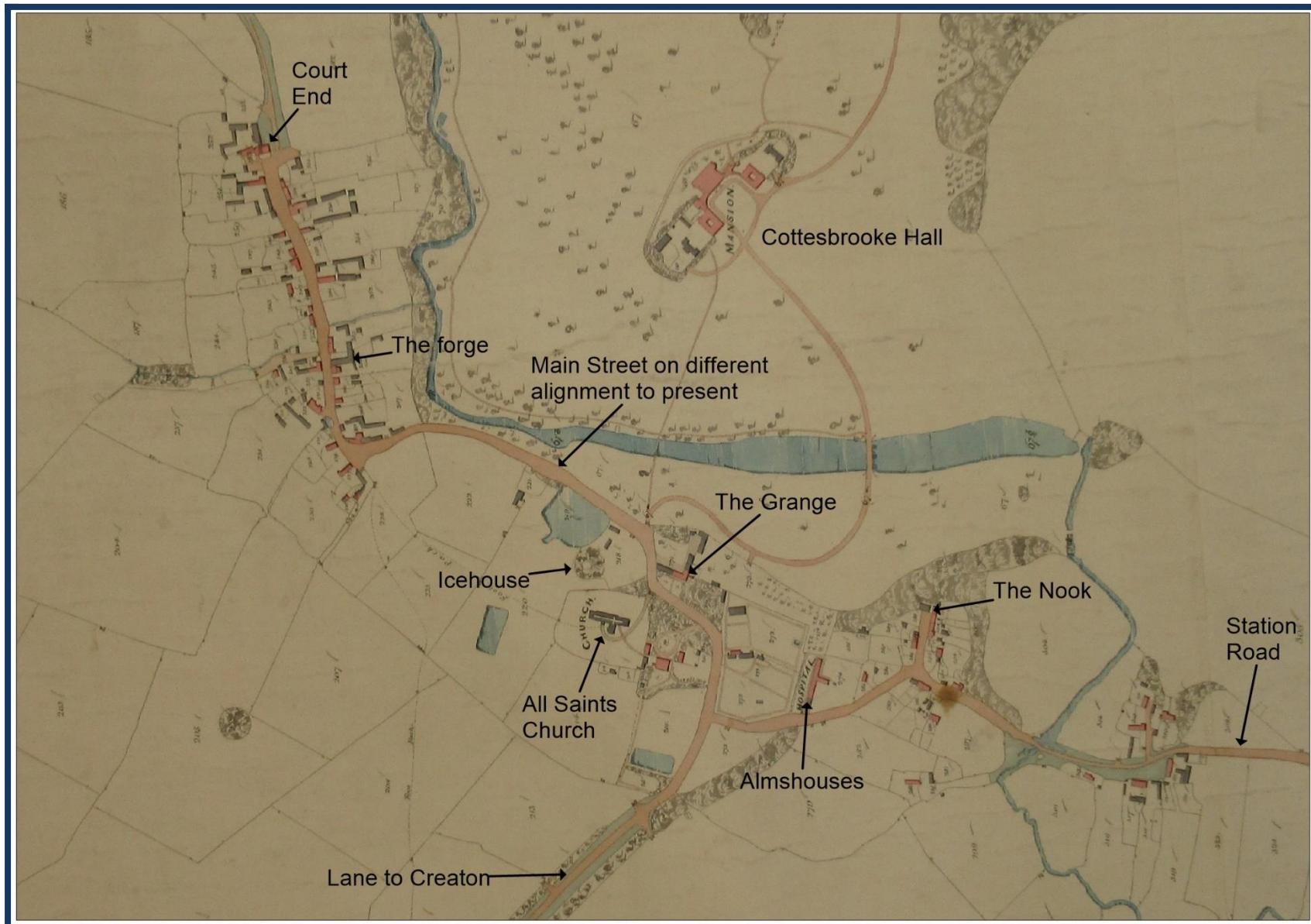


Figure 10: Extract from the 1885 Ordnance Survey Map

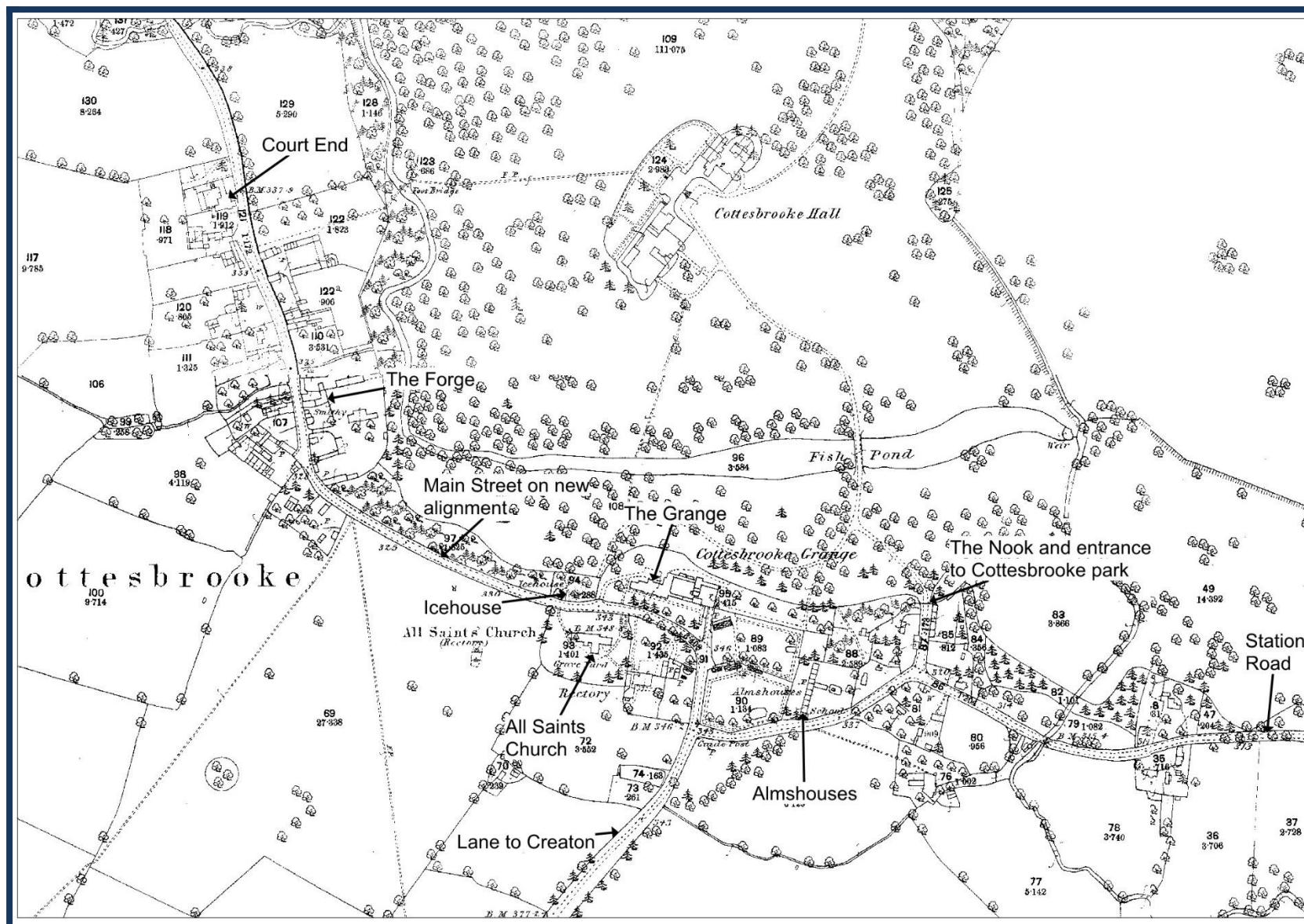


Figure 11: Extract from the 1900 Ordnance Survey Map

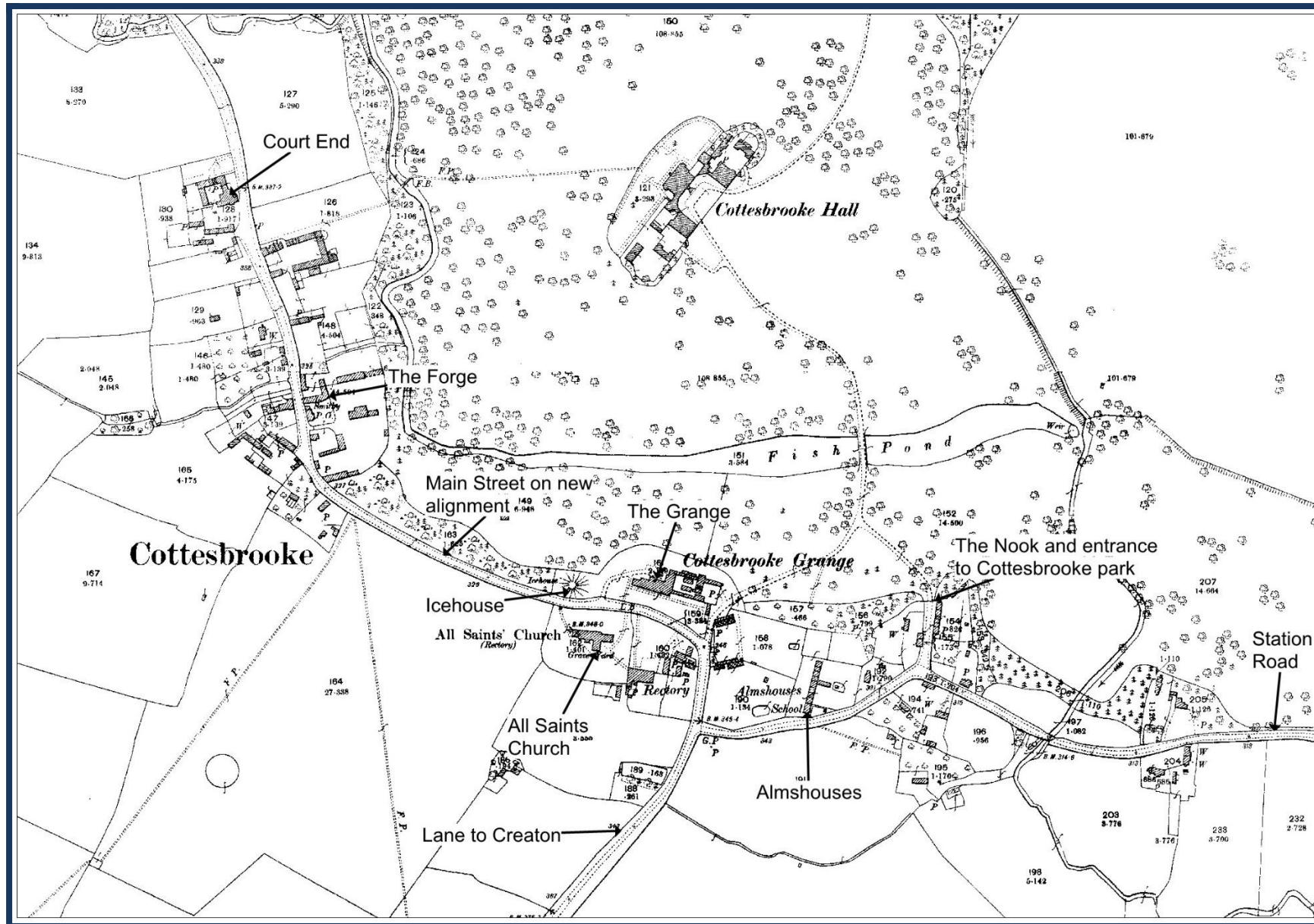


Figure 12: Contemporary mapping

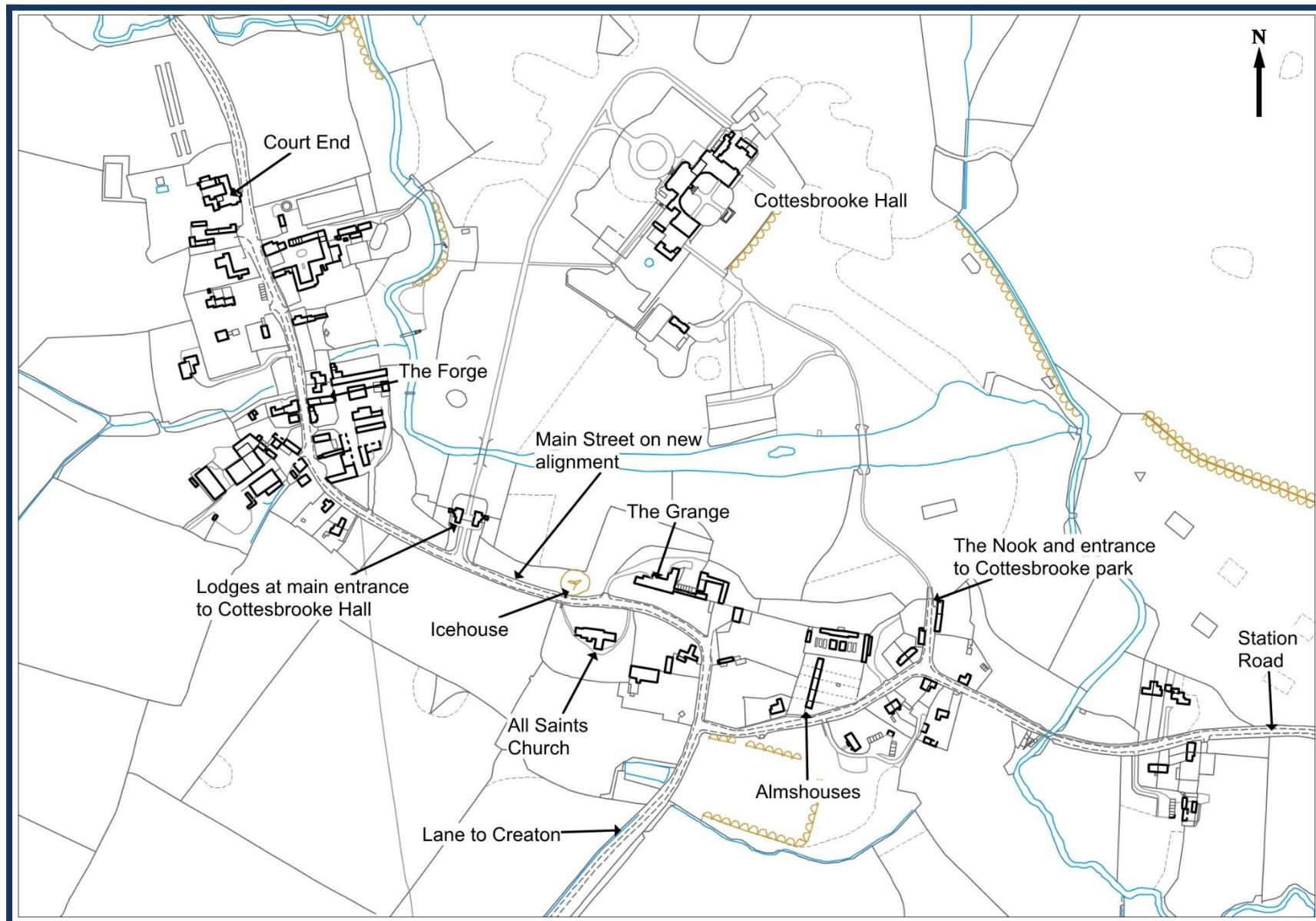


Figure 13: Map showing likely building dates within the conservation area and on its fringes

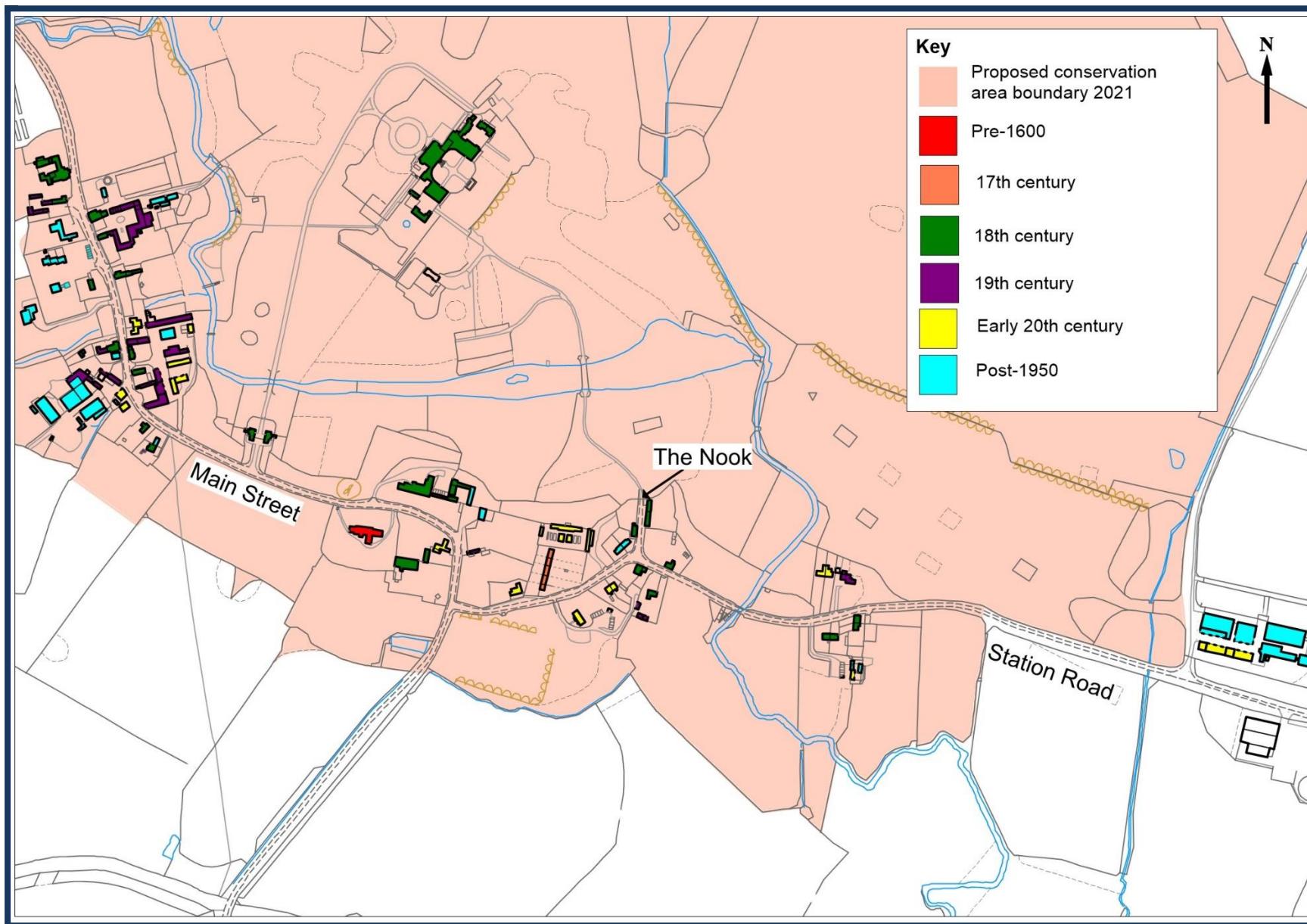


Figure 14: View of The Smithy in Main Street circa 1920



Figure 15: View of the Smithy in Main Street, 2021



Figure 16: View along Main Street outside Home Farm

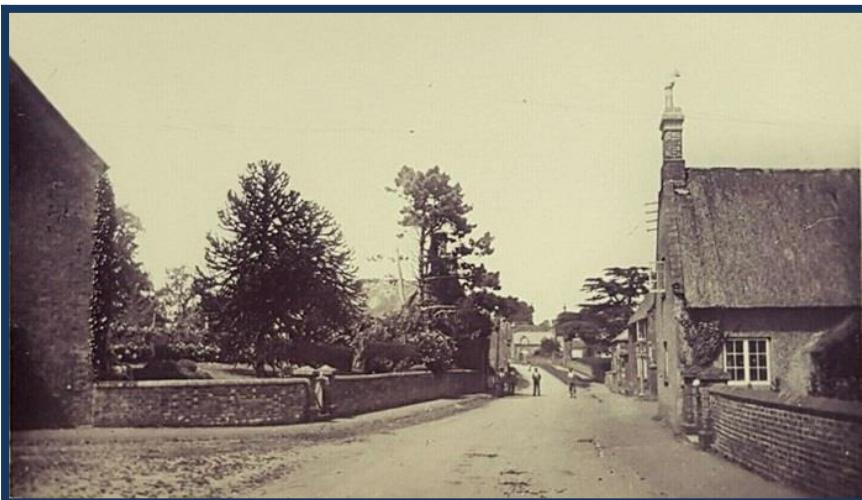


Figure 17: View north along Main Street, 2021



Figure 18: View of Oak Cottage and no. 22 Main Street, (date unknown)



