

Brockhall Conservation Area Appraisal and Management Plan



Consultation Draft 2022



**West
Northamptonshire
Council**

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1 Introduction

1.1 Why has this document been produced?

West Northamptonshire Council is currently undertaking reviews of existing conservation areas within the Daventry area and assessing the designation of new conservation areas where appropriate. The Brockhall Conservation Area was designated in 1976 and last reviewed in 1999. This review provides an opportunity to set out the architectural and historic interest of the Brockhall Conservation Area, to aid the sensitive management of change with regard to the historic environment. Hence, this document has been produced to inform that review, and is published alongside the boundary of the conservation area.

A public online meeting was held on 7th September 2022 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 [Conservation areas | West Northamptonshire Council \(westnorthants.gov.uk\)](https://www.westnorthants.gov.uk/conservation-areas)

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

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

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

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

1.6 Who is this document intended for?

This document is intended for anyone with an interest in development which may affect the character or appearance of the Brockhall 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; and
- the desirability of new development making a positive contribution to the local character and distinctiveness; and
- the opportunities to draw on the contribution made by the historic environment to the character of a place.

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

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

Demolition

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

Trees

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

Other works

Some works within conservation areas require planning permission:

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

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

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

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

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

Energy Efficiency and Heritage

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

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

2.4 Further Information

Further information regarding conservation areas can be found on our website at [Conservation areas | West Northamptonshire Council \(westnorthants.gov.uk\)](http://www.westnorthants.gov.uk/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 or

Telephone: 0300 126 7000

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

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

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

3 Summary of Conservation Area Boundary (1999)

Beginning just north of the junction of the lane to Little Brington and Brockhall Road, the conservation area boundary follows Whilton Brook and then the fenceline southwest until it reaches the M1 motorway. Here, it turns to the northwest. It follows the edge of the motorway, including the belts of trees at the edge of the parkland in the conservation area, until it reaches a mill race, which it follows for approximately 80m. The mill race is included in the conservation area. After this, it turns to the northeast and follows a hedge line for 390m before turning southeast, again following the another hedge line and including them both in the conservation area.

On reaching the lane that leads to Brockhall, the boundary crosses the lane and follows the hedge on the opposite side in a north-easterly direction, excluding a small woodland but including the pasture to the southwest. At the edge of the woodland the boundary continues in a south-westerly direction, now following the boundary of the Rectory rear garden, excluding it from the conservation area.

To the rear of the Rectory building, the boundary turns to the northeast and includes the building and the grounds on its east side. Where it meets the access to the modern agricultural buildings at the rear of Manor Farmhouse, it turns to the southwest, excluding these buildings but it quickly turns to the southeast, thus including Manor Farmhouse, its gardens, boundary treatments and other historic buildings on its northwest and northeast sides. The

boundary then continues in a straight line across the southern part of an area of pasture for a distance of 59m before turning southwest. On meeting the road, it follows the fence line on its northeast side, thus including it in the conservation area, in a south-easterly direction to where it began. The conservation area boundary, therefore, includes the whole village, Brockhall Hall and its gardens and parkland.

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

Figure 1: Map showing the current conservation area boundary (1999)

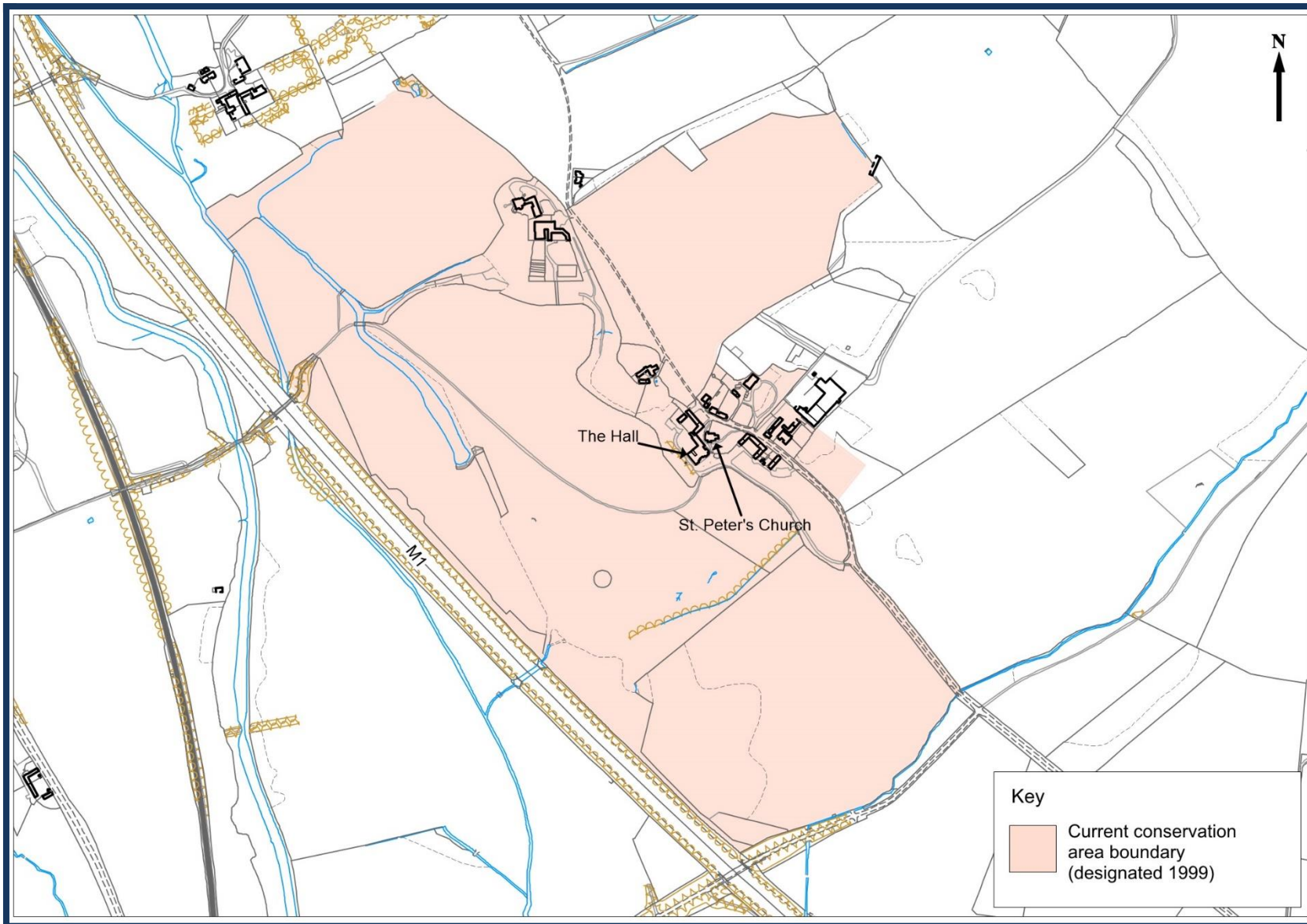


Figure 2: Map showing the current conservation area (1999), the registered park and garden, and the nearby scheduled Monument and the Grand Union Canal conservation area designations