Figure 19: View of Oak Cottage and 22 Main Street, 2021



Figure 20: Looking north along The Nook (date unknown)



Figure 21: Looking north along The Nook, 2021



Figure 22: Looking south along The Nook



Figure 23: Looking south along The Nook, 2021



Figure 24: Looking towards 1-2 Station Road



Figure 25: Looking towards 1-2 Station Road, 2021



## Cottesbrooke Hall, Gardens and Landscape Park

Cottesbrooke Hall was built between 1702 and 1713<sup>7</sup>. It is Grade I listed and is thought to have been designed by Francis Smith of Warwick with additions in the late 18<sup>th</sup> century by Robert Mitchell. It is of two storeys with an attic and basement and is constructed of red brick with ashlar dressings and lead and slate roofs. The south elevation is divided into sections by pilasters with Corinthian capitals. Over the central doorway there is a scrolled pediment supported by pillars. The north elevation is of a similar design but has additional single-storey bays either side that were added towards the end of the 18<sup>th</sup> century.

Several features of the early 18<sup>th</sup> century gardens, dating to when the hall was first built, survive as earthworks in the area to its northwest (see Figure 28), indicating that there were previously formal gardens in this area. The first is a long rectangular area cut into the sloping ground and edged by two parallel scarps forming a 120m-long parterre. At the northwest end of the feature lies Ladies Pool, which was previously smaller in size and rectangular in shape. At the southeast end of the rectangular feature the scarps turned and opened outwards, presumably into a formal garden that lay in front of the hall.<sup>8</sup>

To the northwest of the hall there is a long narrow bank of about 1m in height with a flat top. The bank runs from southeast to northwest and crosses an earlier holloway earthwork. It is interpreted as an allee or walkway.

<sup>7</sup> The Buildings of England: Northamptonshire, Pevsner, N. and Cherry, B. (1973)

<sup>8</sup> Royal Commission for Historic Monuments (1981) An Inventory of Historical Monuments in the County of Northampton, Vol. III: Archaeological Sites in North-West Northamptonshire

A third feature is a circular mound, now tree-covered, which is situated north of Ladies Pool and is up to four metres in height. It is known that the gardens were 'modernised' in the 1780s and at this point these features were probably put to grass<sup>9</sup>.

In addition to the formal gardens, a designed landscape park was laid out when the Hall was built in the early 18th century. Eayre and Jefferys' map (originating in a survey of 1720)<sup>10</sup> shows avenues of trees radiating on the main axis from the north and south sides of the Hall. On the north side, the avenue is depicted on the 1839 Tithe map and the section beyond Ladies Pool still exists today. From the south side of the hall an avenue crossed another pool, what is now the east end of the lake, and continued towards Station Road, centred on the spire of All Saints Church in Brixworth. Again, an avenue on this alignment still exists today. A third avenue was aligned on All Saints Church but it is not depicted on the 1885 Ordnance Survey map and it may have been removed when the park was made less formal and more open in the 1770s.

The changes of the 1770s did not include enlarging the park; its extent remained the same with it stretching south to the lake, west to the stream, north to a line between Ladies Pool and a spinney called The Shrubbery, and east to a straight boundary from the south end of Long Walk Spinney through Park Spinney to the east end of the lake. This boundary still exists.

<sup>9</sup> National Heritage List for England [COTTESBROOKE HALL, Cottesbrooke - 1001028 | Historic England](#)

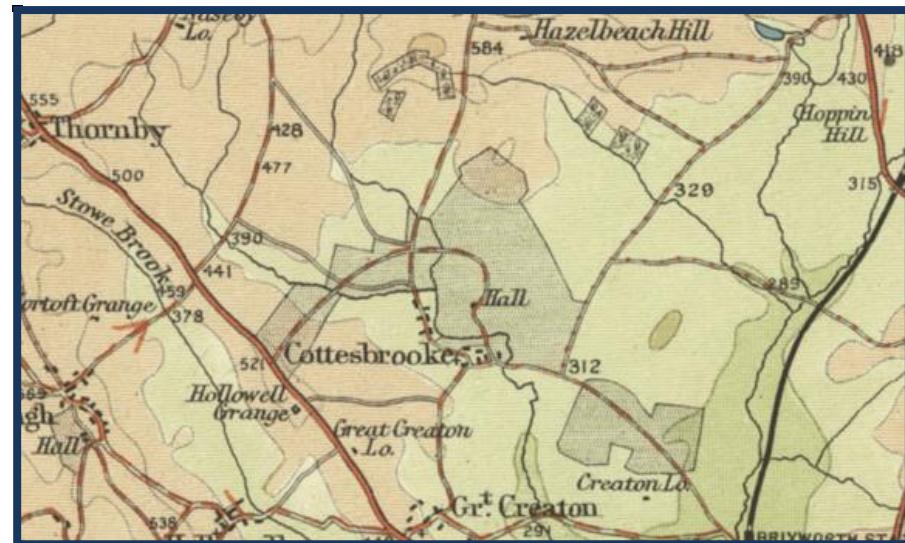
<sup>10</sup> *ibid*

James Langham (d.1795) did work in the park during the late 18<sup>th</sup> century. The Long Walk was established by the later 18<sup>th</sup> century and was a promenading route along the east boundary of the park through Long Walk Spinney and on to Moss Hall Spinney. Moss Hall was a circular folly with crenellations and built from limestone ashlar and was located within the spinney. Five Gothic windows in the building provided views across the landscape to landmarks such as church spires. Moss Hall no longer exists but the spinneys are still evident in the landscape.

In the 19<sup>th</sup> century, the park may have been extended northwards to include Mitley Spinney, Homeground Spinney and a third spinney. This is suggested by Bartholomew's 1903 map<sup>11</sup> which depicts the extent of the park at this time. Within the unnamed spinney situated between the two there was a building called Moss Hall Lodge, which is depicted on the 1839 Tithe Map, and presumably associated with Moss Hall, a folly which was situated to the south within Moss Hall Spinney. Modern Ordnance Survey mapping shows that a building still exists on the same footprint as Moss Hall Lodge.

The existing pool to the south of the hall was elongated to form a lake and two new lodges, designed by Robert Mitchell, were constructed in 1780 on the Welford Road at the entrance to a looping driveway 2.5km in length. The lodges were moved in 1938 to their present position west of the church. Their original position is commemorated in the name 'Lodges Spinney' on the north side of the Welford Road. The driveway became disused after 1938 but its line is still discernible on aerial photographs and parts of it still

Figure 26: The extent of Cottesbrooke Park as shown on Bartholomew's 1903 map, marked in grey shading



survive as a trackway. A metal gateway near to where the driveway crosses the lane to Haselbech is still in place (Figure 27).

By 1839 a second driveway existed, as depicted on the Tithe map, with its entrance being located west of The Grange in Main Street. The driveway looped eastwards and crossed the lake via the Grade II listed five-arched bridge attributed to Robert Mitchell before arriving at an entrance on the southeast side of the hall. This driveway may have gone out of use during the second half of the 19<sup>th</sup> century following the realignment of Main Street, at which point an entrance came into use at the end of The Nook. It is still in

<sup>11</sup> Bartholomew's Half Inch to the Mile Map of England and Wales, Sheet 18, Birmingham and Leicester, 1903

use for visitors to the hall and gardens and has two tall ironstone gate piers with ball finials and iron gates.

Figure 27: Metal gateway with decorative post across former driveway to Cottesbrooke Hall

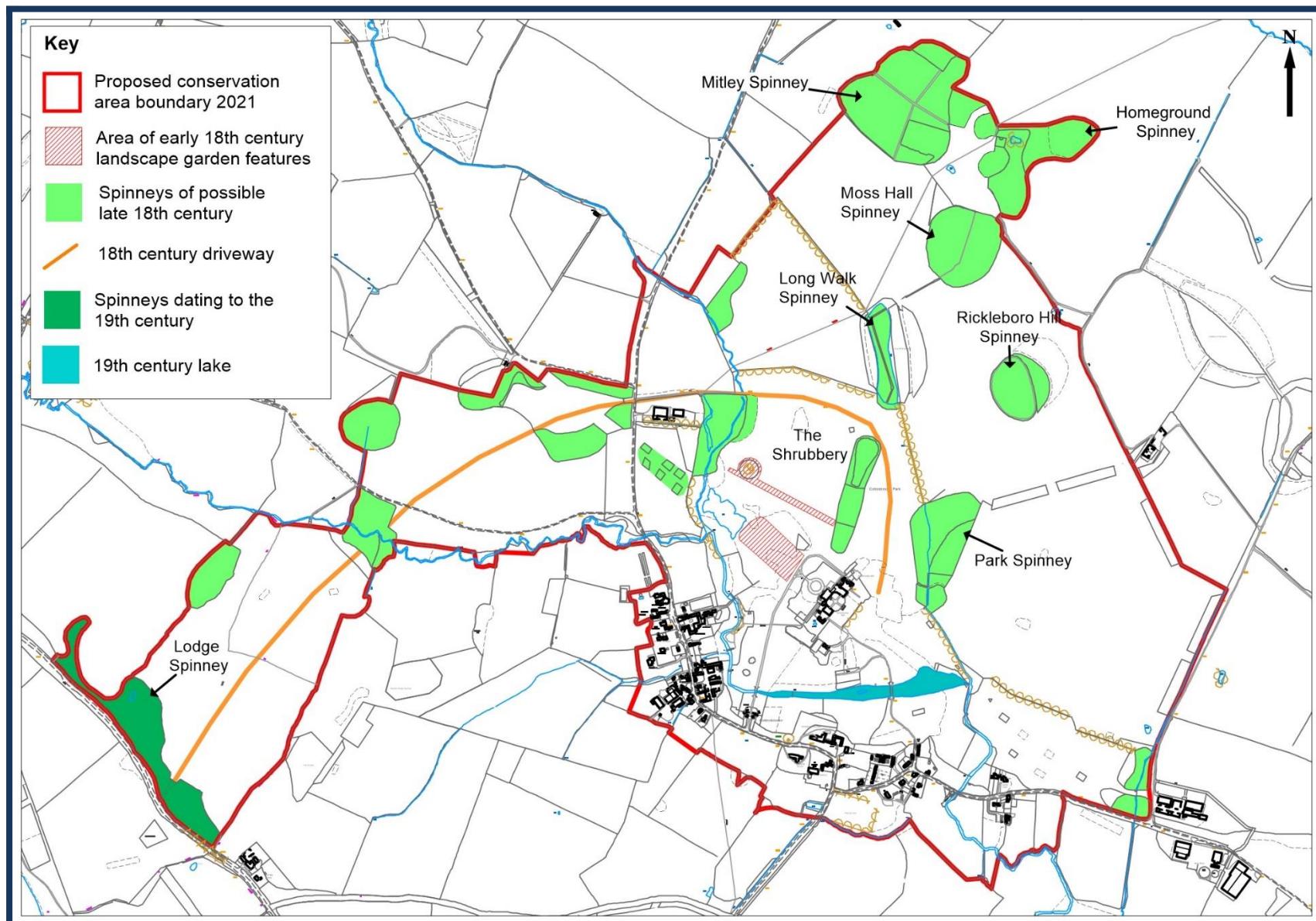


was commissioned to work on the gardens. The gardens include The Statue Walk, along which there are a number of listed statues that originally came from Stowe landscape park, the Pool Garden, the Monkey Pool and The Terrace.

Following the relocation of the two lodge buildings to Main Street in 1938, the principal entrance to the hall was switched from the southeast side of the hall to the northwest side. In the area on the southeast side immediately in front of the hall a quartered parterre garden was created to the design of Geoffrey Jellicoe. On the northwest side there is a large gravel turning circle from which there are views northwest along the avenue of trees, across Ladies Pool and to the parkland beyond.

Prior to the Second World War a series of garden 'rooms' were also laid out to the southwest of the hall to the designs of Robert Weir Schultz and Geoffrey Jellicoe. Following the war Dame Sylvia Crowe

Figure 28: Map showing historic features of the landscape park



## **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.

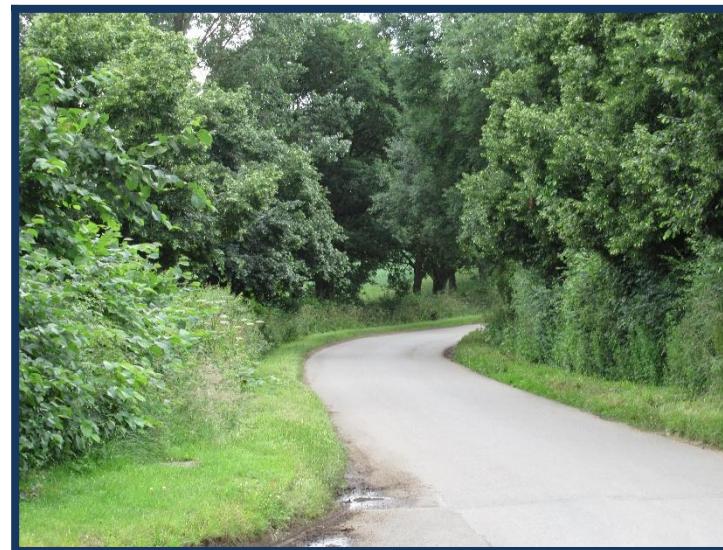
### **7.1 Spatial Character Summary**

Cottesbrooke Conservation Area has a tranquil, rural character created by the dispersed layout of the village, particularly in its east half along Station Road, and the large swathe of parkland to the north and west of the village. The verdant character of the conservation area helps to create an atmosphere of seclusion, especially as the village is approached along lanes and footpaths from the southwest, with many hedges and groups of trees concealing buildings. The quality of the landscape is recognised in a Special Landscape Area designation that was confirmed with the adoption of the Daventry District Settlements and Countryside Part 2 Local Plan in February 2020.

The conservation area is approached from the south and east along narrow country lanes bounded by hedgerows, trees and wide grass verges. On approaching the conservation area along the lane to Creaton there are glimpsed views of All Saint’s Church and the Old Rectory (see Section 7.6, View 21). From the approach along

Station Road there is an impressive view through the Cottesbrooke Registered Park and Garden along an avenue of trees that channels the eye towards Cottesbrooke Hall in the distance (see Section 7.6, View 1).

Figure 29: The approach to Cottesbrooke along the Lane from Creaton



The approaches to the conservation area along these lanes contrasts with those from the north and west. Here, the lanes are largely unenclosed or enclosed with low estate fencing so there is a more open character. This enables extensive views of the parkland and long views to the surrounding open countryside.

Figure 30: Unenclosed pasture west of Main Street



The village of Cottesbrooke has a polyfocal but linear settlement pattern with two distinct areas, one along Main Street and another along Station Road. The east half of the village, largely along Station Road, has a dispersed settlement pattern, whereas buildings in the west half of the village along Main Street are more densely massed. The east and west parts of the village have, therefore, quite different characters and there are several reasons that explain this.

During the medieval period it is thought that Cottesbrooke was split between two separate manors. This might explain the open space

that lies between the part of the village on Main Street and that along Station Road. This open space is depicted on the 1628 map and the 1839 Tithe Map and still exists today as an area of pasture on the south side of the road. Furthermore, the present area of settlement along Station Road has a loose-knit and dispersed character created by paddocks and enclosures separating several small clusters of buildings. However, cartographic and archaeological evidence indicate that it was much more densely populated during medieval period both north and south of Station Road. At some point prior to 1628 several areas of settlement both north and south of Station Road went out of use. After 1628 a further area of settlement, north of The Nook, also became disused. Today's settlement pattern along Station Road and The Nook represents those buildings that remained, or subsequent buildings constructed on historic plots, when all other areas of the settlement became disused. This left small clusters of buildings separated by enclosures where previously there had been buildings. In addition to preserving archaeological earthworks relating to the former settlement, a number of these enclosures enable views out of the conservation area towards the surrounding rural landscape (see Section 7.6, Views 8 and 20). The current playing field, church yard and the large plots in which The Old Rectory and The Grange stand also contribute to the loose-knit, dispersed character of the east half of Cottesbrooke village.

With the exception of 1-2 Station Road and 1-5 The Old School Cottages, buildings are situated with their principal elevations facing the road. Some are located directly adjacent to the road whilst others are situated further back with small front gardens behind

boundary hedges. In this area, building plots tend to be fairly irregular in shape.

Hedgerows are an important feature of the conservation area, forming the main type of boundary along Station Road, with the exception of the tall ironstone wall that runs along the north side from The Old School Cottages to the end of Station Road and round the corner into Main Street.

The settlement pattern either side of Main Street gives the impression that buildings are situated more closely together and it lacks the enclosures separating groups of buildings and allowing views out towards the countryside, in contrast to Station Road. The layout of the village depicted on the 1839 Tithe Map attests to this, and despite a number of historic buildings subsequently being lost, Main Street still has a more densely arranged settlement pattern than that along Station Road.