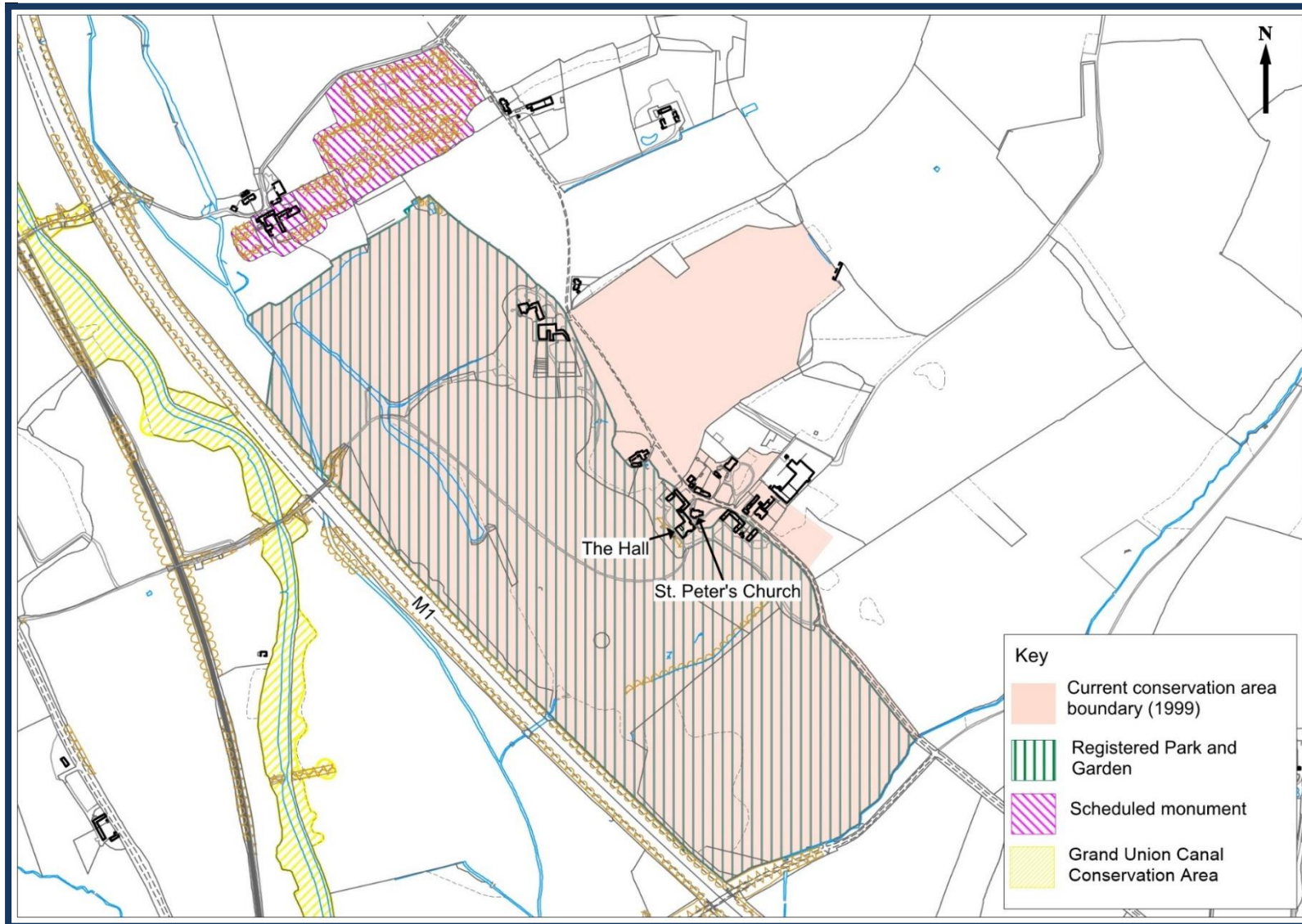
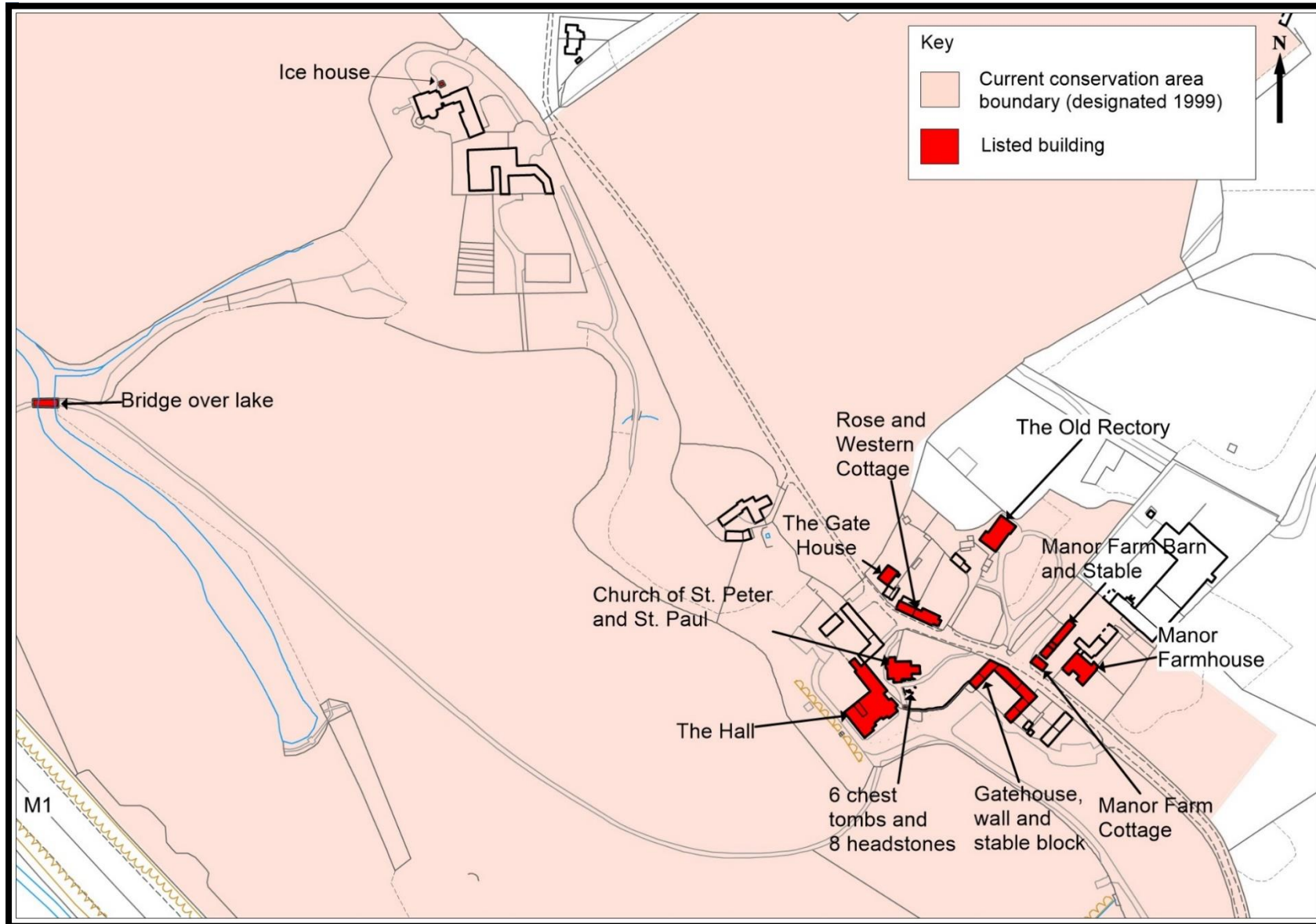


Figure 3: Listed buildings within the conservation area



3.1 Proposed boundary 2022

Figure 4 shows the proposed boundary changes.

It is proposed to amend the conservation area boundary to:

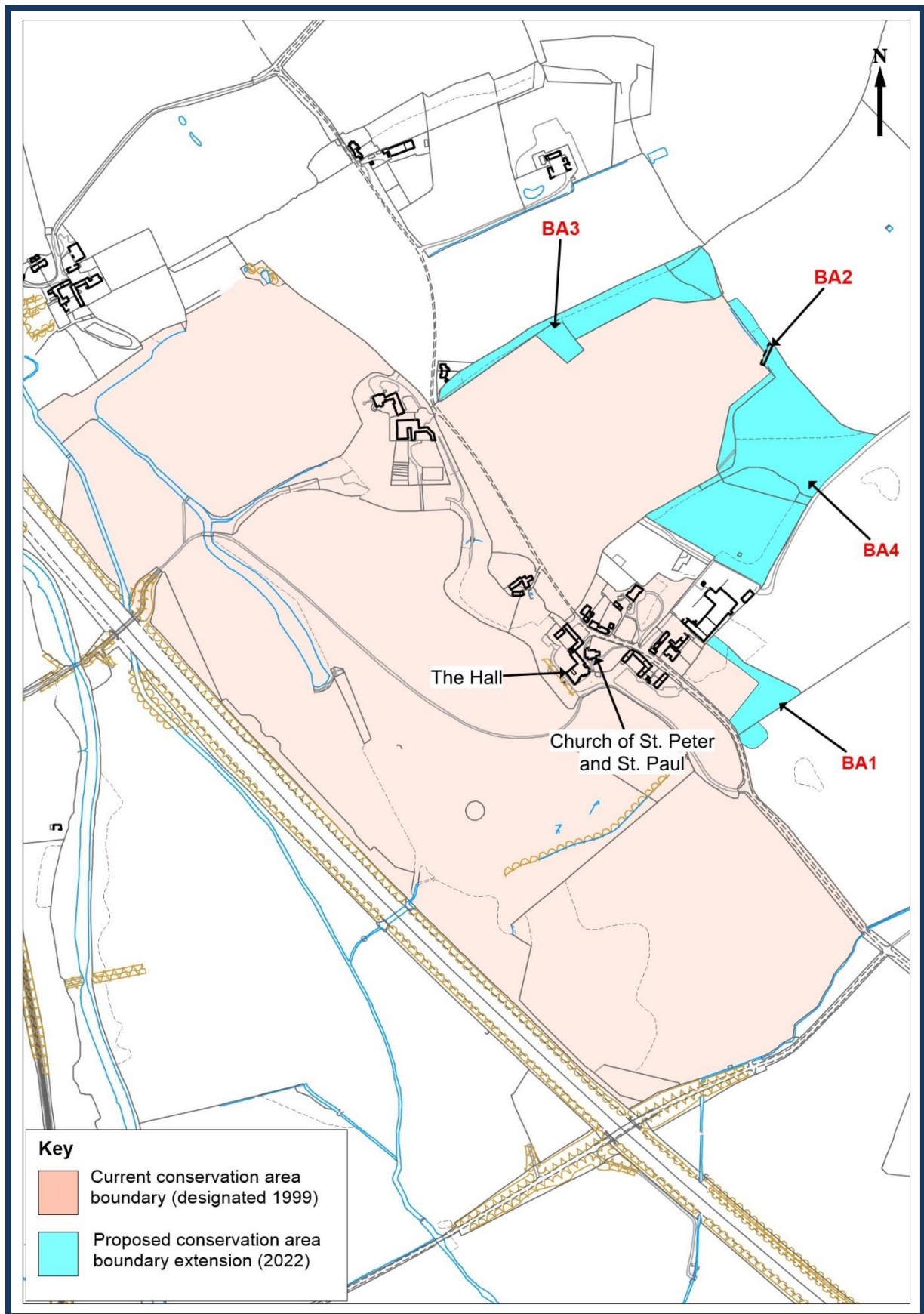
- Include an area to the southeast of Manor Farmhouse (BA1). This area forms part of a larger enclosure, a portion of which immediately to the northwest is already included in the conservation area. The whole area contains ridge and furrow earthworks and it forms part of the setting of the Grade II* listed Manor Farmhouse. A small group of trees at the southwest corner adds to the secluded character of Brockhall as the conservation area is approached from the south.
- Include cart shed north of Rectory Spinney and a small clump of trees on its north side (BA2). This is a late 19th century brick-built cart shed divided into seven bays that contributes to the rural and historic character of the landscape. The clump of trees to its north is depicted on the 1839 Tithe Map and is a historic feature of the landscape dating back to at least the early 19th century. In conjunction with Gazewell Spinney and Rectory Spinney it contributes to the enclosed and secluded atmosphere of the conservation area.
- Include a belt of trees known as Gazewell Spinney running northeast from Gazewell Cottages (BA3). The spinney probably originated in the second half of the 19th century with the addition of an area of conifers during the 20th century, although some areas are shown as wooded on the

1839 tithe map. The spinney has, therefore, formed part of the historic landscape for at least 150 years. Although there is some later planting, there is a significant number of deciduous trees. The spinney shields views of the conservation area from the north and northwest but once inside the conservation area it creates a sense of enclosure and seclusion.

- Include Rectory Spinney, a small woodland that lies northeast of The Old Rectory. It is depicted on the 1839 Tithe Map and on the later 1888 Ordnance Survey map, which shows that by this time the area of tree cover had increased. The spinney has, therefore been a feature of the historic landscape of Brockhall since at least the first half of the 19th century. Along with Gazewell Spinney it contributes to the secluded and enclosed character of the conservation area (BA4).

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

Figure 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 Brockhall Conservation Area derives from the following key characteristics:

- The majority of buildings in the village are listed. There are eleven listed buildings in all, including the Church of St. Peter and St. Paul, The Hall and Manor Farmhouse, which are all listed at Grade II*, and a further six listed chest tombs and eight headstones in the churchyard

- The gardens and parkland of Brockhall Hall are designated as a Grade II Registered Park and Garden
- There are also several non-designated heritage assets that contribute to the historic character of the conservation area through their vernacular character and use of characteristic building materials such as ironstone and slate
- The majority of the buildings and boundary walls in the village, including several recent developments, are constructed from local ironstone, which gives the conservation area a coherent character
- A number of buildings that formerly served The Hall are now in residential use but have retained features pertaining to their former usage, for example, The Stables and The Mews.
- There are several areas of archaeological interest within the conservation area that have the potential to yield information about the development of Brockhall, for example possible medieval earthworks southeast of The Dairy and west of The Hall. Elsewhere, extant archaeological earthworks such as ridge and furrow and hollow ways provide evidence of past land use and the layout of the settlement
- A series of historic maps from the 1670s onwards provide valuable documentary evidence for the development of the village and the surrounding landscape, including changes to the gardens and parkland of Brockhall Hall
- There are many individual and groups of trees that contribute to the parkland character of the conservation area. Trees also play an important part in softening the built environment and enhancing the rural and secluded

character of the village. Belts of trees along the southwest side of the parkland play an important role in screening the M1 motorway and reducing noise pollution.

- There are important views through the conservation area particularly through the built environment of the village, through the southern part of the park, and outwards towards the surrounding rural landscape. The Church of St. Peter and St. Paul is a landmark building within the village and its tower is prominent in views looking south towards the village (see Section 7.4).

5 Location and Settlement Context

Brockhall is located between Daventry and Northampton. It lies within the Upper Nene Catchment and Watford Gap Environmental Character Type¹ and within Historic Landscape Character Area 11a², which in this area of the county takes the form of a broad valley through which the River Nene and its northern tributary flow. The valley is characterised by low lying farmland mainly of arable fields but with grassland lying closer to watercourses. The valley is sparsely settled with occasional farms and houses located on sloping land away from the floodplain. Villages have generally not been subject to extensive 20th century expansion. A number of deserted medieval villages survive as archaeological earthworks and associated below-ground deposits, including the site of Muscott which lies outside but immediately to the north of the conservation area and is designated as a scheduled monument [BROCKHALL PARK, Brockhall - 1001383 | Historic England](https://historicengland.org.uk/listing/the-list/list-entry/1001383).

Brockhall sits at a height of 110m OD on a southwest-facing slope which falls away gently into the valley of the River Nene below. To the northeast of the village the land continues to rise gently to a height of 130m.

The underlying geology comprises intermittent bands of ironstone rich Marlstone Rock Formation, from which many of Brockhall's buildings are constructed. There are also significant bands of

alluvium, Sands and Gravels and limited areas of Boulder Clay covering the solid geology.

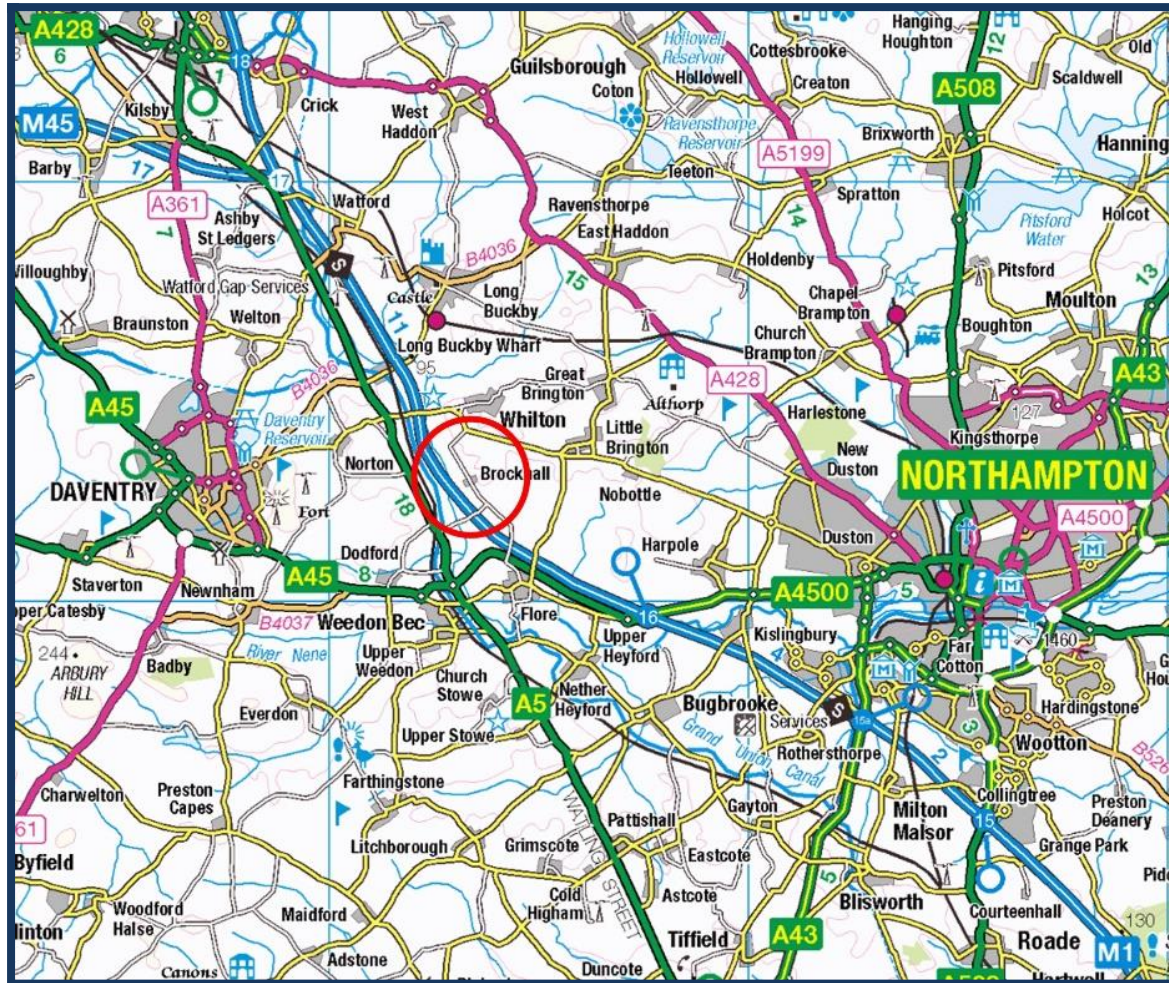
The conservation area includes almost all the buildings in the village except agricultural buildings north of Manor Farmhouse and two late 20th century semi-detached houses at the north end of the conservation area. It includes the grade II registered park and garden designation that relates to the designed landscape park associated with Brockhall Hall. [BROCKHALL PARK, Brockhall - 1001383 | Historic England](https://historicengland.org.uk/listing/the-list/list-entry/1001383)