Many of the buildings along Main Street are built gable-end on to the footway and have ironstone or brick walls between them. This creates a continuous building line, especially on the east side of the street, which adds to the sense of enclosure and seclusion. Some groupings of buildings, particularly on the west side of Main Street, are arranged around courtyards, for example Bothy Cottage, Rose Cottage, The Stables House and Stable Cottage. This gives the sense that Main Street has, in the past, been the focus of buildings with specific, non-residential uses. Other groups of buildings that give this impression are the estate buildings at the south end of the street and the existing farm buildings opposite, and the former forge.

Separating the village from Cottesbrooke Hall and gardens is the watercourse which gives the village its name. It is lined with trees along much of its length which serves to screen the village from the hall.

There are many important views within, from and towards the conservation area (see Section 7.6). Along Main Street views are relatively short due to the enclosed character of the road. This contrasts with Station Road, where there are longer views out to the surrounding countryside and the parkland. Away from the village, in the surrounding lanes, there are also longer views, through the parkland of Cottesbrooke Hall, as well as the hall itself, often viewed along avenues of trees. Footpaths to the south of Cottesbrooke allow the village to be viewed from an elevated position and highlight its location within a valley, the surrounding rolling hills and the impact that the many trees have on the secluded character of the village. Individual and groups of trees also play an important role in creating the parkland character and the more formal, designed landscape surrounding Cottesbrooke Hall.

## **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 in Cottesbrooke 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.

Areas of archaeological potential that are within or on the fringes of the conservation area shown in Figure 31. Areas of archaeological potential within the conservation area include:

AP1: The medieval settlement of Cottesbrooke which includes the currently occupied areas of the village as well as the shrunken medieval village that remains as a series of earthworks.

AP2: All Saints Church and its churchyard for potential deposits relating to an early medieval church building.

AP3: Ridge and furrow earthworks on the south side of Main Street.

AP4: Ridge and furrow earthworks north of Home Farm.

AP6: A large area of ridge and furrow earthworks situated to the northwest of Main Street.

AP8: Ridge and furrow earthworks west of Ladies Pool.

AP9: Ridge and furrow earthworks north of Bothy Cottage, Main Street.

AP10: Ridge and furrow earthworks north of Cottesbrooke Hall.

AP13: An area of possible prehistoric activity north of Cottesbrooke Hall and northwest of Moss Hall Spinney.

AP14: An area possibly relating to the early 18<sup>th</sup> century formal gardens immediately northwest of Cottesbrooke Hall.

AP15: Ladies Pool, a feature of the early 18<sup>th</sup> century formal gardens northwest of Cottesbrooke Hall.

AP16: A long bank running northwest to southeast, north of Cottesbrooke Hall, which may be a feature relating to the early 18<sup>th</sup> century formal gardens.

AP17: An earthwork northwest of Cottesbrooke Hall that may be a medieval hollow way.

AP18: A circular earthwork mound northwest of Cottesbrooke Hall that may be related to the early 18<sup>th</sup> century formal garden design.

AP19: The 18<sup>th</sup> century driveway from the Welford Road through the parkland to the southeast side of Cottesbrooke Hall.

Areas of archaeological potential on the fringes of the conservation area include:

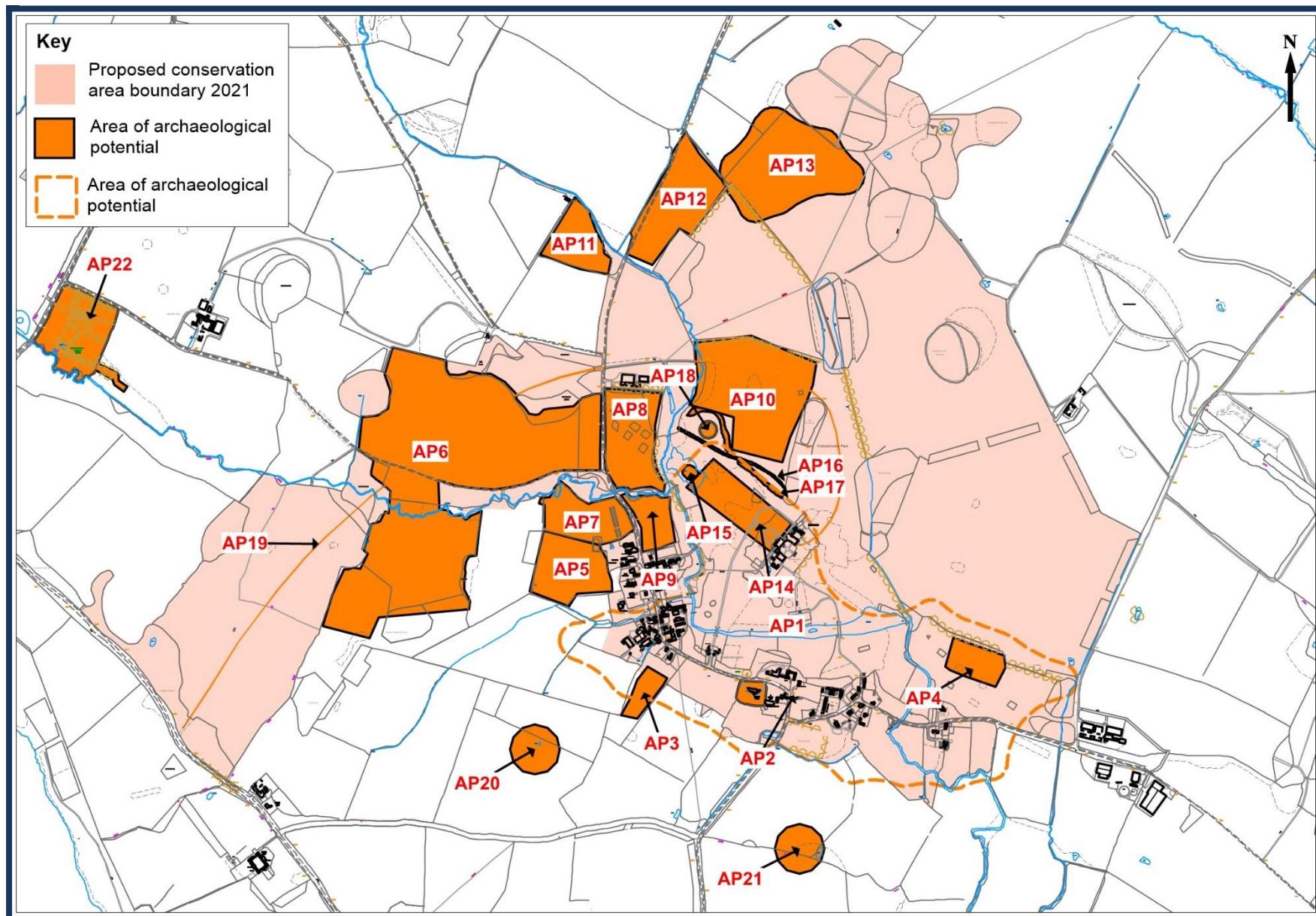
AP20: The possible site of a post-medieval windmill.

AP21: The possible site of a Romano-British settlement site.

AP22: The site of a medieval monastic grange, which is a scheduled monument, situated to the west of Calendar Farm.

Areas of archaeological potential which 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 31: Areas of archaeological potential within and on the edge of the conservation area



## 7.3 Public Open Spaces

There are several important public open spaces within the conservation area (see Figure 40). The first is the churchyard of All Saints Church at the centre of the conservation area. It has a secluded and enclosed atmosphere on the north side of the church due to the line of Yew trees on its north boundary, which is adjacent to Main Street. This contrasts with the space on the south side of the church, which is more open and from which there are long views of the agricultural landscape (see Section 7.6, View 30).

Figure 32: Secluded north side of the churchyard



The churchyard creates a peaceful and secluded setting for the Grade I listed church.

Along Station Road and parts of Main Street there are wide grass verges that merge with the road and are not delineated by kerb stones. They contribute to the rural character of the conservation area. Particularly along Station Road, verges would have been tracts of land considered to be 'road-side waste' that were left open by the roadside at the time of the enclosure of the open fields in the 17<sup>th</sup> or 18<sup>th</sup> centuries. As such, they are features that relate to the development of Cottesbrooke's historic landscape.

Figure 33: Wide verges and lack of pavements along Station Road



Figure 34: Wide verge on the north side of Main Street



A third important open space is the playing field and space surrounding the village hall on the south side of Station Road. As well as providing an important recreational amenity for residents, this area contributes to the setting of the Grade II listed Old School Cottages on the opposite site of the road. Although there has been some landscaping to create the football pitch, which may have resulted in the loss of some archaeological earthworks, the area retains its open character and form, which dates back to at least the 19<sup>th</sup> century, as demonstrated by the 1839 Tithe Map. It contributes to the dispersed character of the east end of the village.

Figure 35: Public open space provided by the playing field in Main Street



## 7.4 Footpaths

Leading outwards from the conservation area there are a number of footpaths that enable connectivity between the village and the surrounding countryside. Most current public rights of way (see Figure 40) were in existence by the 19<sup>th</sup> century but may have been established routes prior to this.

Important historic footpaths traversing the conservation area include:

- Footpath CL1 leaves the lane to Creaton and crosses several fields and paddocks to join Main Street to the east of no. 21.

There are views from this footpath towards All Saints Church and the Old Rectory (see Section 7.6)

- Footpath CL2 leaves the south side of Station Road just outside the village and passes a number of fields before reaching Creton. Near to Station Road there is a view to the northwest along the tree avenue to Cottesbrooke Hall and southeast to the spire of All Saints Church in Brixworth
- Footpath CL3 runs between the A5199 and Main Street through several agricultural fields. It crosses the green lane that runs east-west between the A5199 and the lane to Creton. As Cottesbrooke is approached along this footpath there are views of the church and buildings in Main Street nestling amongst the trees.

## 7.5 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 Cottesbrooke Conservation Area. 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 designed landscape gardens and parkland surrounding Cottesbrooke Hall. As well as many copses and small woodlands, there are several avenues of trees that channel views towards the Hall and out from it towards other landscape features (see Section 7.6, V11, V12, V16 and V17), which add to the sense of the park being a deliberately designed landscape.

Important individual and groups of trees within the conservation area include, but are not limited to:

- The Yew trees that line the edges of the churchyard of All Saint's Church
- The tree that is visible beyond the southern gated entrance to Cottesbrooke Hall
- The tree in the garden of The Old Post Office, 27 Main Street
- The Cedar of Lebanon tree immediately southwest of Cottesbrooke Hall
- The avenue of trees leading up to the Hall from the southeast, which frames views of the listed building from Station Road (see Section 7.6, View 1). Looking southeast along the avenue from the Hall the avenue focuses the view on All Saints Church, Brixworth (see Section 7.6, View 16)
- A second avenue of Lime trees running ESE from the Hall that terminates in a tree belt at the eastern edge of the conservation area (see Section 7.6, View 17)
- The avenue of trees channelling views towards the Ladies Pool and the Hall from the northwest (see Section 7.6, View 11)
- The various trees within the Wild Garden at Cottesbrooke Hall which can also be seen from Main Street (see Section 7.6 View 19).

Figure 36: Yew trees on the north edge of All Saints Churchyard



Figure 37: Tree inside the south entrance to the landscape Park at Cottesbrooke Hall



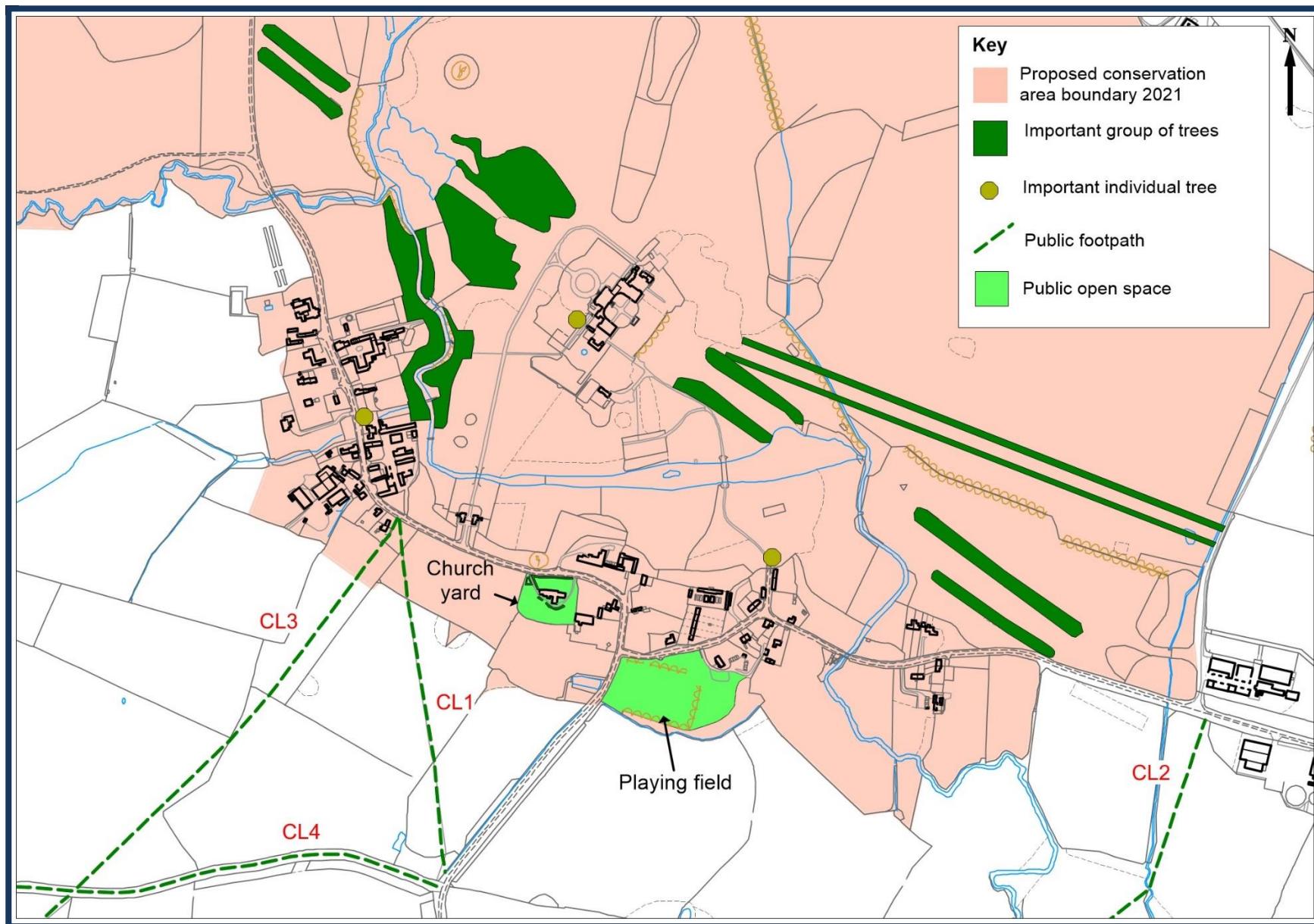
Figure 38: Cedar of Lebanon southwest of Cottesbrooke Hall



Figure 39: Tree at The Old Post Office, 27 Main Street



Figure 40: Important public open spaces, footpaths and important trees in and around the edges of the conservation area



## **7.6 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.

### **Important views within the conservation area:**

#### **V1: Looking northwest from Station Road along an avenue of trees towards Cottesbrooke Hall**

This is an important long view through the designed landscape of Cottesbrooke Hall Registered Park and Garden. The eye is drawn along an avenue of mature trees towards Cottesbrooke Hall, which stands in the centre and forms the terminus of the view.

#### **V2: Views along Station Road between the first and second group of buildings**

Views east and west along this part of Station Road highlight the dispersed nature of the settlement at the east end of the village, with buildings generally set back from the road. It also highlights the long gap between one group of buildings to the next group as the hedges on each side of the road stretch away around the bends in the road.

#### **V3: Looking north along the lane towards the 18<sup>th</sup> century gateway to Cottesbrooke Hall**

Looking along this lane, past the historic ironstone cottages on either side, there is a view of the gateway, which formed the

southern approach to Cottesbrooke Hall from 1780. The gateway comprises two tall ironstone gate piers surmounted by ball finials. Behind the iron gates there is a mature ornamental tree and a glimpse of the lake within the landscape park. Together with the gateway this indicates this is the entrance to a high status property.

#### **V4: Looking across the grounds of Cottesbrooke Hall towards the 18<sup>th</sup> century bridge**

There are views of the Grade II listed 18<sup>th</sup> century bridge from this location.

#### **V5: The view southwest along Station Road towards the alms houses**

This view takes in the row of mid-17<sup>th</sup> century alms-houses (Grade II listed) and the adjoining 19<sup>th</sup> century schoolhouse. The stone boundary wall is also a prominent feature in this view and contrasts with the many boundary hedges that are prevalent in this part of the conservation area. It also accentuates the elongated character of the village's settlement pattern.

#### **V6: The view eastwards along Main Street past the churchyard to The Grange**

This view takes in the Yew trees lining the north edge of the churchyard and The Grange on the opposite side of the road with its elongated form and tall chimney stacks contributing to its distinctive and high-status character.

#### **V7: Looking southeast across the churchyard to the Old Rectory**

From within the churchyard there is a view of the principal and west elevations of the Old Rectory. Its scale and architectural detailing highlight it as a high-status building.

### **V8: Looking northwest from the churchyard**

This is a view across an area of pasture on the south side of the road towards no. 21 Main Road. It highlights the dispersed settlement pattern of the village, there being no other buildings situated on the south side of the road between the church and no. 21. The view also highlights the rural and verdant character of Cottesbrooke.

### **V9 and 10: Views north and south along Main Street**

As Main Street is traversed views along it in both directions highlight the more close-knit character of this part of the village with buildings situated adjacent or close to the street frontage. It also demonstrates the greater variety of building materials and ages in Main Street, including ironstone, red brick and render, as well as the elongated linear form of the village. Again, boundary walls, hedges and fences adjacent to the roadside reinforce this characteristic.

### **V11: A long view southeast along an avenue towards the northwest elevation of Cottesbrooke Hall**

This view is part of the designed landscape park in which Cottesbrooke Hall stands. Looking southeast from the lane the view is channelled along an avenue of mature trees towards the lake, ending in a view of the hall, and gives a sense of the extensive parkland surrounding it.

### **V12: Long view from the drive to the front to the NW elevation of the Hall looking north west**

This is View 11 in reverse, looking down the avenue of trees, over the ornamental lake to the parkland beyond.

### **V13: Views northwest from the gated road to Guilsborough**

There are views across an extensive area of ridge and furrow earthworks, possibly of medieval date, from the gated road to Guilsborough. The ridge and furrow is an important element of the historic landscape and tells of its agricultural use prior to it being embanked. There are extensive views of the countryside from the gated road, which demonstrate the rural setting of the conservation area.

### **V14: The view of the church tower from Main Street**

This view takes in the church tower emerging from the Yew trees which line the churchyard. There are also many other trees in this area, which adds to the verdant and secluded character of the village.

### **V15: The view looking north from the circular driveway on the northeast side of Cottesbrooke Hall**

This is a long view that is channelled between belts of trees to the wider landscape park and in particular a woodland called Mitley Spinney, which is situated on elevated ground and is a prominent feature within the historic landscape.

### **V16: Looking southeast from the lawn on the southeast side of the Hall towards Brixworth**

This long view is channelled along an avenue of trees, over the ornamental lake towards the countryside beyond the parkland. The spire of All Saints Church in Brixworth forms the focal point of the view in the distance. Although part of the designed landscape of Cottesbrooke Hall, this view is naturalistic and contrasts with View 17 (see below). This view is identified in the list entry for the Registered Park and Garden designation as being important.

### **V17: Looking southeast from the lawn along a second avenue of trees**

A second view from this lawn is along an avenue of Lime trees. Again the avenue channels the view towards a terminus, which is a belt of trees. This view contrasts with View 16 due to its formality and gives the impression of a high status and deliberately designed landscape. The view along the Lime tree avenue is identified in the list entry for the Registered Park and Garden designation as being important.

#### **V18: View of the southeast elevation of Cottesbrooke Hall from the lawn**

From the lawn on the southeast side of the hall there is a view of its impressive southeast elevation and formal gardens and the later wings either side.

#### **V19: Looking north along the woodland river walk in the grounds of Cottesbrooke Hall**

There are views along the brook and the beautiful gardens either side, which incorporate a wide variety of ornamental trees.

#### **V20: Looking southwest from Station Road across medieval settlement earthworks**

There are views across two enclosed areas of pasture, situated to the east of 1-2 Station Road, in which earthworks are visible that relate to historic occupation of this land and may relate to the medieval shrunken settlement. They contribute to knowledge of how the village has developed over hundreds of years and highlight its long history.

#### **V21: The view south from Station Road east of no. 8**

Views to the south from this location take in prominent earthworks of the medieval shrunken settlement, which contribute to knowledge about the development of the village and highlight its long history.

#### **Important views towards the conservation area:**

##### **V22: The view on approaching Cottesbrooke along the lane from Creton**

As Cottesbrooke is approached along this lane there are views to the north of the Church and the Old Rectory standing amongst the trees.

##### **V23: The view towards All Saints Church from footpath CL1**

There are views from footpath CL1 in a north easterly direction towards the church standing amongst the trees, with few other buildings in view. It highlights the verdant character of the conservation area and the variety of tree species to be seen in the conservation area as well as the dispersed character of the built environment at the east end of the village.

##### **V24: The view from Footpath CL3 towards buildings on the south side of Main Street**

This view also highlights the verdant character of the conservation area. A number of buildings at the south end of Main Street are also visible and provide a contrast in terms of their scale and massing with buildings such as the church and the Old Rectory seen in views further to the east.

##### **V25: Looking south from the lane towards Guilsborough**

Views from this location look across the open countryside to the tree belt at the summit of the ridge along which the Welford Road runs, which was the original location of the lodges and a section of the driveway to Cottesbrooke Hall. The view gives a sense of how the hall would originally have been approached and of the surrounding topography that rises towards the southwest.

#### **V26: Looking northwest from the byway along the tree avenue towards Cottesbrooke Hall**

This view looks northwest through the landscape park along an avenue of trees towards Cottesbrooke Hall, the southwest wing of which is visible at the end of the avenue.

#### **V27: Looking southwest from the byway across the parkland**

This view across the parkland towards the southwest highlights the verdant character of the conservation area. The avenue of trees visible from this location also tells of it being a landscape with deliberately designed features.

#### **V28: Looking southeast from the gated road through gap in tree belt towards Cottesbrooke Hall**

This is a long view into the conservation area from the gated road towards Naseby. The gaps in the tree belts, which were probably deliberately created towards the end of the 19<sup>th</sup> century, enable views through to the tree avenue further to the southeast and on to Cottesbrooke Hall in the distance. This would also have enabled a glimpsed view of the hall through the gap in the tree belt when travelling along the driveway.

#### **V29: Looking southeast towards Mitley Spinney**

The view from the Haselbech lane towards Mitley Spinney, which is a prominent feature in the landscape at the northern edge of the conservation area due to its elevated situation. The spinney has been a feature within the landscape since at least 1839 and is recorded on the Tithe map of the same date. It contributes to the amenity value and parkland character of the conservation area.

#### **Important views outwards from the conservation area:**

#### **V30 Looking southwest from the churchyard to the open countryside**

There are long views from the edge of the churchyard southwards and southwest to the open countryside, highlighting the rural setting of the conservation area.

#### **V31 Looking southwest from Main Street adjacent to the churchyard**

Views looking southwest from Main Street west of the churchyard look out onto the open countryside and the land gently rising upwards to the ridge that lies to the south of Cottesbrooke.

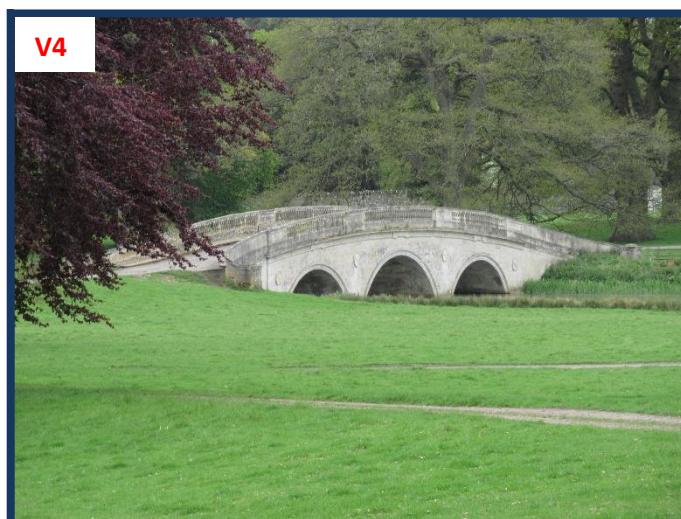
#### **V32 Looking southwest from Main Street opposite the Lodge to the open countryside**

As with View 26, this view looks out on to the rising topography of the open countryside to the south and southwest of the village and it also contributes to the sense of separation between the east and west ends of Cottesbrooke.

**V33 Looking west from Main Street past a monument to the countryside in the distance**

At the north end of Main Street there are views to the west across an area of pasture that contains ridge and furrow earthworks and incorporates an avenue of trees that runs north from Court End. It terminates at a monument to the Huguenot families who fled France in the 17<sup>th</sup> century in the form of rectangular pedestal supporting a Corinthian column with an urn on top.

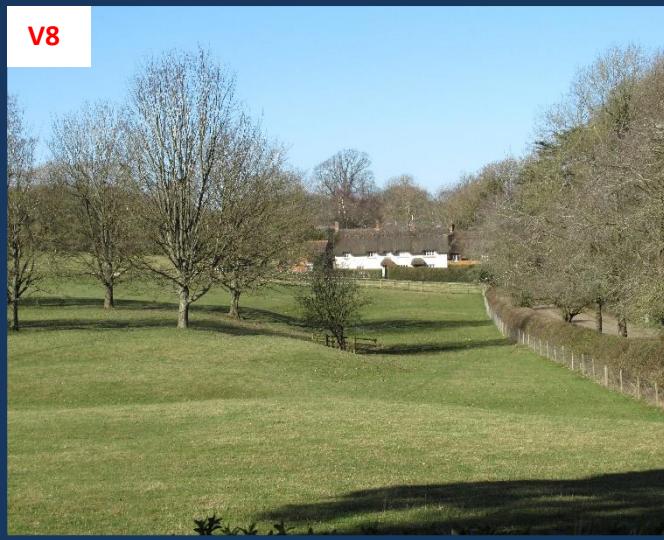
Figure 41: Important views within, towards and from the conservation area



V7



V8



V9



V10



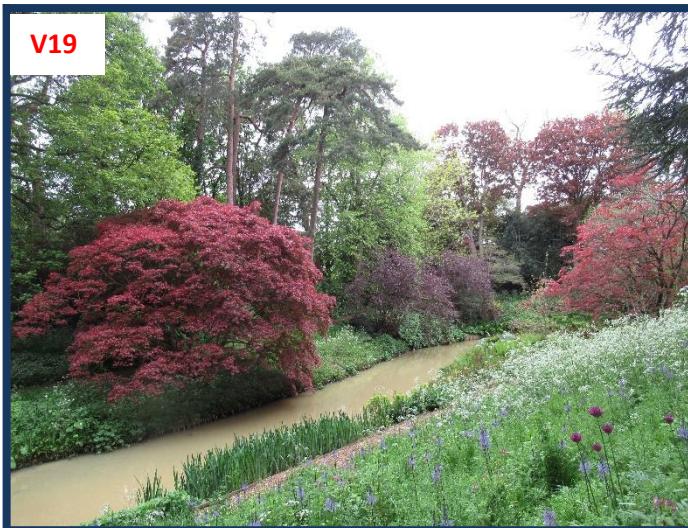
V11



V12







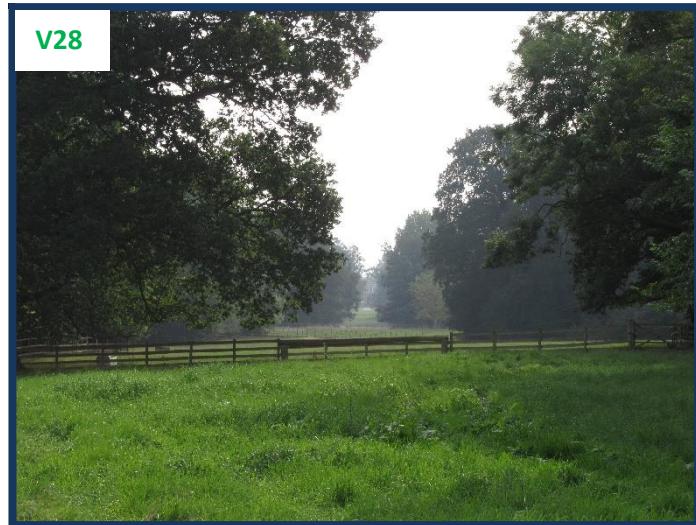
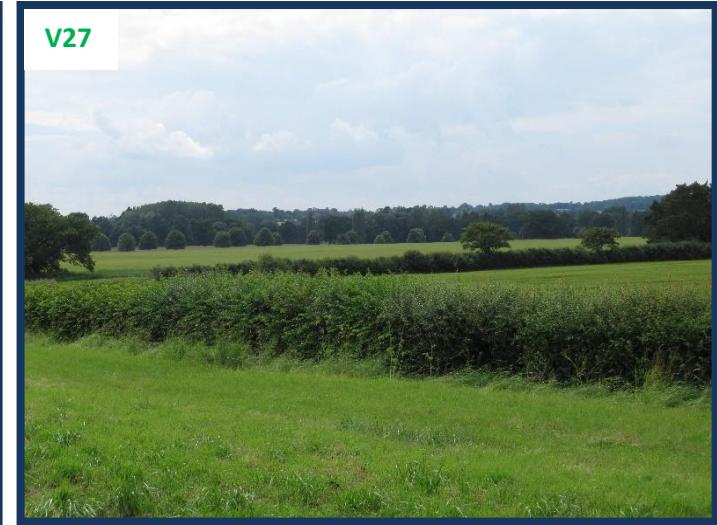
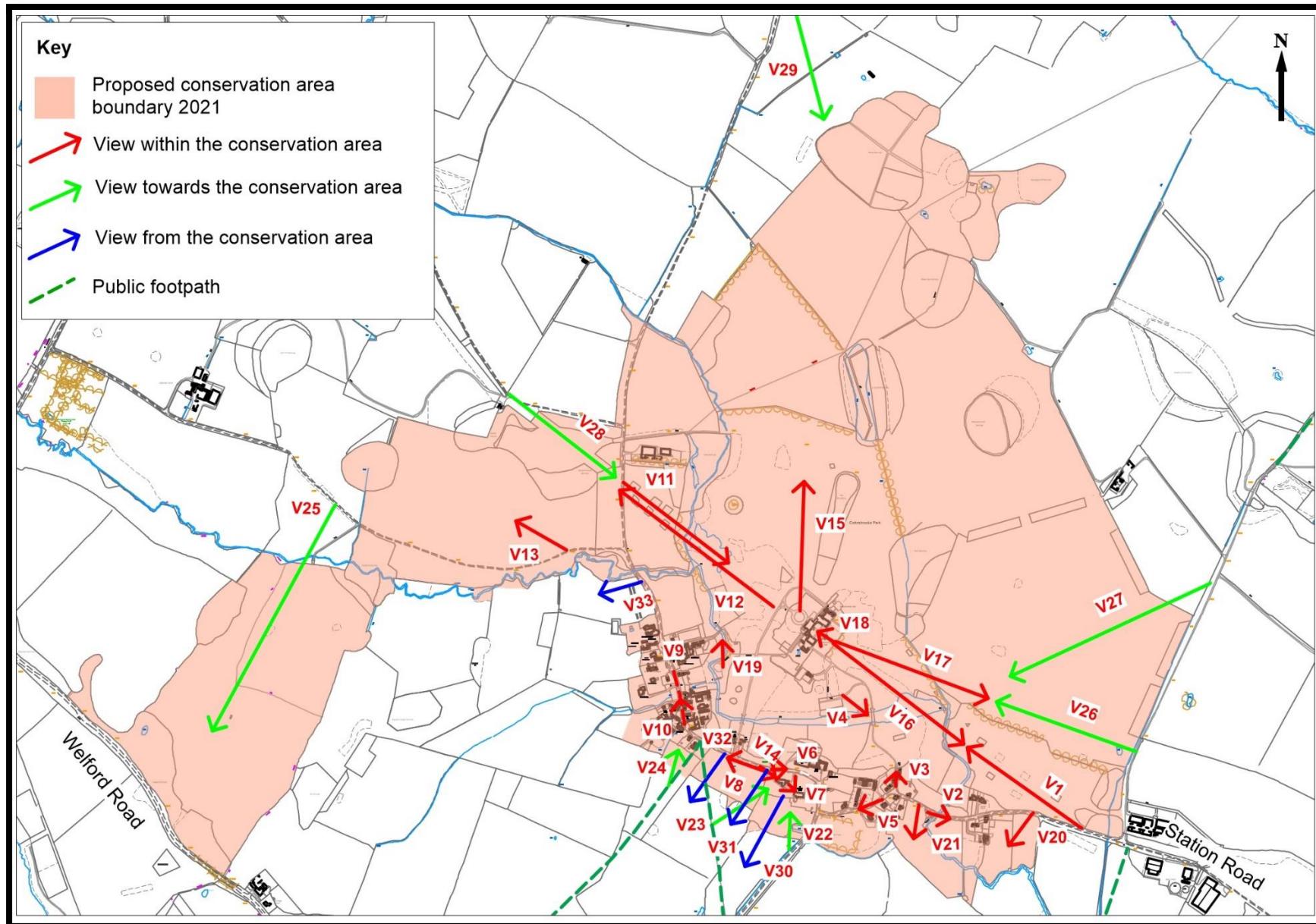




Figure 42: Map showing important views within, from and towards the conservation area



## 7.7 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>12</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>13</sup> This methodology has been employed to assess the contribution of open spaces to the Cotesbrooke 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 scarpes).

The following categories have been used to assess the contribution of open space to Cotesbrooke Conservation Area and are mapped in Figure 53:

**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>12</sup> Alan Baxter Ltd (2016) Craven Conservation Areas Project: Potential Conservation Area Designations August 2016

<sup>13</sup>[https://www.cravendc.gov.uk/media/1818/craven\\_ca\\_appraisals\\_introduction\\_august\\_2016.pdf](https://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: An agricultural field south of Station Road at the east end of the conservation area**

This field makes a **significant contribution** to the character and setting of the conservation area and the Cottesbrooke Hall Registered Park and Garden. It is experienced as the conservation area is entered along Station Road from the east and contributes to the rural and remote character of Cottesbrooke. It lies on the periphery of views from Station Road northwest towards the Grade I listed Cottesbrooke Hall and contributes to the peaceful atmosphere of the landscape park.

Figure 43: Agricultural field south of Station Road



#### **OS2: Two small pasture fields east of 1-2 Station Road**

This area makes a **significant contribution** to the character and setting of the conservation area. It also forms the immediate setting of 1-2 Station Road, two Grade II listed 18<sup>th</sup> century thatched cottages. The area contains visible ridge and furrow earthworks and also settlement earthworks, possibly dating back to the medieval period. As well as views into this area from Station Road, there are long views to the countryside further to the south, highlighting the rural location of Cottesbrooke (see Section 7.6, V20).

#### **OS3: An area of pasture west of 3-4 Station Road**

An area that makes a **significant contribution** to the character and setting of the conservation area. It also forms the immediate setting of 3-4 Station Road, two Grade II listed 18<sup>th</sup> century thatched cottages. The area contributes to the peaceful, rural atmosphere of Cottesbrooke and highlights the dispersed settlement pattern of the east half of the village.

#### **OS4: An area of pasture east of 8 Station Road**

An area of pasture that makes a **significant contribution** to the character and setting of the conservation area. This area contains visible earthworks relating to the medieval settlement of Cottesbrooke and ridge and furrow. The earthworks can be seen in views looking south from Station Road. Along with open space OS3, this area contributes to the dispersed character of the east half of the village (see Section 7.6, V21).

## **OS5: Playing field and playground on south side of Station Road**

This area makes a **significant contribution** to the character and setting of the conservation area. Now a playing field and playground, this area contributes to the rural character of the village with views through trees on the southern boundary to the open countryside. By 1628 the open space was divided into five plots, two of which had buildings upon them. Although the internal divisions no longer exist, the external boundary reflects that on the 1628 map and is therefore important in terms of the historic morphology of the settlement. Although the Grade II listed building, the Old School Cottages (1-5) is on the opposite side of the road, this open space contributes to its setting.

Figure 44: View of the playing field in Station Road



## **OS6: The churchyard of All Saints Church**

The churchyard of All Saints Church makes a **significant contribution** to the character and setting of the conservation area and also adds to the significance of the Grade I listed church. A line of Yew trees on the north boundary creates an enclosed and secluded atmosphere.