The Grand Union Canal conservation area lies to the west, as does the former Roman road of Watling Street, now the A5. The M1 motorway runs immediately adjacent to the southwest side of the conservation area and registered park and garden and impinges on the area's rural character and views towards the parkland from this direction.

¹ Environmental Character Assessment and Key Issues
<http://nrnpenvironmentalcharacter.org.uk/>

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

Figure 5: Map showing the location of Brockhall



6 Historical Development

As a settlement, Brockhall is known to date back to at least the 11th century since it is recorded in the 1086 Domesday Survey. It is recorded together with Muscott, which lies 1km to the northwest, as having 6 households at that time. By the 14th century Muscott was probably the larger settlement before it eventually became abandoned. Hearth tax returns from 1674 record 17 houses between the two settlements but since Bridges records 12 houses at Brockhall in 1720 and only three at Muscott, it would appear that by the 17th century Brockhall was the larger settlement. It may not have changed that considerably in size from the village that can be seen today. Areas of earthworks at the north and south ends of the village³ suggest some shrinkage in the later medieval period, as does 1672 Map of the Lordship of Brockhall⁴, which shows several buildings situated to the north and northwest of the Hall.

On the north side of the village, and to the north of The Gatehouse, there are three embanked enclosures that are probably the remains of property plots on which there were cottages and gardens, possibly of medieval date. One of the plots still appears to be occupied by a building on the 1672 Map of the Lordship of Brockhall but all are depicted as unoccupied on a 1793 map⁵ of the village. A

³ An Inventory of the Historical Monuments in the County of Northamptonshire, Volume 3, Archaeological Sites in North-West Northamptonshire (1981)

⁴ 1672 Map of the Lordship of Brockhall by Henry Murcott (NRO Map/5704 and 5705)

slightly earlier map of 1787⁶ records this area as Brockhall Green. The small rectangular green that is today located immediately northwest of the churchyard is, therefore, a remnant of what was previously a much larger green. The 1672 map also records two further 'homesteads' to the northwest of the Hall.

Thus, the documentary evidence suggests that Brockhall was always a small settlement that mainly developed along a single street, with another lane branching off to the northwest from The Green, which shrank at its north end prior to the turn of the 19th century.

The road layout to the south of the village was slightly different to that which is seen today. A sunken trackway or hollow way survives as an earthwork between Brockhall Road and the driveway to the hall and it continues running down the slope to the southwest, towards Dodford, as a 2m-deep linear depression. This route is thought to have gone out of use by the early 19th century.

The open field system within the parish was enclosed by private agreement, rather than by parliamentary act, in 1619-1620, although cartographic evidence suggests that some areas to the east of Watling Street were already enclosed by 1614⁷. There are

⁵ 1793 Plan of the Estate of Andrew Harleston at Brockhall (NRO Map/1431)

⁶ 1787 Plan of the Estate (NRO Map/3682)

⁷ An Inventory of the Historical Monuments in the County of Northamptonshire, Volume 3, Archaeological Sites in North-West Northamptonshire (1981)

several areas of well-preserved ridge and furrow earthworks within the conservation area, especially at its southeast end.

Figure 6: Extract from the 1672 Map of Brockhall showing the layout of the village and surrounding landscape in the 17th century.