Figure 45: The churchyard on the north side of the church, lined with Yew trees



This contrasts with the churchyard on the south side of the church where long views open out towards the countryside south of the village (Section 7.6, V29). There are also views from the churchyard of the Grade II listed Old Rectory, highlighting the former functional links between the two buildings (see Section 7.6, V7). And views

westwards from the churchyard towards 21 Station Road in the distance (Section 7.6, V8), which highlights the dispersed settlement pattern. The boundary of the churchyard follows the same line as that depicted on the 1628 map, indicating its importance in the historical development of the settlement layout.

#### **OS7: Area of pasture south of All Saints Church**

Two areas of enclosed pasture that make a **significant contribution** to the character and setting of the conservation area as well as the setting of the Grade I listed All Saints Church and Grade II listed Old Rectory. There are views from the churchyard south to this area of open land which contribute to the rural, peaceful atmosphere of the churchyard. The open nature of these two areas of pasture also enable important views of the church and the Old Rectory as the conservation area is approached along the lane from Creaton (see Section 7.6, V22).

#### **OS8: An area of pasture opposite the entrance lodges to Cottesbrooke Hall**

This area of pasture makes a **significant contribution** to the character and setting of the conservation area as well as the setting of the Grade I listed All Saints Church and the Grade II listed lodges, gates and gate piers to Cottesbrooke Hall. The open space highlights the rural character of the village and there are views of this area and the countryside beyond from Main Street (Section 7.6, V30 and V31). As mentioned above, it also enables long views towards 21 Station Road from the churchyard (Section 7.6, V8). The 1628 map shows this as a large enclosed field at this time. Within this area there are archaeological earthworks pertaining to

possible paddocks and quarrying, probably of post-medieval date. This suggests that there may not have been continuous settlement along Station Road and Main Street during the medieval period and supports the view that Cottesbrooke was a polyfocal settlement from the point of its early development. This open space is, therefore, important for interpreting the development history of Cottesbrooke.

#### **OS9: An area of enclosed pasture west of the lane to Creaton**

This area of pasture makes a **significant contribution** to the character and setting of the conservation area. A public footpath across this enclosed field enables the conservation area to be approached on foot (Section 7.6, V23). There are views from the public footpath towards the church amongst the trees. This open space contributes to the tranquil, rural setting of the conservation area and the listed All Saints Church.

#### **OS10: An area of enclosed pasture south of 21, 22 and Oak Cottage in Main Street**

This area of pasture makes a **significant contribution** to the character and setting of the conservation area. From the public footpath that runs across it there are views back towards a group of red brick buildings at the southeast end of Main Street, and the wide variety of trees within the conservation area (Section 7.6,V24). This area of pasture also contains earthworks pertaining to the former settlement pattern of the village and, in the southern part of the enclosure, ridge and furrow.

### **OS11: Two areas of enclosed pasture west of Main Street**

Two areas of pasture that make a **significant contribution** to the character and setting of the conservation area. There are ridge and furrow earthworks over much of this area and it continues up to the rear of property plots on the west side of Main Street and was probably a factor in constraining the development of the village westwards. It is therefore an important feature in terms of understanding the village morphology and how it has developed over time. The hedged field boundaries are on the same alignment as those depicted on the 1839 Tithe Map.

### **OS12: An area of pasture that is immediately north of Court End, Main Street**

An area of pasture that makes a **significant contribution** to the character and setting of the conservation area. It contains ridge and furrow earthworks and, therefore, like many of the fields within Cottesbrooke Parish it contains evidence of the medieval agricultural system of open fields. Nearer to Main Street there is an avenue of trees running north from Court End which terminates in a monument to Huguenot families who fled France in the 17<sup>th</sup> century. This deliberately designed landscape feature creates an impression of high status as the village is approached from the north. The trees and open space behind them contribute to the peaceful, rural character of the conservation area. There are views of the tree avenue, monument and the ridge and furrow from Main Street (Section 7.6, V32).

### **OS13: Several irregularly-shaped enclosures between the gated road and the Welford Road, west of Cottesbrooke**

A number of enclosures that make a **significant contribution** to the setting and character of the conservation area. Much of this area contains well-preserved ridge and furrow earthworks, which are visible from within the conservation area from gated road. There are several spinneys which are remnants of those depicted on the 1839 Tithe Map, as are many of the hedged field boundaries, indicating that features within this tract of landscape date back to at least the early 19<sup>th</sup> century, and probably earlier.

### **OS14: Two areas of pasture on the northeast side of Welford Road**

Two areas of pasture that make a **significant contribution** to the setting and character of the conservation area. These two enclosures lie within the conservation area and the Registered Park and Garden designation. At the southwest end they abut the Welford Road. Adjacent to the road there is a belt of trees called Lodge Spinney because this is the former location of the entrance lodges that now stand in Main Street (Section 7.6, V25). The spinney itself is partially depicted on the 1839 Tithe Map. The looping driveway that ran from Welford Road, around the north side of Cottesbrooke Hall and around to the entrance on its east side, passes through these enclosures and is still clearly visible on aerial photographs<sup>14</sup>. Along with Lodges Spinney, it is an important historic feature pertaining to the layout of Cottesbrooke's landscape park.

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<sup>14</sup> Google Maps Imagery (2021) [Google Maps](#)

### **OS15: Two areas of pasture south of the gated road**

Two pasture fields on the south side of the gated road that make a **significant contribution** to the character and setting of the conservation area. There are views from the eastern-most enclosure across the conservation area to the south towards Lodges Spinney, which highlights the rising topography (see Section 7.6, V25). Within this area are the earthworks of a monastic grange of possible 12<sup>th</sup> century date, which is designated as scheduled monument (NHLE 1011383). This area contributes to the peaceful and rural character of the landscape surrounding the conservation area. The monastic earthworks highlight the historic character of the landscape on the fringes of the conservation area.

### **OS16: An area of pasture north of the gated road and east of Calender Farm**

An area of pasture that makes a **significant contribution** to the character and setting of the conservation area. The pasture contributes to the peaceful, rural character of the landscape surrounding the conservation area as it is approached along the gated road. Adjacent to the road the pasture is unenclosed and, coupled with the spinney on its east side, this contributes to the parkland character.

### **OS17: An area of pasture north of the gated road and west of Haselbech Road**

This area of pasture makes a **significant contribution** to the character and setting of the conservation area. It is an area of parkland within the conservation area and contains several

spinneys, which are depicted on the 1839 Tithe Map, as well as a significant number of individual parkland trees. The former driveway to Cottesbrooke Hall passes through this area and is visible as a feature cutting across well-preserved ridge and furrow. Gaps in two tree belts, which historic Ordnance Survey maps suggest were probably created in the late 19<sup>th</sup> century, afford views southeast along a tree avenue with the hall visible in the distance (Section 7.6, V26). The view would also have been glimpsed by those travelling to and from the hall along the driveway. As such, this area contains features relating to the designed landscape park as well as the earlier, medieval agricultural landscape.

Figure 46: Looking northwest across OS17 from gated road



### **OS18: Designed gardens at Cottesbrooke Hall**

This area forms the southern part of the Registered Park and Garden of Cottesbrooke Hall and includes the 1930s and post-war formerly designed gardens and the two tree avenues that channel views towards the Grade I listed Hall (see Section 7.6, Views 1, 11, 12, 16, 18 and 19). Within this open space there are also several areas of archaeological potential, including medieval ridge and furrow earthworks; medieval settlement earthworks; and probable 17<sup>th</sup> century garden features. It also includes several small enclosures adjacent to the north side of Station Road that contribute to the dispersed character of the east end of the village.

### **OS19: Landscape park at Cottesbrooke Hall**

This is a large area north of Cottesbrooke Hall that also forms part of the Registered Park and Garden. Within it there are parkland trees and a number of spinneys and tree belts, some of which were part of formal promenade routes established in the 18<sup>th</sup> century. The space north of the hall contains ridge and furrow earthworks, demonstrating the agricultural land use prior to the creation of the park. The late 18<sup>th</sup> century driveway also passes through this area. There are many views across this area from within the conservation area, the byway on its east side and Haselbech Lane (for typical views see Section 7.6, Views 15, 26, 27 and Figure 47 below).

Figure 47: Looking into the park from the east



### **OS20: Small area of enclosed pasture at north end of Main Street**

This small area of pasture makes a **significant contribution** to the character and setting of the conservation area. Situated at the north end of Main Street, the pasture lies between the road and the Registered Park and Garden of Cottesbrooke Hall. It therefore contributes to the peaceful character of the gardens, particularly the Wild Garden next to which it is situated. The open space enables views across it to the Wild Garden and the variety of trees within it. It also contributes to the rural character of the village with its hedgerow boundary and mature trees. Within the enclosure there are ridge and furrow earthworks which contribute to

knowledge of the early morphology of the village in relation to the system of open field agriculture.

Figure 48: OS20-Pasture at the north end of Main Street



#### **OS21: Area of pasture adjacent to Haselbech Lane**

An area of pasture that makes a **significant contribution** to the character and setting of the conservation area. There are well-preserved ridge and furrow earthworks in this area, indicating the former open field system that existed in this area. The open character of this parcel of land allows views towards the parkland and several of the spinneys and tree belts, and highlights the verdant character of the conservation area.

Figure 49:OS21-Pasture adjacent to Haselbech Lane



#### **OS22: Small arable enclosure on west side of byway**

A small enclosure that makes a **significant contribution** to the character and setting of the conservation area. The openness of this parcel of land enables views back towards the conservation area and in particular across parkland to an avenue of trees (see Section 7.6, V27). The view highlights the parkland character of the conservation area as well as some of the more designed aspects of the landscape. This open space also contributes to the tranquil, rural character of the area.

### **OS23: An area of pasture at the southeast corner of the conservation area**

This area of pasture makes a **significant contribution** to the character and setting of the conservation area. To the west of this field, and within the conservation area, there is an avenue of trees that runs from the lawn in on the southeast side of Cottesbrooke Hall to the southeast. The avenue continues outside of the conservation area into this field and it therefore contributes to the character of the designed landscape (see Section 7.6, V17).

### **OS24: Mitley Spinney and Homeground Spinney**

An area of woodland that makes a **significant** contribution to the character and setting of the conservation area. Formerly three separate spinneys, one unnamed and Mitley Spinney and Homeground Spinney, tree cover has subsequently increased, forming a single wooded area. Although it is thought that the area of the park was not extended in the late 18<sup>th</sup> century,<sup>15</sup> it does appear from Bartholomew's 1897 map that these spinneys were included within the park at some point in the 19<sup>th</sup> century (see Figure 26). Within the unnamed spinney situated between the two there was a building called Moss Hall Lodge, which is depicted on the 1839 Tithe Map, and presumably associated with Moss Hall, a folly which was situated to the south within Moss Hall Spinney. Modern Ordnance Survey mapping shows that a building still exists on the same footprint as Moss Hall Lodge. The spinney itself is a prominent feature in the landscape. Situated on elevated ground at a height of 155m OD it is visible in views looking north from

Cottesbrooke Hall (Section 7.6, V15) as well as on the approach to the conservation area along the lane from Haselbech (Section 7.6, V29). It is a feature of the 19<sup>th</sup> century park.

Figure 50: OS23



### **OS25: An area of pasture to the east of Creton Lane**

An area of pasture divided in to two enclosures east of Creton Lane and south of Station Road that make a **moderate contribution** to the setting and character of the conservation area. There are views from Station Road to this area of open space, with OS4 in the foreground, which enhance the rural, peaceful

<sup>15</sup> National Heritage List for England [COTTESBROOKE HALL, Cottesbrooke - 1001028 | Historic England](#)

character of the conservation area. The open space is also important for this same reason on the approach to Cottesbrooke along Creaton Lane.

#### **OS25: An area of pasture to the rear of Home Farm**

An area of pasture to the rear of Home Farm that makes a **moderate contribution** to the character and setting of the conservation area. Its current land use as an area of pasture enhances the peaceful, rural character of the conservation area and the surrounding landscape.

Figure 51: OS25 in the middle distance



#### **OS26: An area of pasture south of the gated road**

This area of pasture makes a **moderate contribution** to the character and setting of the conservation area. It enhances the rural setting of the conservation area as it is approached along the gated road.

#### **OS27: An agricultural field on the northeast side of the Welford Road**

An enclosed field that makes a **moderate contribution** to the character and setting of the conservation area, which lies to its southeast side. The field contributes to the rural character of the conservation area and the surrounding landscape.

#### **OS28: An agricultural field on the southeast side of the gated road towards Naseby**

This enclosed field makes a **moderate contribution** to the character and setting of the conservation area. It contributes to the tranquil atmosphere of the area and its remote character. A belt of trees along its northeast edge contributes to the verdant character of the landscape within and surrounding the conservation area.

#### **OS29: Two agricultural fields west of Haselbech Lane**

Two agricultural fields, the southern-most is unenclosed adjacent to the road, which make a **moderate contribution** to the character and setting of the conservation area. The fields contribute to the peaceful rural character of the area as the conservation area is approached along Haselbech Lane and along the gated road from Naseby.

### **OS30: Two large agricultural fields at the north end of the conservation area**

These two agricultural fields make a **moderate contribution** to the character and setting of the conservation area. Within this area there is large spinney that is visible from various locations within the conservation area (see Section 7.6, View 15) and reflects the character of the parkland within the conservation area. The agricultural land use in these two fields contributes to the tranquil and rural atmosphere of the conservation area.

### **OS31: An agricultural field east of Rickleboro Hill Spinney**

An agricultural field that makes a **moderate contribution** to the character and setting of the conservation area. The agricultural land use of this particular enclosure contributes to the peaceful, rural character of the conservation area.

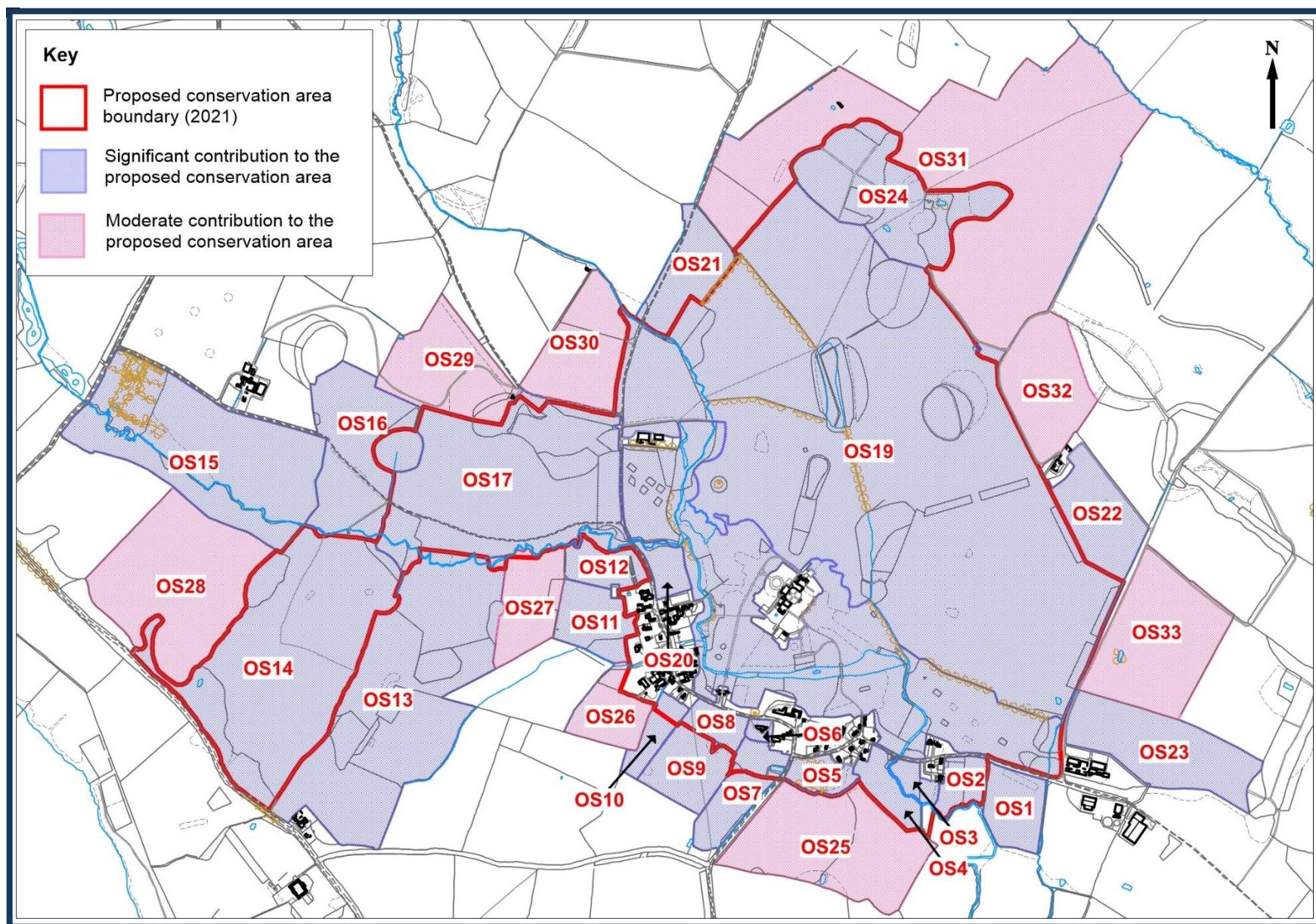
### **OS32: An agricultural field east of byway**

An agricultural field that makes a **moderate contribution** to the character and setting of the conservation area. The peaceful, rural character of the conservation area, which is situated immediately west of this field, is enhanced by this agricultural field.

Figure 52: OS31 in the middle distance



Figure 53: Map showing the open space analysis for Cottesbrooke



## 7.8 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 Cottesbrooke Conservation Area include the following:

- The painted timber way marker posts at the junction of Station Road and Main Street; and the junction of Main Street and the gated road to Guilsborough. They contribute to the historic and rural character of the village. In many other historic villages throughout the Daventry area these have been replaced with modern aluminium signposts
- The K6 telephone box in Main Street
- The 'Beware of Cattle' sign opposite the farmyard, Main Street
- Roadside verges that are not delineated by kerb stones contribute to the rural character of the village
- The letter box in Main Street, which dates to the reign of Queen Victoria.
- There is no street lighting and very little signage in Cottesbrooke village, which contributes to its rural character.



Figure 54: Clockwise from top left, the K6 telephone kiosk in Main Street; Victorian post box in Main Street; way marker sign at the junction of Main Street and the gated road to Guilsborough; historic signage in Main Street.

## **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” (see Section 8.4).

### **8.1 Building Types and Materials**

Cottesbrooke’s historic buildings date largely to between the 17<sup>th</sup> and 19<sup>th</sup> centuries with the exception of All Saints Church, which dates from the late 13<sup>th</sup> century, although it underwent some alterations during the 18<sup>th</sup> century.

Most of Cottesbrooke’s historic buildings are in residential use and have a strong vernacular character. The majority are constructed from honey-coloured squared ironstone or ironstone rubble, including some of the more recent developments, and this gives the village its coherent character. There is also some use of red brick, particularly at the south end of Main Street. Examples include Home Farmhouse and the long boundary wall between nos. 27 and 30. Elsewhere in the conservation area, features such as chimneys and some later alterations also use red brick. The 19<sup>th</sup> century brickworks a short distance away on the edge of Creaton may have supplied at least some of the materials. A small number of buildings have either been painted white or have been rendered but this type

of finish on the exterior of buildings is not a strong characteristic of the conservation area.

Several high-status buildings within the village stand out due to their larger scale, detailing and positioning, for example The Grange, The Old Rectory and Court End. All three buildings display architectural detailing including stone coping on the gables and stone kneelers (see Section 8.4, photograph X). Both Court End and The Grange have stone mullion windows, the former with stone hood molding above and the latter with a molded stone string course between the ground and first floors. The entrance to The Old Rectory has a Gibbs surround, characterised by stone blocks of alternate sizes and a key stone above. The Georgian sash windows also have key stones that stand proud of the stone lintels. At Court End, the entrance to the building on Main Street has a Classical surround with pilasters supporting a molded cornice, below which there is an arched door opening with a keystone above. All three buildings stand in generous plots of land and The Grange and The Old Rectory are set back from the street frontage.

Cottesbrooke Hall is, of course, another 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 is built of red brick with ashlar dressings. Giant pilasters with Corinthian capitals support entablature with cornices breaking forward above the capitals of each pilaster. Above there is a parapet of alternating plain and balustraded panels with urns above the pilasters. The central doorway in the south elevation has pillars

supporting entablature and a scrolled, broken pediment that is decorated with florets and foliage.

Elsewhere in the conservation area vernacular buildings display simple detailing. A number of buildings have timber lintels above doors and windows but there are also examples of flat segmental lintels in brick and stone; flat stone lintels with key stones; and chamfered stone lintels. These lintel types are usually seen above sash windows.

There is a variety of window styles within the conservation area. Timber casement windows are the most common type throughout the conservation area and they tend to be painted white. There are also examples of Georgian and Victorian timber sash windows, for example, at The Old Rectory, Home Farm and Court End in Main Street, Home Farm in Station Road, and Cottesbrooke Hall and its lodge buildings. Like sash windows, stone mullion windows are less common but they can be seen at 1-5 The Old School Cottages (Grade II listed) in Station Road, and The Grange and Court End in Main Street. A number of properties have dormer or half-dormer windows. At Cottesbrooke Hall and The Old Rectory they have arched dormer windows.

The influence of the Cottesbrooke estate on local architectural character is most apparent in the types of doors that are in use in parts of the conservation area. There are two main types of door; a solid timber door with a slight recess that has a five-point arch at the top and battens running vertically from top to bottom; and a timber panelled door that has a window above, usually divided by

narrow glazing bars into six lights. These doors are painted in the estate colour of dark green. A significant number of cottages throughout the conservation area also have timber, shallow-pitched canopy porches above the main entrance door, again painted dark green. The consistent use of door and porch materials, styles and colour adds to the impression of the village's association with Cottesbrooke Hall.

Roofing materials vary throughout the conservation area. A number of the older, vernacular buildings have thatched roofs, there being six buildings in Station Road which are 1-2 and 2-4, 7, 8, 11, 12. In Main Street nos. 21, 21, 23, Myrtle Cottage and no. 32 are all thatched. Other historic buildings have either roofs of Welsh slates or clay tiles.

Chimneys in the conservation area are usually positioned at the apex of the roof. There are examples of both brick and stone chimneys. Some brick chimneys display decorative brickwork using blue, red and London brick to create patterns, for example at 23 Main Street. Other decorative features of chimneys in the conservation area include chamfering and stepped cornices. The stone chimneys of The Grange are particularly distinctive, being tall, grouped in threes and being set at a 45-degree angle to axis of the building. The chimney of The Old Forge building in Main Street is also distinctive, its height and tapering form suggesting that the building formerly had a non-domestic use.

Although Langham Lodge and 1-3 Langham Cottages incorporate particular detailing that can be seen in historic buildings in the

conservation area, on the whole they do not conform to the overall character of the conservation area. Nos. 1-3 Langham Cottages have eyebrow dormers and stone lintels above windows. Langham Lodge has a string course in brick between the ground and first floor, sash windows and classical entablature and a triangular pediment above the front entrance. These are features that can be seen on some of the village's historic buildings. However, this group of buildings is constructed from buff brick and the cul-de-sac in which they are located has an open, unenclosed character that is in contrast to the enclosed character of Main Street where most buildings are located adjacent to the highway.

In addition to the domestic architecture of the village, Cottesbrooke also has a number of buildings formerly connected to commercial or other non-domestic uses, some of which have been converted to residential or other uses. They make a valuable contribution to the character of the conservation area for the visual interest they add given their varied appearance and retention of original architectural features, for example original plan form, window and door openings. In addition, they add to the historic interest of the conservation area for the information they hold about how the village has developed over time. These buildings include:

- Estate offices in Main Street
- The former forge building in Main Street
- The former estate stables at the north end of Main Street.

Figure 55: Cottesbrooke estate stables in Main Street  
(Source: Geograph © Ian Rob)



Figure 56: Former forge building, Main Street



Figure 57: Vernacular buildings in Cottesbrooke, typical of materials, detailing and scale



## 8.2 Scale and Massing

The majority of historic buildings are of modest size and are single-storey with attics, meaning that many have gabled dormers or eye-brow dormers. The exceptions are 1-5 The Old School Cottages in Station Road, East and West Lodge and the former forge building in Main Street, which are single-storey buildings. The higher status buildings tend to be significantly larger in plan and are of two storeys, with The Old Rectory and The Grange also utilising the attic space and having dormer windows. 20<sup>th</sup> century buildings tend to be of two storeys.

There is quite a contrast between the east and west halves of the village in terms of massing of buildings. In the east, along Station Road and the very east end of Main Street, buildings are either detached or semi-detached. With the exception of five cottages in the area of The Nook, buildings are set back from the street frontage. Along Station Road clusters of buildings are separated by small, enclosed areas of pasture which, especially on the south side of the road, enable views out to the open countryside and parkland. This creates a loose-knit, spacious character. The large open spaces of the recreation ground and the churchyard, as well as the larger property plot sizes of The Grange, The Old Rectory and the Old Rectory Cottage also contribute to the impression of space.

This contrasts with the area of Main Street that lies west of the Lodges to Cottesbrooke Hall. Here buildings are generally more densely massed. Again, the majority of buildings are detached or semi-detached. A significant proportion of them are situated gable-end-on to the street, which is partly accounted for by the fact that

in several groups of buildings are arranged around central yards. Examples include the estate buildings at the south of Main Street and the former stables at the north end.

At the south end of the street there is a grouping of buildings that is situated immediately adjacent to the highway and this creates a densely-massed and enclosed atmosphere. This is compounded in this area by the fact that there are other groups of buildings situated behind those on the street frontage, the Cottesbrooke

Figure 58: Loose-knit settlement pattern in Station Road



estate offices on the east side of the road and agricultural buildings of Home Farm on the west side. Ironstone and brick walls between

Figure 59: Building in Main Street situated gable end-on to the road and linked by stone boundary walls



Figure 60: Densely massed buildings in Main Street



buildings, especially on the east side of Main Street create a continuous building line and contribute to the enclosed character along Main Street. This denser massing of buildings prevents views out towards the countryside on the west side of the street.

An exception to the more densely massed character of Main Street is the area in which Langham Lodge and Langham Cottages are located. The buildings are situated in a cul-de-sac situated off Main Street, which disrupts the linear character of the street. Within the cul-de-sac there are no boundaries separating front garden space from the road and this gives it a spacious atmosphere.

Figure 61: Langham Cottages surrounded by unenclosed green space



### **8.3 Boundary Treatments**

There are several types of boundary treatment within the conservation area that make an significant contribution to its character. These are mapped in Figures 67 to 69.

Hedges are prevalent throughout the conservation area, both within the village and throughout the landscape park. Those within the village line the lanes and also form the boundaries to some properties. They help to soften the built environment and contribute to the rural character of the conservation area. Several hedgerows are depicted as boundaries on the 1628 Map of the East End of Cottesbrooke and may pre-date the enclosure of the open fields. These are shown in Figure 69. Under the 1997 Hedgerow Regulations they meet the criteria to be classed as 'important hedgerows', meaning that prior notification must be given to West Northamptonshire Council's Planning Department in advance of their removal either in part or in whole. A number of other hedged boundaries are depicted on the 1839 Cottesbrooke Tithe Map.

Boundary walls of both ironstone and red brick also feature in the conservation area, particularly in the built-up section of Main Street. Wall height varies throughout the village. Whilst most boundaries along Station Road are formed by hedges, there are also several important walls, for example the tall ironstone wall that starts at the Old School Cottages and continues west towards the junction with Main Street.

Figure 62: Hedged boundaries along Main Street



Figure 63: Hedge marking property boundary in Station Road



Boundary walls are more prevalent in Main Street, especially on the east side of the road, and there is a greater use of red brick. Both in Station Road and Main Street, long stretches of boundary walls create a sense of enclosure and have the effect of channelling views along the lanes

Within the grounds of Cottesbrooke Hall there are a number of important walls, for example those that flank the entrance at the north end of The Nook, and those which enclose the former kitchen garden and greenhouses. There are glimpsed views of these walls from Station Road. A number of the walls within the designed gardens surrounding Cottesbrooke Hall are Grade II listed and are important in creating a series of garden 'rooms'.

The third type of boundary treatment that can be seen within the conservation area is estate fencing formed from horizontal metal rails, which are black in colour. It is used in various locations, including the north side of Station Road, at 7 Station Road, at The Grange and the Old Rectory in Main Street, and along the lane leading to Haselbech. It contributes to the character of the parkland and where it is used within the built environment it provides that sense of the link between properties in the village and the Cottesbrooke estate.

Figure 64: Ironstone wall forming the boundary to the Old School Cottages, Station Road



Figure 65: Red brick boundary wall in Main Street

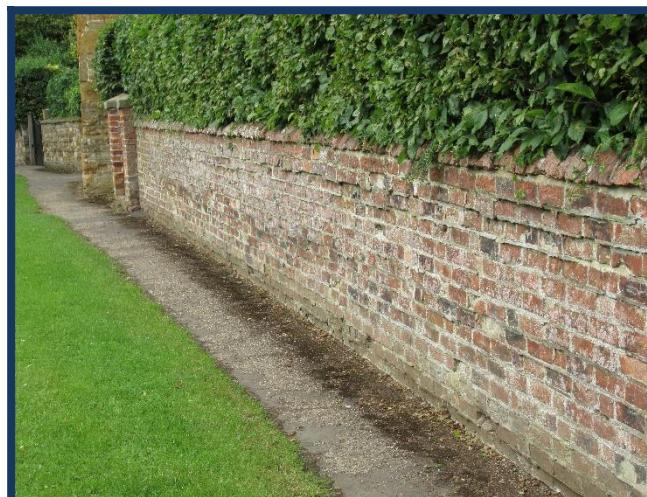


Figure 66: Estate fencing in Station Road



Figure 67: Significant boundary treatments in the conservation area

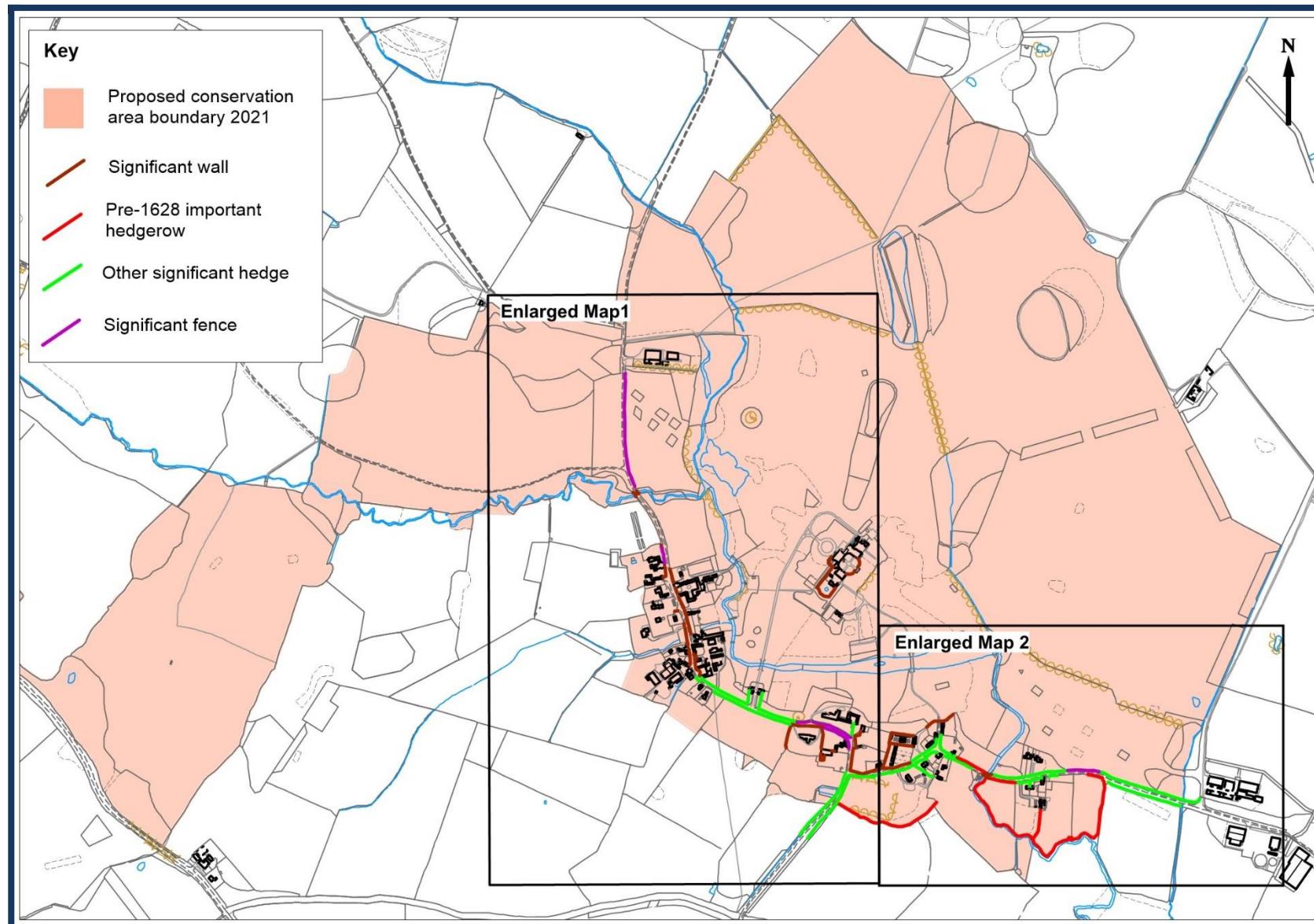


Figure 68: Significant walls, hedges and fences within the conservation area (enlarged map of the west side of Cottesbrooke)