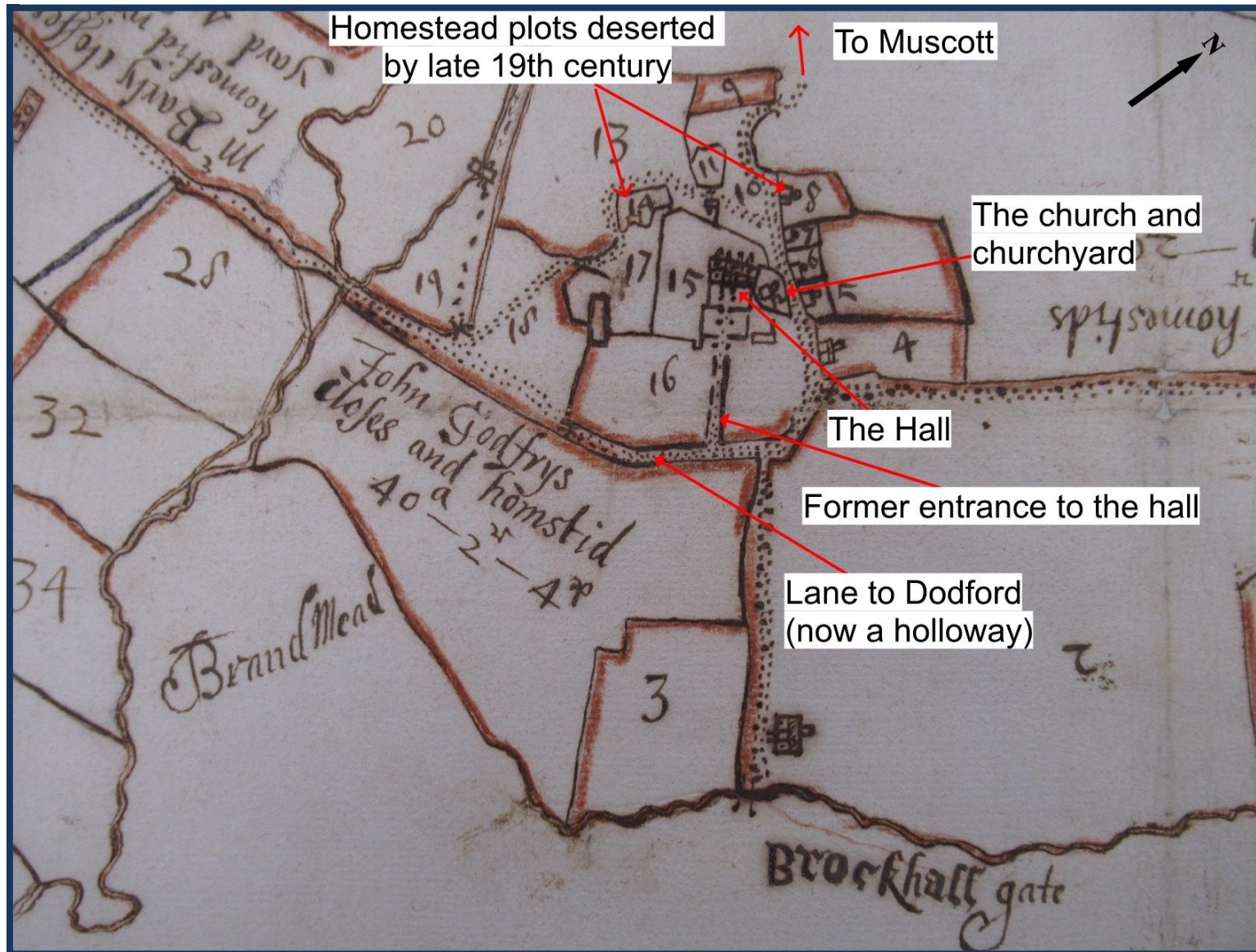
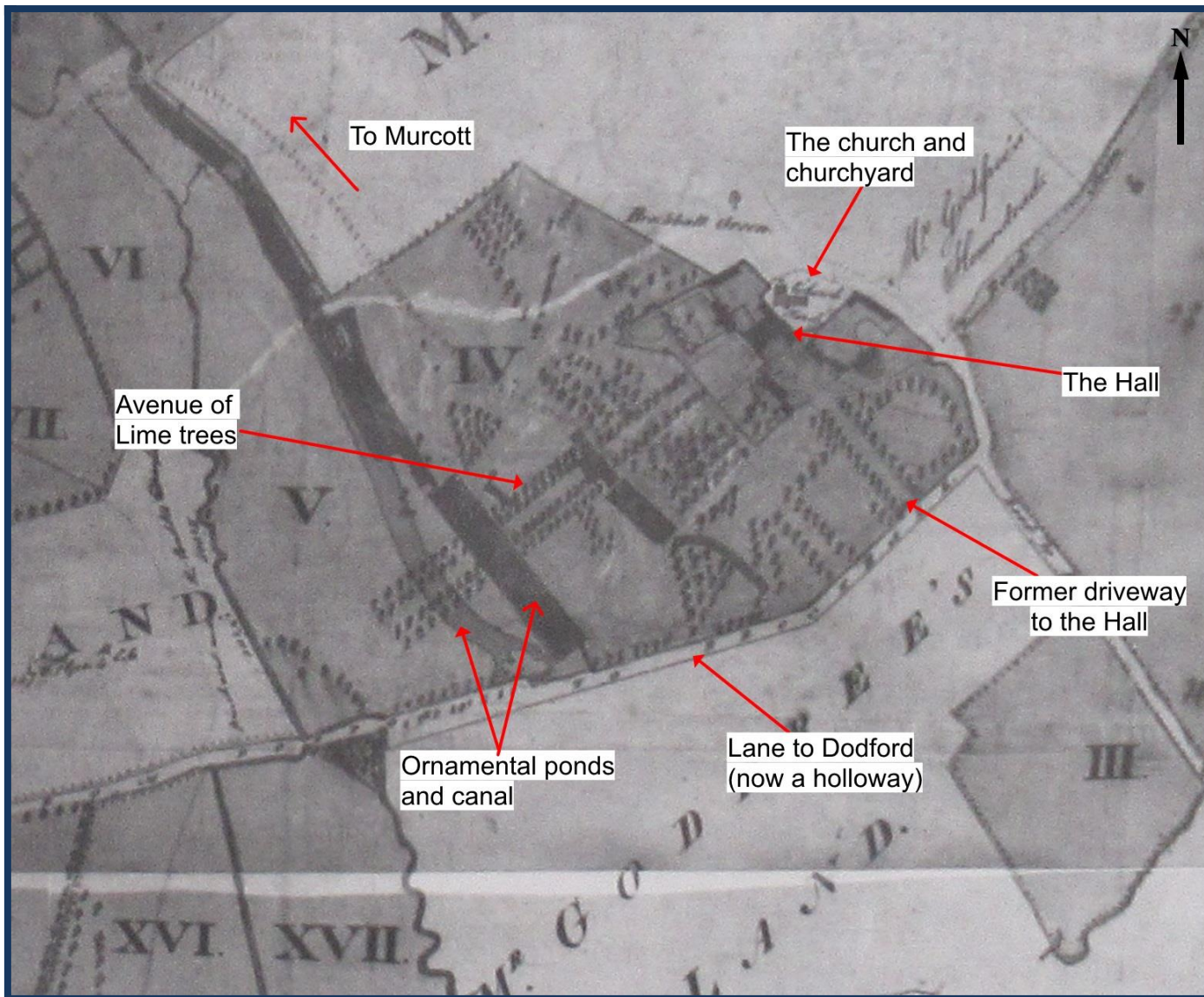


Figure 7: Extract from the 1787 Plan of the Brockhall Estate showing the layout of the formal gardens and landscape park in the 18th century



Brockhall Hall was built in the early 1600s by Edward Eyton, who subsequently sold it to the Thornton family in 1625. It was remodelled in the 1740s and again in 1800 in the Gothic style. The building is Grade II* listed. Extensive works to the gardens were undertaken in the 1720s and 1730s by Thomas Thornton III, at which point a number of cottages, which are depicted on the 1672 estate plan, may have been removed⁸. A tree-lined avenue was added as part of these works. It ran towards the southeast façade of the hall from the lane to Dial House, now a hollow way earthwork, and was the principal approach to the Hall. A second avenue was planted which ran southwest from the formal gardens through the park. Other works included creating a series of ponds and a canal, a parterre and the laying out of walkways (see Figure 7). A number of these features, particularly the ponds and several rectangular enclosures, are discernible on the ground as earthworks⁹.

Further changes were made to the park and gardens in the early 1800s to follow the fashion at this time of the picturesque movement. The kitchen garden was added approximately 300m north of the hall. Whereas previously the southern park boundary was marked by the lane to Dial House, after the lane had gone out of use the park was extended on its south side as far as the lane to Dodford. To the north, the original boundary of the park followed the line of the pleasure grounds walk, joining the kitchen garden and the ironstone bridge. Again, in the early 19th century the park

expanded northwards beyond this line to its current extent¹⁰. The formal elements of the gardens and park, such as the parterre and the avenues of trees were removed.

An important feature of the early 19th century park was the long, narrow lake, which was formed from the ornamental canal of the earlier landscape park. It was modified to include a short tail at its south end. The approach to the hall was also changed as part of the early 19th century works to the park. A new driveway was constructed from Watling Street, to the west, which entered the park some 600m northwest of the hall. It crossed the lake towards its north end via an ironstone, three arched bridge (now Grade II listed) and followed the valley before climbing the slope up to the hall, offering a variety of set-piece views through the parkland. The driveway is no longer in use and is largely turfed over but its line can still be seen on the ground. The approach to the hall from the south was also altered c. 1800. The driveway from the Dial House lane was abandoned, the lane now being disused, and a new driveway that left the Brockhall Road and swept around the west side of a spinney was created. This remains the route to the Hall today.

The Hall largely influenced the development of the village on the west side of the road when the stable block was built around three sides of a courtyard in about 1799 and the building now known as The Mews was constructed immediately to the north of the Hall. On

⁸ Northamptonshire Historic Environment Record, Monument UID 6715-MNN2671

⁹ historicengland.org.uk/listing/the-list/list-entry/1001383?section=official-listing

¹⁰ *ibid*

the east side of the road the barn and stable to the rear of Manor Farm Cottage were built during the 18th century. The Gatehouse was built in the late 18th century and the Old Rectory followed shortly afterwards, being built at the beginning of the 19th century.

There was very little further change until the late 20th century when 1 and 2 The Coachhouse and 1 and 3 The Mews were constructed. Other 20th century development includes the construction of some large agricultural buildings northeast of Manor Farmhouse but these are situated just outside the conservation area boundary.