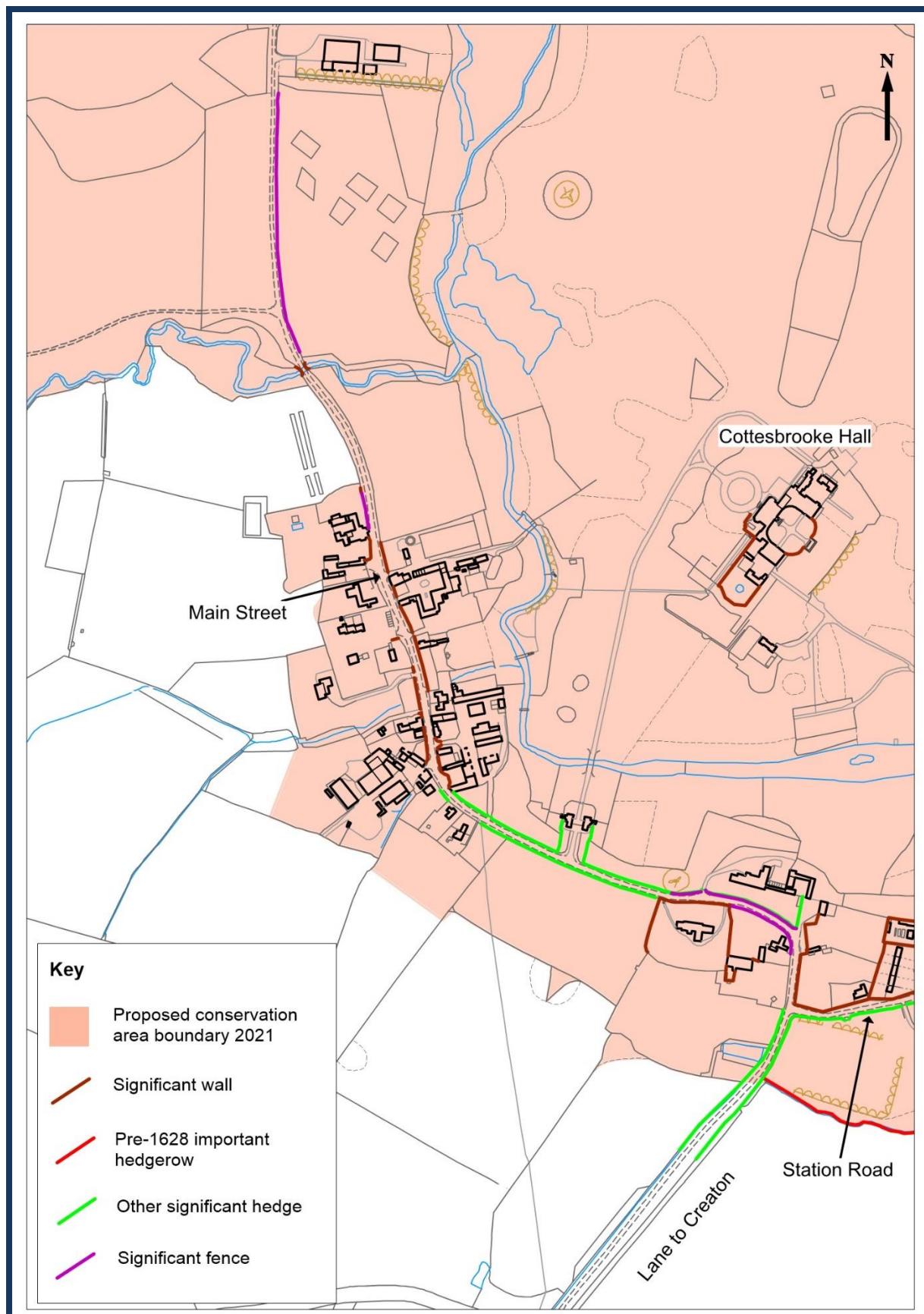
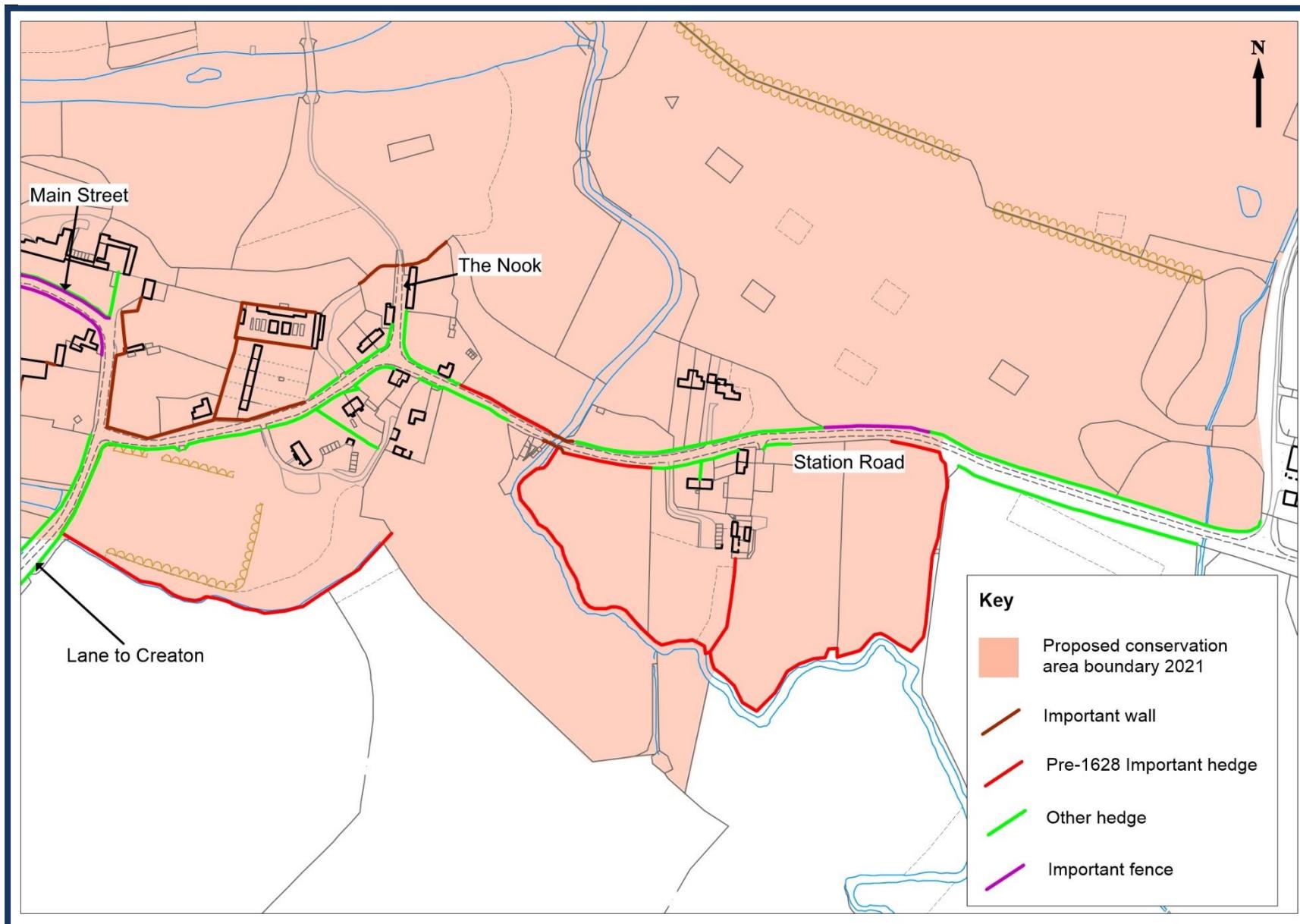


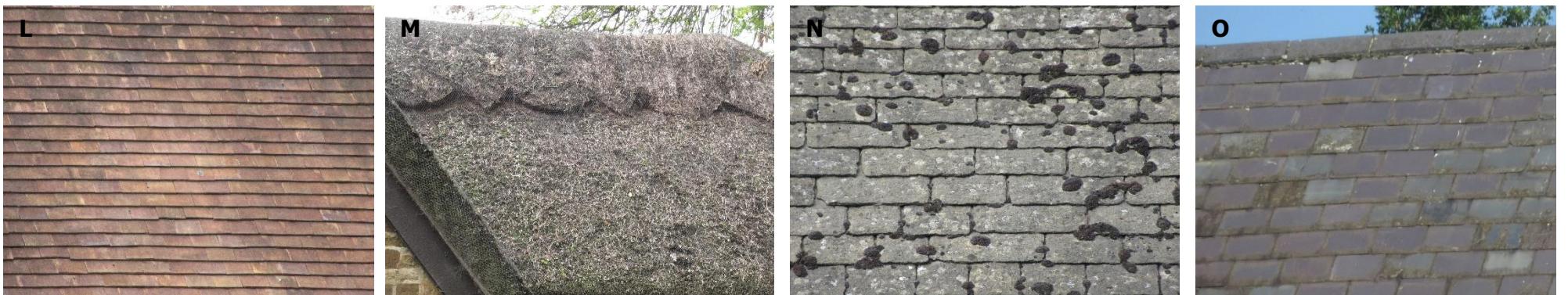
Figure 69: Significant walls, hedges and fences within the conservation area (enlarged map of the east side of Cottesbrooke)



## 8.4 Palette

Figure 70: A selection of images showing typical materials, surfaces, boundary treatments and fixtures which form a representative palette within the Cottesbrooke Conservation Area.







## **8.5 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 the Cottesbrooke Conservation Area there are some instances where alterations or development have resulted in a loss of character. There are a small number of examples where historic timber or metal window frames have been replaced with uPVC frames. This is detrimental to the visual appearance of historic buildings and the wider street scene because the style of window is often not in keeping with the date of the building and uPVC windows usually have thick frames. Replacement with uPVC frames also equates to a loss of the building's historic fabric. This is also true of changes to lintels and sills and there are examples throughout the conservation area where the original lintels, particularly above windows, appear to have been replaced by substantial stone or concrete lintels.

Not only can the replacement of building fabric have a detrimental effect on historic character but additions to buildings can also have this effect. In Cottesbrooke a small number of buildings have been wholly or partly rendered or painted, obscuring characteristic building materials such as orange/red brick or ironstone as well as detailing, particularly around door and window openings. The addition of features such as satellite dishes also detract from the

historic character of individual buildings. These changes detract from views of individual buildings and the street scene as a whole.

A feature of Cottesbrooke Conservation Area are the substantial boundary walls, usually built of ironstone, boundary hedges and estate fencing. In several locations in Main Street these types of boundary treatment have been removed and replaced with timber fencing that does not complement the rural and historic character of the village and interrupts the coherent views along its lanes.

## **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<sup>16</sup>.

### **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.

### **9.2 Scale**

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. Due to the importance of the continuous built frontage along parts of Main Street, new development and alterations should not affect the established building line, nor create gaps where previously there were buildings or walls. Especially along Main Street the

positioning of buildings relative to the road is varied but on the east side of the road in particular many of the buildings are arranged at an angle or gable-end-on to the road. In some cases buildings are positioned adjacent to the street frontage. In Station Road, buildings tend to be set back from the street frontage. New development should respect this and, where possible, seek to replicate these variations in order to 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 of All Saints Church and Cottesbrooke Hall.

### **9.3 Materials**

A variety of materials, such as ironstone, red brick, thatch, 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 Cottesbrooke Conservation Area are built using ironstone but the use of red brick also features, especially along parts of Main Street and at Cottesbrooke Hall and within its grounds. See Section 8.4, photographs J - O for examples of typical materials used within the conservation area.

Rendering and painting of external walls can detract from the visual amenity and uniformity of the street scenes and should be avoided. Exterior walls should not be clad, painted or rendered.

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<sup>16</sup> <https://www.cprenorthants.org.uk/media/pdf/cpre-ncdg.pdf>

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**

Some of the vernacular historic buildings in Cottesbrooke incorporate timber lintels over windows and doors, usually painted white or black (see Section 8.4, photograph D). Other buildings have flat segmental lintels with key stones (photograph N), brick flat segmental lintels (photograph G) or chamfered stone lintels (photograph H).

More elaborate detailing is usually reserved for the larger, higher status buildings. The Grange has a stone string course between the ground and first floors, Court End has stone hood moulding above some of the windows and both buildings, along with several others throughout the conservation area, have stone coping on the gable ends and stone kneelers (photograph X). The entrance to Court End off Main Street displays classical door entablature (photograph R).

The features mentioned above contribute to the character of Cottesbrooke 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**

The majority of historic window styles within the conservation area are casement windows with narrow glazing bars. There are also some examples of Georgian and Victorian sash windows. Georgian sash windows can be seen, for example, at Cottesbrooke Hall, The Old Rectory, the East and West Lodges and Home Farm (photographs A, F and G). Examples of Victorian sash windows can be seen at Court End (photograph H). The stone mullion window is also a style that can be seen in the conservation area, including at Court End, The Grange and The Old School Cottages (photograph C). These different styles enhance the historic character of the individual buildings and aid interpretation of Cottesbrooke's architectural development.

Traditional windows and window openings should be retained, maintained and repaired as far as possible. 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 sash or metal or timber double casement
- 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**

Traditional doors within the conservation area are of timber and are of a type with panelling on the lower half with window lights in the upper half (photograph S). There are also some examples of solid timber panelled doors (photographs P, R). Most doors are painted the dark green colour of the Cottesbrooke Estate. One exception to the typical door style is the solid timber panelled door on the northwest elevation of Cottesbrooke Hall, which has a decorative window above (photograph Q). There are several examples of properties within the conservation area that have door surrounds with classical entablature but these are reserved for the higher status buildings.

Shallow-pitched canopy porches are prevalent amongst vernacular buildings (photograph S). Examples include 13, 14 and 15 Station Road and 32 Main Street.

Former non-domestic buildings, such as the old forge in Main Street, have a variety of door openings including wide openings with substantial lintels above. They add to the agricultural and/or non-domestic character of buildings and should be retained.

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**

Historic photographs show a significant number of buildings were previously thatched and eleven buildings have retained thatched roofs. In Station Road these are 1-2 and 2-4, 7, 8, 11, 12. In Main Street nos. 21, 21, 23, Myrtle Cottage and no. 32 are all thatched. Other historic buildings have either roofs of Welsh slates or clay tiles (see Section 8.4, photographs L-O for typical roofing materials). 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, thatch and clay tiles should be retained wherever possible. Replacement of thatch with an alternative material is also generally not acceptable.

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**

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.

Cottesbrooke's location within a shallow valley with undulating topography to its southwest and northeast provides long panoramic views through and out from the conservation area to the parkland of Cottesbrooke Hall and the surrounding open countryside. These views are made possible by open spaces on the south side of Main Street and both north and south of Station Road. Elsewhere, the unenclosed character of the lanes running east and north from the village also enable long views. There are several locations from which Cottesbrooke Hall is viewed along avenues of trees and the church spire of All Saints Brixworth is also visible.

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.

The conservation area is well furnished with trees of differing varieties, including parkland trees and those which form avenues leading to and from Cottesbrooke Hall. They contribute to the amenity of the village and its rural character as well as the

character of the designed landscape park. Important trees should be replaced where felling takes place, so as to conserve the green setting and amenity of the conservation area.

## **9.9 Public Realm**

The public realm should enhance the character of the conservation area. Signage and street furniture should not detract from the visual amenity of the street scape; 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 Cottesbrooke this includes the K6 telephone kiosk and the wall mounted letterbox in Main Street, the 'Beware of Cattle' sign in Main Street, the way markers in Main Street and at the junction with the gated road, and the bus shelter in Station Road. 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 throughout much of the conservation area and most of these are not delineated by kerb stones, which gives them an informal character and this contributes to the rural character of the village. Formalising the edges of grass verges within the conservation area with kerb stones should be resisted.

## **9.10 Future Development**

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.

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 the historic areas of Cottesbrooke. Buildings and their layout should be designed in such a way as to create varied rooflines. Where appropriate, the continuous building line that is a feature of the east side of Main Street should be emulated by building boundary walls adjacent to the street frontage.

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, in High Street plots tend to be relatively small and of irregular shape in Station Road. In Main Street many of the buildings are constructed gable end-on to the street and a significant number are situated immediately adjacent to the footway. In contrast, along Station Road buildings are set back from the street frontage with hedged boundaries.

Individual buildings should be designed to reflect the building materials and detailing evident within the conservation area, for example, timber lintels, brick flat-top segmental lintels or stone flat lintels and sills; the use of ironstone or brick for individual buildings; appropriately designed doors, door surrounds, 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 particularly 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 Cottesbrooke are shown below.

### Main Street

**A wall-mounted post box** dating to the reign of Queen Victoria. It is situated in Main Street and is mounted within a stone wall. It has 'VR' in raised letters above the opening. The letters are separated by a crown motif. The opening has a flap with a

projecting hood above. Wall mounted post boxes first came into use in 1857. This example is still in use today.

**The Grange** is located in Main Street, almost opposite All Saints Church, set back from the road behind a Yew hedge and is probably of 18<sup>th</sup> century date. Built from ironstone and with its groups of four tall chimneys, it is an imposing building in this part of Main Street and forms part of a group of high-status buildings in this part of the village, which also includes All Saints Church (Grade I listed) and The Old Rectory (Grade II listed).

**Icehouse west of The Grange**, probably dating to the 18<sup>th</sup> century, that served Cottesbrooke Hall. It is depicted on the 1839 Tithe Map as a circular structure surrounded by trees. The large pond shown on the map immediately to the north of the icehouse, which no longer exists, would have provided the ice in the cold winter months and also somewhere for the melt water to drain away to. It comprises a roughly circular earth mound that is now covered in thick vegetation. On its south east side it has a small doorway with a timber plank door and a brick arched lintel above, which presumably leads into the domed chamber of the icehouse. The icehouse is an interesting structure associated with the Grade I listed Cottesbrooke Hall that survived the reconfiguration of the parkland and road re-alignment of the late 19<sup>th</sup> century, indicating how important it was to the functioning of the hall.

**The Old Forge Building** is an elongated, single-storey building, probably of early 19<sup>th</sup> century date, that stands gable-end on to Main Street, directly adjacent to the footway. It stands amongst a group of ironstone buildings at the south end of Main Street and contributes to the close-knit character of buildings in this area due

to its proximity to the footway but it is also a distinctive building due to it being of single-storey height, its hipped roof and its tall brick chimney, indicating that it formerly had a non-domestic use. The cobbled yard surface on its north side contributes to its historic character.

**A telephone kiosk** of K6 design on the east side of Main Street. These telephone kiosks were designed by Sir Giles Gilbert Scott in 1935 to commemorate the silver jubilee of King George V. It is a good example of a K6 telephone kiosk in good condition that has recently been adopted by the community. It contributes to the historic street scene in Main Street.

**32 Main Street** is a thatched cottage set back from the road frontage behind a tall hedge, built from coursed ironstone rubble, probably of 18<sup>th</sup> century date. Unlike many thatched cottages, the roofline has not been altered to accommodate extensions to the height of the walls to incorporate a first floor and the cottage therefore retains its original form and appearance. The cottage is depicted on the 1839 Tithe Map and is probably of 18<sup>th</sup> century date.

**Court End, Main Street** is the first building to be encountered as the village is entered from the north and, as such, it creates an impression of grandiosity and high status. It is largely constructed from ironstone with a slate roof but the north range is built in red brick. It has an entrance on its east side directly on to Main Street, leading into a porch, which has an arched doorway with a decorative key stone above. Either side of the doorway there are moulded stone pilasters with rusticated stone bases. A cornice runs between the pilasters above the arched doorway. It appears to be a multi-phase building and different styles of windows, for example

stone mullion windows and Georgian and Victorian sashes, may give some indication of the different periods of various parts of the building. Court End is the first building to be encountered as the village is entered from the north and, as such, it creates an impression of grandiosity and high status. It provides a contrast with the smaller scale vernacular buildings elsewhere in Main Street.

#### Station Road

#### **11 and 12 (The Nook)**

Buildings are depicted on this plot on the 1628 Map of Cottesbrooke (NRO Map/4427) but the present ironstone thatched cottages are probably later replacements, dating to the 18<sup>th</sup> century. They are located adjacent to the boundary wall and gateway to Cottesbrooke Hall and landscape park. Depicted on the 1839 Tithe Map as divided into four cottages, they now form two dwellings. They are good examples of the 18<sup>th</sup> century vernacular architecture of the village. They contribute to the historic street scene along The Nook towards the gateway to Cottesbrooke Hall.