Figure 8: Extract from the 1839 Tithe Map showing the layout of the village and 19th century changes to the landscape park

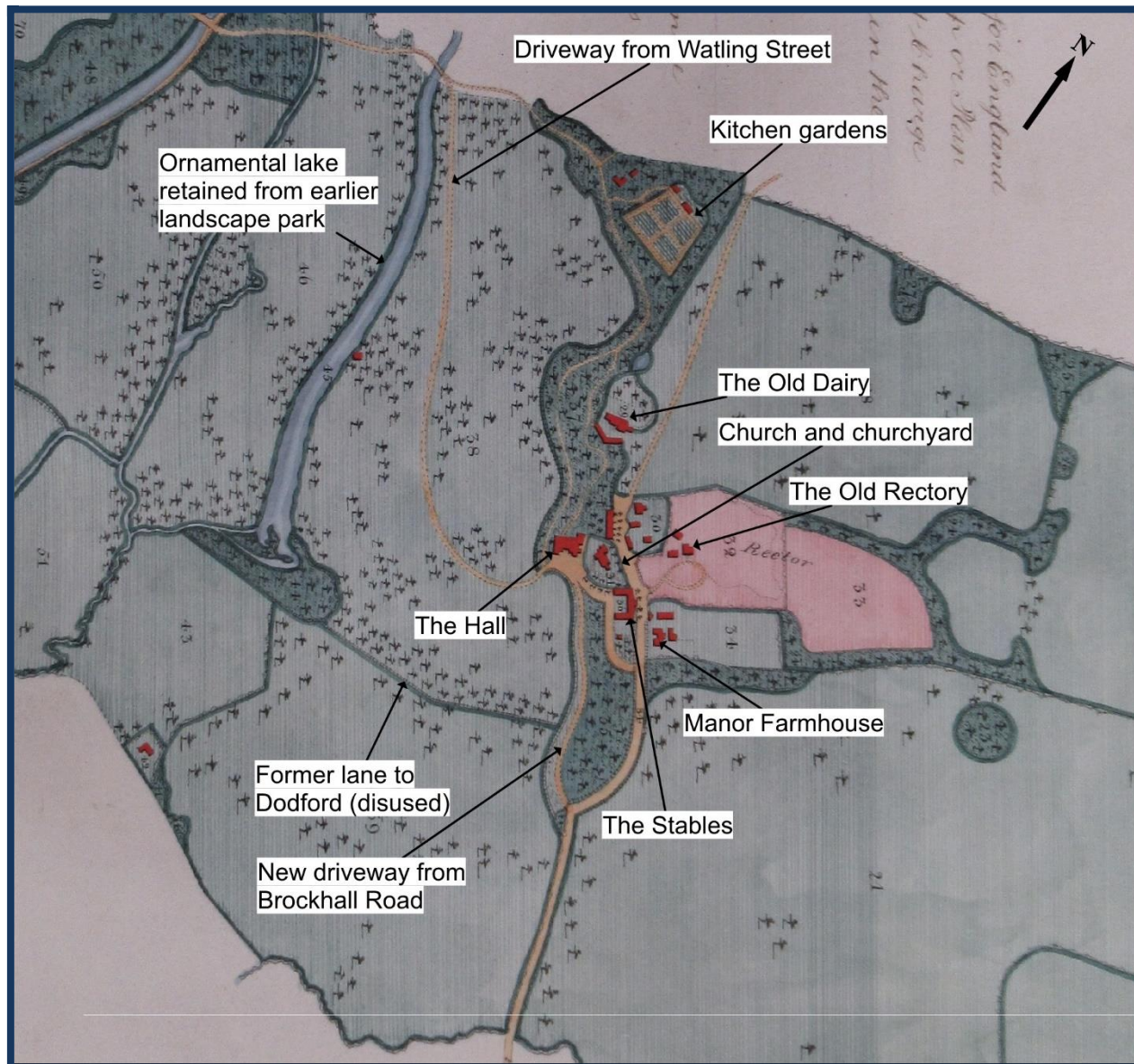


Figure 9: Extract from the 1900 Ordnance Survey Map showing key historic features

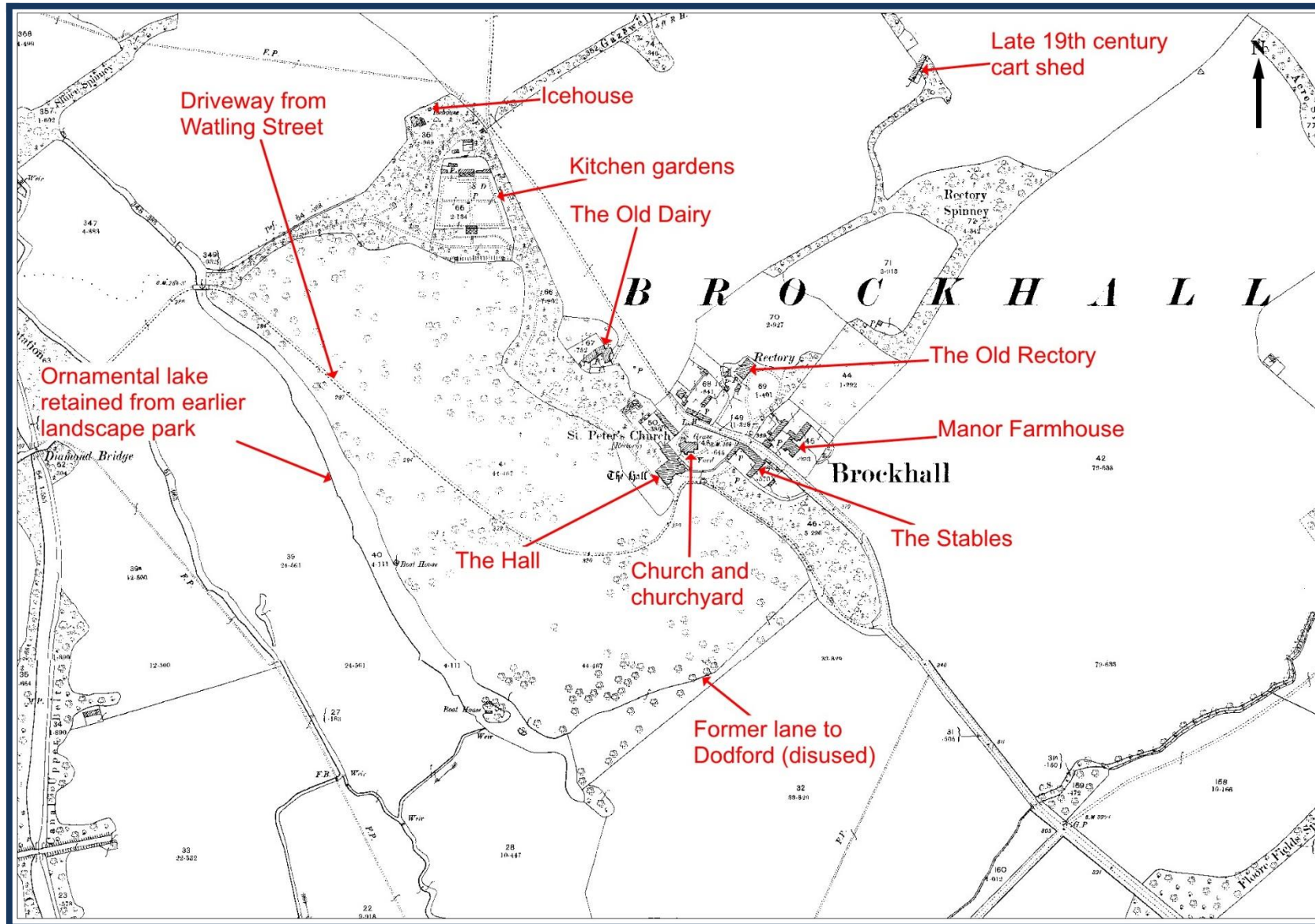


Figure 10: Contemporary mapping showing key historic features

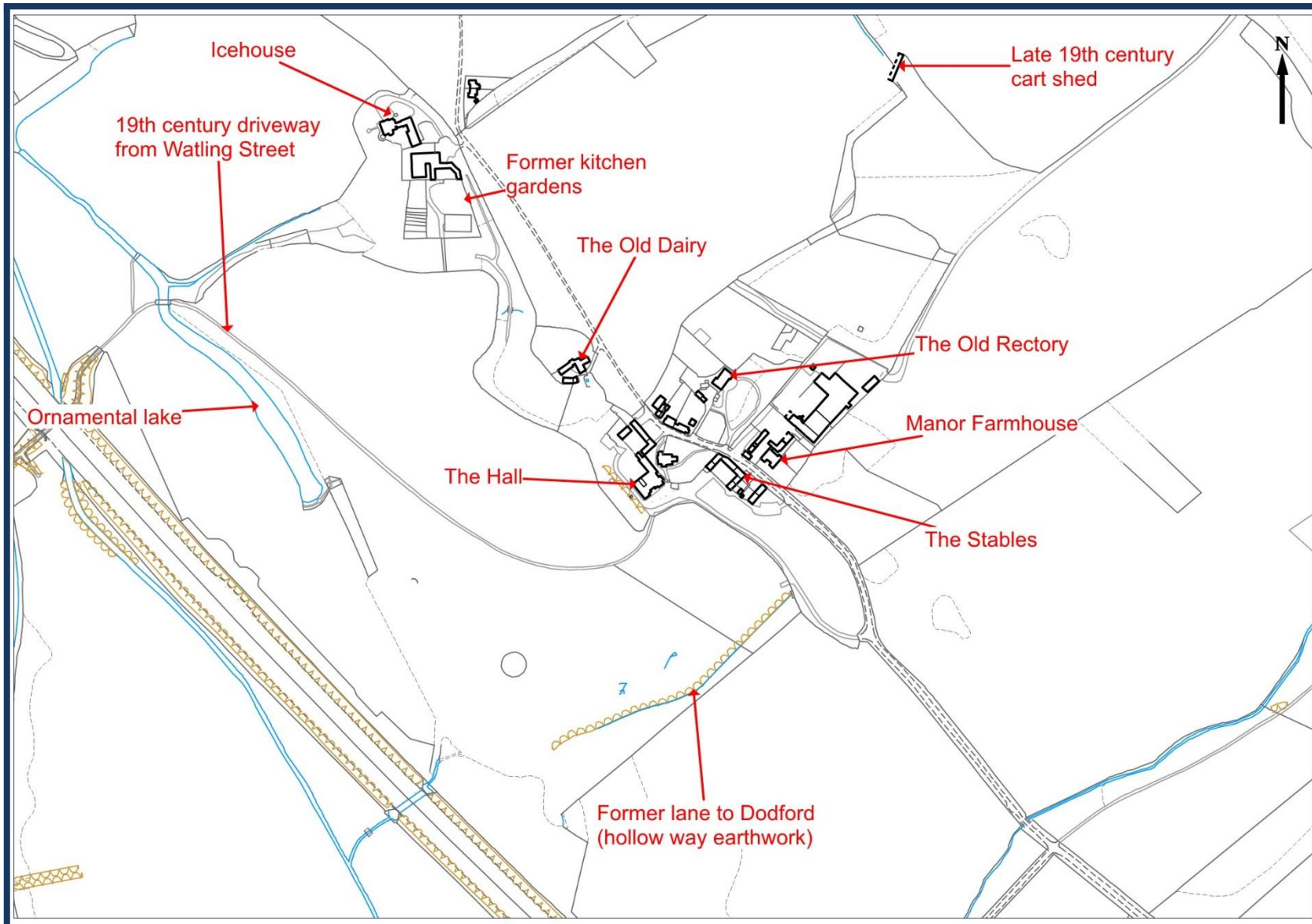
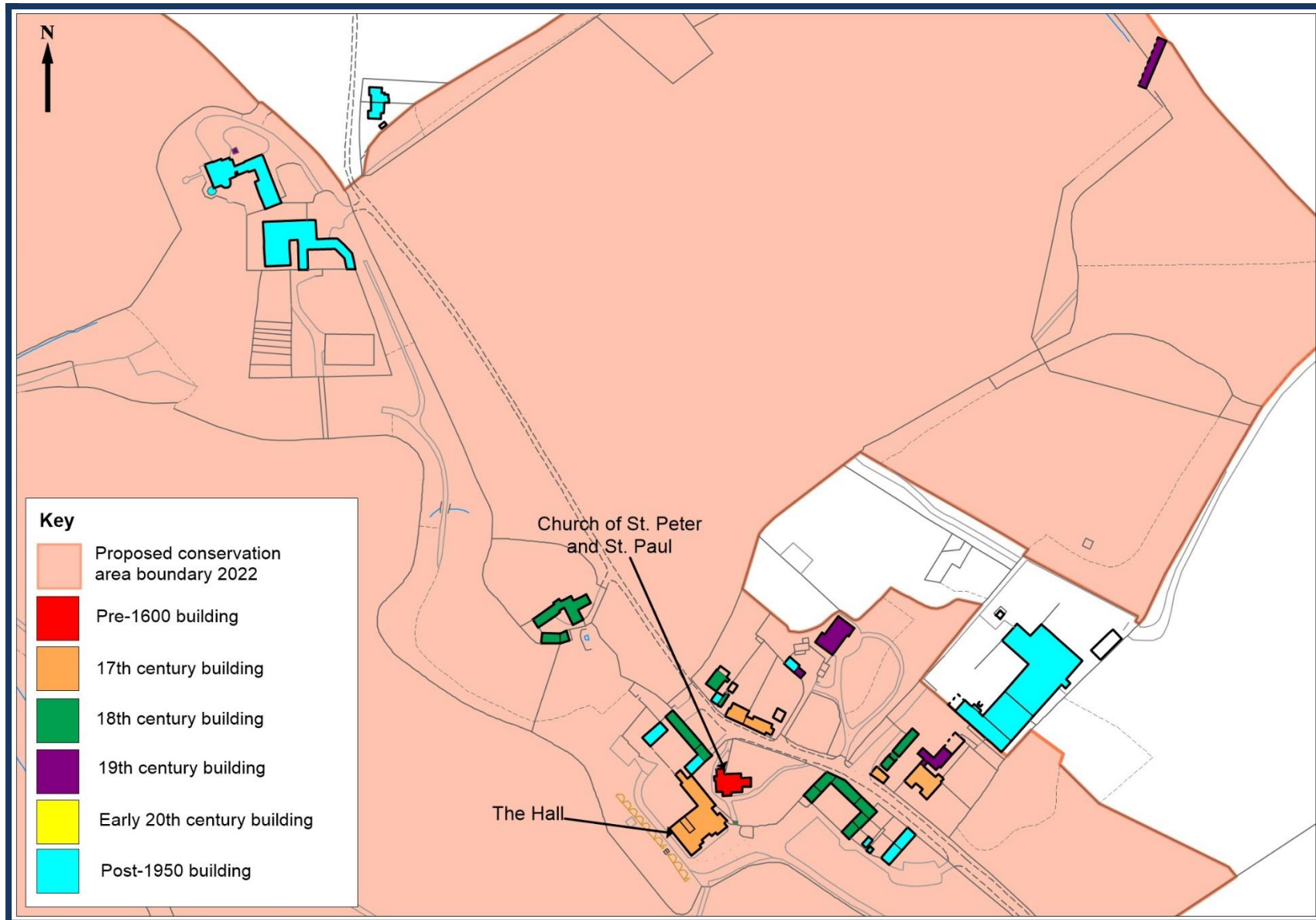


Figure 11: Map showing probable building ages within the proposed conservation area and its immediate surroundings



7 Spatial Character

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

7.1 Spatial Character Summary

The village of Brockhall is situated on a slope that gently rises up from the valley bottom of the River Nene to the southwest. To the northeast of the village, the land continues to rise gently. The conservation area lies within the Hemplow Hills, Cottesbrooke and Brington Special Landscape Area.

Despite the proximity of the M1 motorway, which lies 430m to the southwest and is immediately adjacent to the southwest boundary of the conservation area, the village maintains a rural and secluded atmosphere. This is partly due to the numerous tree belts and clumps within the park of Brockhall Hall which help to shield it from the motorway.

The approaches to the conservation area from the north and southeast are along single-track lanes, in places lined with hedges and trees. To the north of the village the lane passes through an area of unenclosed pasture which perpetuates the parkland character of the wider conservation area.

Figure 12: The approach to Brockhall from the southeast

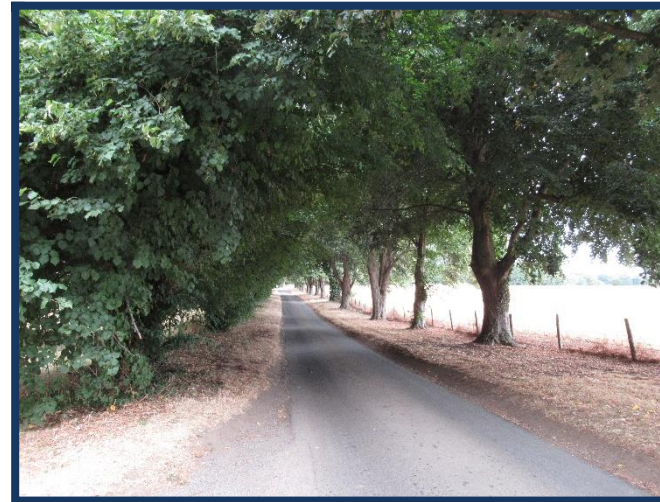


Figure 13: The approach to Brockhall from the north



Brockhall village has a nucleated settlement pattern with the majority of buildings situated adjacent to the main route through the village. The exceptions to this are the Hall and The Old Rectory, which are situated behind the church and Rose Cottage respectively. The Old Dairy and The Grange are located further north, a little distance away from the main area of settlement.