## Images of local list candidates

Figure 71: Victorian wall-mounted post box in Main Street



Figure 72: The Grange, Main Street



Figure 73: Entrance to icehouse in Main Street



Figure 74: Former forge building in Main Street



Figure 75: K6 telephone kiosk in Main Street



Figure 77: Court End, Main Street



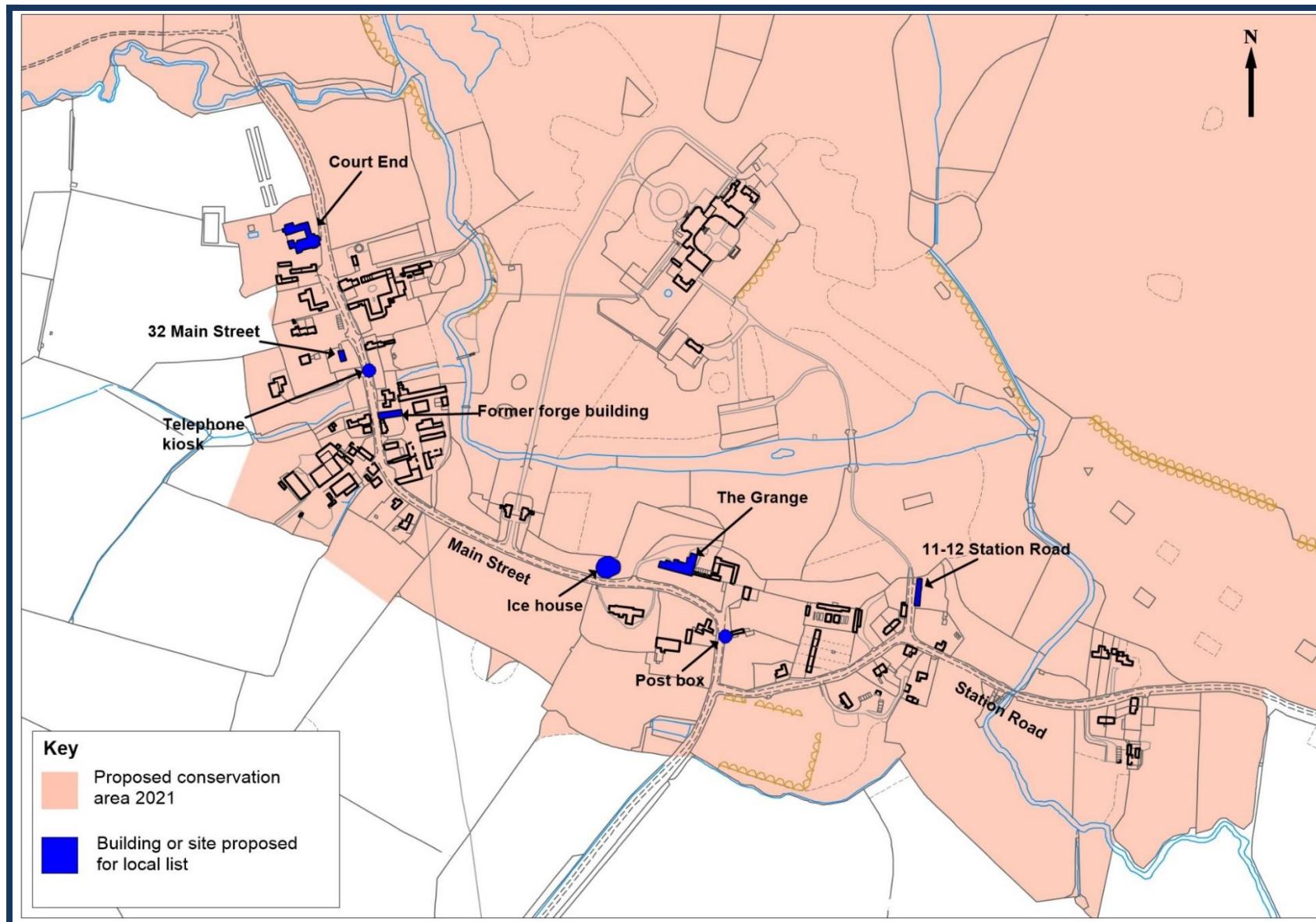
Figure 76: 32 Main Street



Figure 78: 11-12 The Nook



Figure 79: Buildings and sites proposed for local listing in Cottesbrooke



## **10.2 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 West Northamptonshire 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.

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.

<b>Permitted Development Rights to be withdrawn</b>	<b>Location</b>
Alteration or replacement of windows and doors	<u>Main Street</u> Rectory Cottage, Nos. 1-6 Cottesbrooke Grange, Stable Cottage, No. 22, Home Farmhouse, No. 23, No. 23a, No. 26, No. 27, No. 30, No. 31, No. 32, Rose Cottage, The Stable House, Stable Cottage, Bothy Cottage, Stable Cottage (west side of street), Wren Cottage, Garden Cottage, Cottesbrooke Cottage/Court End
Addition, replacement or removal of porches or canopies	
Alterations to roofing	
Painting of exterior walls	<u>Station Road</u> Home Farm, No. 5, No. 6, No. 7, No. 8, No. 11, No. 12, No. 13, No. 14, No. 15
Construction or demolition of walls, gates or fences	
Construction, replacement or removal of chimneys	

## 10.3 Public Realm Enhancements

Some aspects of the public realm within Cottesbrooke 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:

- Throughout Cottesbrooke village 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
- There are some examples within the conservation area of the use of close board fencing. This type of boundary treatment is not in keeping with the character of the conservation area and has a negative effect on the historic street scene. Where possible, the fencing should be removed or replaced with a treatment that is in keeping with the village's historic character.

Figure 80: Telegraph poles and overhead lines in Station Road



Figure 81: Close board fencing in Main Street



## **10.4 Proposed Boundary Amendments**

The current conservation area boundary (designated in 2000) includes Cottesbrooke Hall and the Registered Park and Garden in which it is situated. The village of Cottesbrooke is also included, namely Station Road and Main Street.

The special architectural and historic interest found in the conservation area at the time of its designation in 2000, including examples of vernacular architecture, the historic street pattern and focal point of The Green, and the presence of designated and non-designated heritage assets.

The proposed boundary changes are shown in Figure 82 and 83.

### **10.4.1 Boundary Amendment 1 (BA1)**

On the south side of Station Road, to the east of the playing field, there is an enclosed area of pasture. A portion at the very north end of the enclosure is currently included within the conservation area boundary but the area to the south is not. This particular area contains archaeological earthworks, including small, enclosed crofts, a holloway and ridge and furrow cultivation, which may relate to the medieval settlement. Whilst the holloway and crofts and tofts on its north side are depicted on the 1628 Map of the East End of Cottesbrooke, the other features to its south are not, suggesting that they had already gone out of use by this time and, therefore, are of an early date. Other areas of earthworks relating to the early settlement are currently included within the conservation area so for consistency it is proposed to include this area also.

### **10.4.2 Boundary Amendment 2 (BA2)**

A second area on the south side of Station Road, to the east of 1-2, also has within it an area of archaeological earthworks that may relate to the early settlement of Cottesbrooke, comprising a series of small crofts and an area of ridge and furrow. As with area BA1, the area is depicted as unoccupied on the 1628 map, suggesting it had gone out of use by this date. In line with the approach to other areas of archaeological settlement earthworks, it is proposed to include this area within the conservation area.

### **10.4.3 Boundary Amendment 3 (BA3)**

On the north side of the gated road towards Guilsborough there is a circular spinney whose east half is depicted on the 1839 tithe map. The conservation area boundary (2000) runs through the centre of the circular spinney and it is proposed to include the west half for completeness and to avoid ambiguity about where the boundary lies. The spinney contributes to the verdant character of the parkland.

### **10.4.4 Boundary Amendment 4 (BA4)**

At the most northern edge of the conservation area boundary (2000) there is a wooded area. During the early 19<sup>th</sup> century it was formed by three spinneys but since then the tree cover has increased, forming a single wooded area. Although it is thought that the area of the park was not extended in the late 18<sup>th</sup> century,

<sup>17</sup>, it does appear from Bartholomew's 1897 map that these spinneys were included within the park at some point in the 19<sup>th</sup> century (see Figure 26). Two of the spinneys were named as Mitley Spinney and Homeground Spinney respectively. Within an unnamed spinney situated between the two there was a building called Moss Hall Lodge, which is depicted on the 1839 Tithe Map, and presumably associated with Moss Hall, a folly which was situated to the south within Moss Hall Spinney. Modern Ordnance Survey mapping shows that a building still exists on the same footprint as Moss Hall Lodge. The spinney itself is a prominent feature in the landscape. Situated on elevated ground at a height of 155m OD it is visible in views looking north from Cottesbrooke Hall (Section 7.6, V15) as well as on the approach to the conservation area along the lane from Haselbech (Section 7.6, V29).

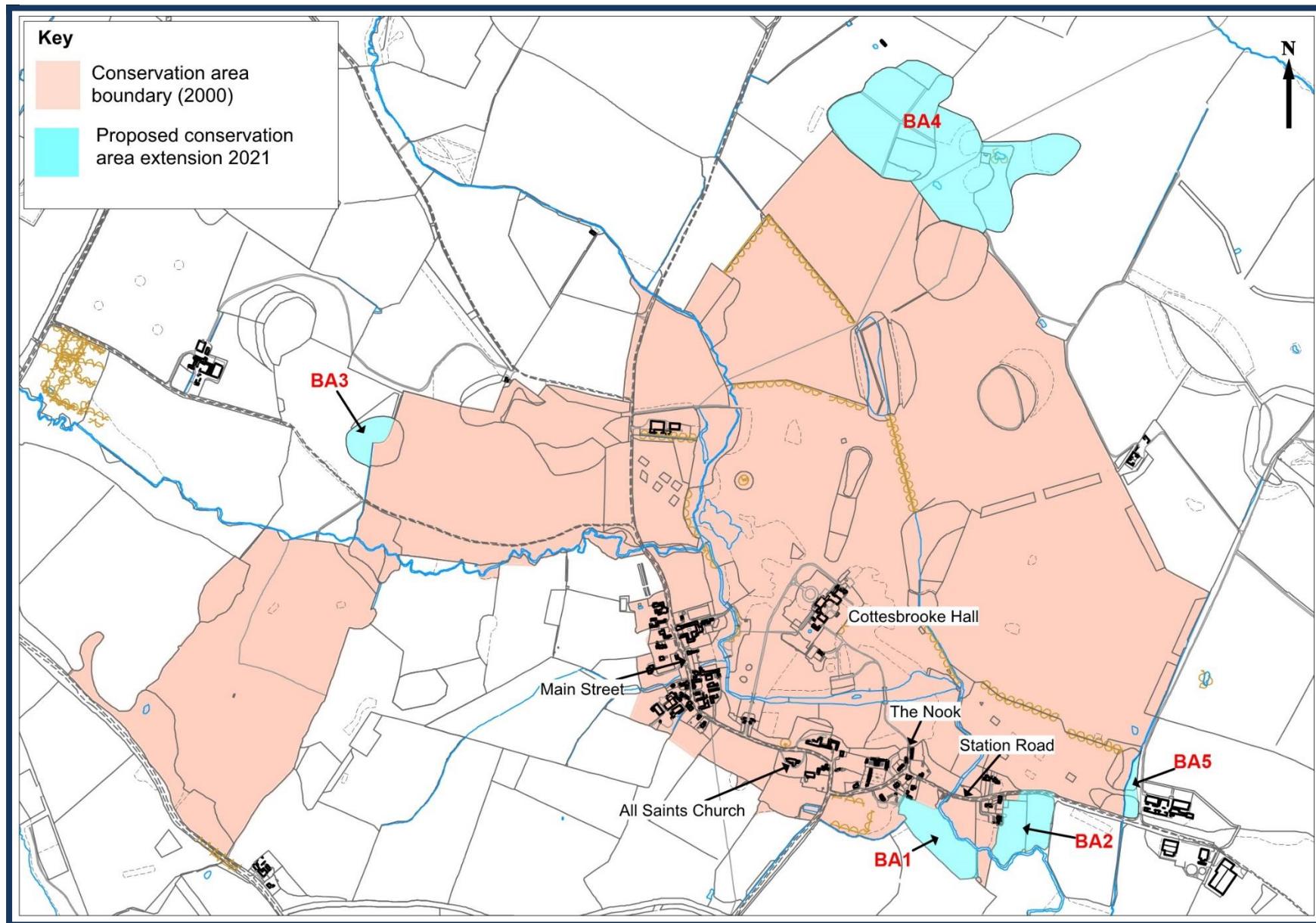
#### **10.4.5 Boundary Amendment 5 (BA5)**

At the southeast corner of the conservation area, on the north side of Station Road, there are two small spinneys, which have been in existence since at least the early 19<sup>th</sup> century and are depicted on the 1839 Cottesbrooke Tithe Map. As such they are a feature of the historic park. In addition, they contribute to the verdant character of the conservation area and screen agricultural buildings that are situated immediately to their east. The current conservation area boundary (2000) runs through both spinneys, thus partially including them. For completeness, and to recognise that they are a feature of the historic parkland, it is proposed to include them in the conservation area in their entirety.

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<sup>17</sup> National Heritage List for England [COTTESBROOKE HALL, Cottesbrooke - 1001028 | Historic England](#)

Figure 82: Map showing the current conservation area boundary and proposed extensions



# 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 West Northamptonshire 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 Cottesbrooke 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

### **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, the gradual effect of which is a threat to the general character and appearance of the conservation area.

**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.

Development proposals should avoid creating gaps in the continuous building line by setting new development back from the street frontage. This is particularly the case in parts of Main Street.

There are important long views of the surrounding countryside and the Registered Park and Garden of Cottesbrooke Hall from various locations. Views along Cottesbrooke's roads and lanes are also an important contributor to the historic and rural character of the village. Development that interrupts or detracts from these views would be detrimental to the character and amenity of the conservation area and should be resisted.

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

The character of Cottesbrooke is greatly enhanced by the presence of traditional architecture and the survival and maintenance of historic features of value, such as its street pattern, historic open spaces, features of the landscape park, vernacular and high-status buildings, which directly contribute to its historic interest and significance. A review of the historic core of the village has

identified some threats to traditional features and historic fabric, such as the replacement of traditional fenestration, loss of original lintels, roofing materials and other detailing (see Section 8.5).

Individual buildings and structures that make a positive contribution through their architectural or social value are 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. 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. 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 Cottesbrooke. 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.

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

Trees make an important contribution to the character of Cottesbrooke. 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 Cottesbrooke Hall. Trees help to soften views of the built environment, they contribute to Cottesbrooke's rural character and avenues of trees within the hall's parkland channel views towards the hall and Brixworth Church. There currently no individual tree preservation orders or tree preservation order areas 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.

#### **Threat 4: Threat to character and appearance of the conservation area through the loss of traditional boundary treatments**

Historic boundary treatments of ironstone and brick, as well as hedge boundaries 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 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 close board fencing, will not be supported.

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

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

Cottesbrooke 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 (see Section 7.2).

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.

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

The introduction of modern boundary treatments and signage, and delineating verges and green spaces with kerbs as the result of highways development, forms a threat to the rural 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 rural, secluded lanes and street pattern, with grass verges and often lined with ironstone and brick walls, hedgerows or with buildings

immediately adjacent to the highway, forms an important aspect of the special interest of the conservation area. Historic and traditional materials and signage also make a special contribution to this character and can easily be lost.

Future development proposals could lead to an increase in traffic which could have a significant effect on the quiet and peaceful character of the conservation area, as well as the physical fabric of buildings that lie close to the highway. Rigid application of modern highways standards, both to the existing street layouts and within any new developments, can be harmful to historic character, appearance and setting.

**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 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 and parking provision on the historic environment.

### **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. Areas of the public realm which currently detract from the appearance of the conservation area and are therefore a threat to its character have been identified in Section 10.3.

**Recommendation 7:** Street furniture and signage 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 and signage 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 areas identified as detracting from the character and appearance of the conservation area at Section 10.3 by using designs and materials appropriate to the historic character and appearance of the conservation area.

## Sources

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- Pevsner, N. and Cherry, B. (1973) The Buildings of England: Northamptonshire
- 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

- <https://lidarfinder.com>
- <https://magic.defra.gov.uk/MagicMap.aspx>
- <https://opendomesday.org/>
- <http://rnrpenvironmentalcharacter.org.uk/>

## Further Information and Contact Details

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

[www.westnorthants.gov.uk/planning-and-building-control/conservation-areas](http://www.westnorthants.gov.uk/planning-and-building-control/conservation-areas)

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 West Northamptonshire 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:

[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/).

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## Appendix A: Listed Buildings and Registered Park and Garden

List Entry Number	Name	Grade	National Heritage for England web page	Image
1055735	Lodge, Gates and Gate Piers to Cottesbrooke Hall (west)	II	<a href="#">LODGE,GATES AND GATEPIERS TO COTTESBROOKE HALL (WEST), Cottesbrooke - 1055735   Historic England</a>	

1356893	Lodge, Gates and Gate Piers to Cottesbrook Hall (east)	II	<a href="#"><u>LODGE, GATES AND GATEPIERS TO COTTESBROOK HALL (EAST), Cottesbrooke - 1356893   Historic England</u></a>	
1356891	Cottesbrook Hall	I	<a href="#"><u>COTTESBROOK HALL, Cottesbrooke - 1356891   Historic England</u></a>	

Southeast elevation



				Northwest elevation 
1055745	Cottesbrooke Hall, Bridge Approximately 300 Metres South East	II	<a href="#"><u>COTTESBROOKE HALL, BRIDGE APPROXIMATELY 300 METRES SOUTH EAST, Cottesbrooke - 1055745   Historic England</u></a>	

1055751	Cottesbrooke Hall, Outbuildings and Walls Approximately 30 Metres West	II	<a href="#"><u>COTTESBROOKE HALL, OUTBUILDINGS AND WALLS APPROXIMATELY 30 METRES WEST,</u></a> <a href="#"><u>Cottesbrooke - 1055751   Historic England</u></a>	
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1067099	Cottesbrooke Hall, Gate Piers and Gates Approximately 40 Metres South West	II	<a href="#"><u>COTTESBROOKE HALL, GATEPIERS AND GATES APPROXIMATELY 40 METRES SOUTH WEST, Cottesbrooke - 1067099   Historic England</u></a>	
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1067100	Cottesbrooke Hall, Statue of Epaminondas Approximately 85 Metres South West	II	<a href="#"><u>COTTESBROOKE HALL, STATUE OF EPAMINONDAS APPROXIMATELY 85 METRES SOUTH WEST, COTTESBROOKE – 10c67100   Historic England</u></a>		
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1366648	Cottesbrook Hall,, Statue of Homerus Approximately 66 Metres South West	II	<a href="#"><u>COTTESBROOKE HALL, STATUE OF HOMERUS APPROXIMATELY 66 METRES SOUTH WEST, Cottesbrooke - 1366648  </u></a> <a href="#"><u>Historic England</u></a>		
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1067101	Cottesbrooke Hall, Statue of Licurgus Approximately 100 Metres South West	II	<a href="#"><u>COTTESBROOKE HALL, STATUE OF LICURGUS APPROXIMATELY 100 METRES SOUTH WEST, Cottesbrooke - 1067101  </u></a> <a href="#"><u>Historic England</u></a>	
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1356892	Cottesbrooke Hall, Statue of Socrates Approximately 44 Metres South West	II	<a href="#"><u>COTTESBROOKE HALL, STATUE OF SOCRATES APPROXIMATELY 44 METRES SOUTH WEST, Cottesbrooke - 1356892   Historic England</u></a>	
1038306	3 and 4	II	<a href="#"><u>3 AND 4, Cottesbrooke - 1038306   Historic England</u></a>	

1356894	1 and 2	II	<a href="#"><u>1 AND 2, Cottesbrooke - 1356894   Historic England</u></a>	 
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1038538	The Old Rectory	II	<a href="#"><u>THE OLD RECTORY, Cottesbrooke - 1038538   Historic England</u></a>		
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1039111	The Old School Cottages	II	<a href="#"><u>THE OLD SCHOOL COTTAGES, Cottesbrooke</u></a> <a href="#"><u>- 1039111   Historic England</u></a>	
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1067102	Church of All Saints	I	<a href="#"><u>CHURCH OF ALL SAINTS, Cottesbrooke - 1067102   Historic England</u></a>	 
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1001028	Cottesbrooke Hall (Registered Park and Garden)	II	<a href="#"><u>COTTESBROOKE HALL, Cottesbrooke - 1001028   Historic England</u></a>	 
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