There is a somewhat different character between the opposite sides of the road in Brockhall village in terms of building orientation. The Hall stands southwest of the road immediately adjacent to, and behind the church with its entrance facing southeast. Two groups of buildings that were formerly the stables and the mews associated with The Hall, are arranged in a U-shape around courtyards with their rear elevations adjacent to the road. This, coupled with the fact that the church stands behind a wall and hedge and The Hall is situated behind the church, gives the impression of seclusion. This is heightened by Nos. 1 and 2 The Coach House and The Old Dairy being situated gable end-on to the road.

By contrast, on the northeast side buildings generally stand with their front elevations facing the road with the exception of The Gatehouse, which is gable-end on, and The Old Rectory, which is set back a considerable distance from the road.

Buildings either stand immediately adjacent to the road or, if they are set back from it, they have stone boundary walls or hedges. This makes the road through the village feel narrow and enclosed for much of its length except where an impression of space is created by the churchyard and the rectangular green on its

northwest side, as well as the gardens of the Old Rectory which lie opposite the churchyard.

The Old Dairy is somewhat separated from other buildings, standing outside the gated entrance to the village with The Green lying between it and The Mews.

On the southwest side of the village lies the early 19th century landscape park associated with Brockhall Hall. Roughly rectangular in shape, it contains many individual parkland trees and groups of trees, which were planted as part of the redesign of the park between the Hall and the walled garden, and the walled garden and the listed bridge over the lake. The park contains a number of features pertaining to the earlier landscape, such as a hollow way earthwork of the former lane to Dial House; ridge and furrow earthwork from the medieval open system; field boundaries laid out when the open fields were enclosed in the 17th century; and other earthworks possible pertaining to the medieval settlement and the 18th century formal gardens.

There are a number of important views within, from and towards the conservation area (see Section 7.4 for details). Along the road through the village views are relatively short due both the curving layout of the road and the almost continuous line of buildings, walls and hedges either side. This contrasts with the areas to the northwest and southeast of the village which open out into the countryside, providing longer views out to the surrounding rural landscape. Much of the landscape park is screened from view on its northeast side by buildings in the village and groups of trees planted in the early 19th century. However, towards the southeast

there are views through the parkland from the lanes towards Flore and Dodford showing areas of ridge and furrow earthworks from the medieval open field system and the individual and groups of trees that play an important role in creating the parkland character (Section 7.4, views 9 and 10).

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 Brockhall contributes to the special historic interest and setting of the conservation area; the archaeological remains enhance the legibility of the development of the settlement and have the potential to yield further evidence of the area's history.

Potential archaeological deposits within the conservation area include:

AP1: The shrunken medieval settlement of Brockhall of which possible remains survive as earthworks in the area of The Green and east of The Old Dairy, as well as west of The Hall. It is also likely that below-ground archaeological deposits exist elsewhere in the village

AP2: The site of the 18th century formal gardens that existed southwest of The Hall

AP3: The walled kitchen garden situated 350m northwest of The Hall

AP4: The possible site of a watermill 300m west of The Hall

AP5: The site of a 19th century boathouse

AP6: The site of ornamental ponds that were a feature of the early landscape park

AP7: The site of a possible medieval fishpond

AP8-10: Areas of ridge and furrow surviving as earthworks

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

AP11: the deserted medieval village and double moated site of Muscott which survives as an area of well-preserved earthworks and is designated as a scheduled monument [Muscott deserted medieval village and double moated site, Norton - 1009555 | Historic England](#)

AP12: A possible area of prehistoric occupation

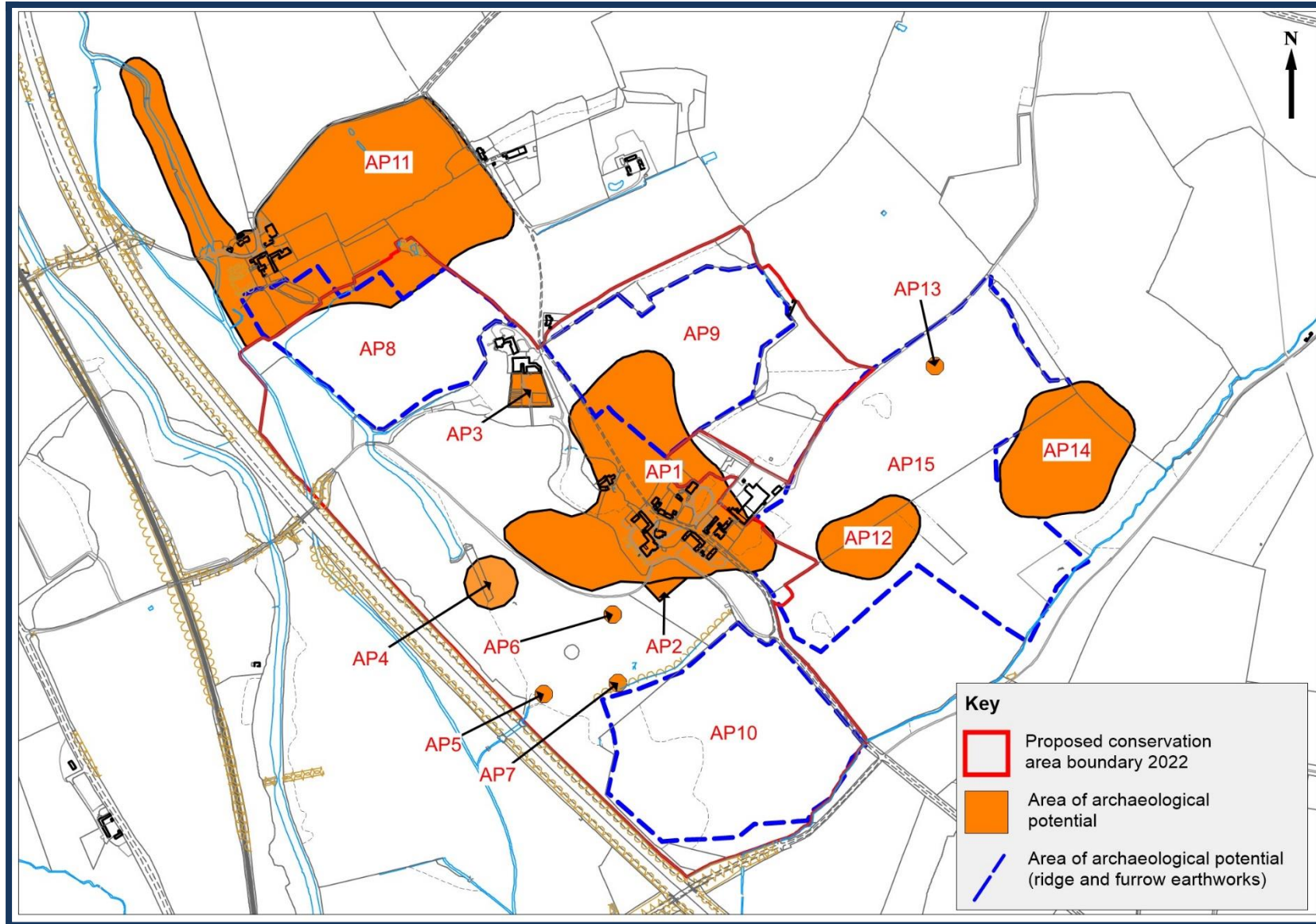
AP13: A ring ditch or possible parkland feature

AP14: A possible area of prehistoric occupation

AP15: An area of ridge and furrow surviving as earthworks.

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



7.3 Trees

There are currently no Tree Preservation Orders or Tree Preservation Order Areas within the conservation area. However, trees make a significant contribution to the rural and parkland character of Brockhall 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 landscape gardens and parkland of Brockhall Hall. As well as many spinneys and tree belts (see Figure 18), there are numerous individual specimen trees that give the area its parkland character. At the northwest end of the conservation area a number of trees exist along the line of former field boundaries that appear on the 1787 Estate Map indicating that they are of considerable age.

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

Gazewell Spinney and Rectory Spinney create a sense of seclusion as Brockhall is approached from the north. Located on high ground on opposite sides an area of pasture, they also have the effect of channelling views towards the northeast to the countryside beyond the conservation area, terminating at Ashpole Spinney (see Section 7.4, View 6).

Burton Wood, Anson Spinney and the belt of trees between them are situated along much of the southwest boundary of the conservation area, which is immediately adjacent to the M1 motorway. They play an important part in screening views of the

motorway from within the conservation area and reducing noise pollution.

Trees lining either side of the lane approaching Brockhall village from the southeast.

Figure 15: Specimen trees in the parkland to the south of the Hall



Figure 16: Rows of trees either side the lane approaching Brockhall village

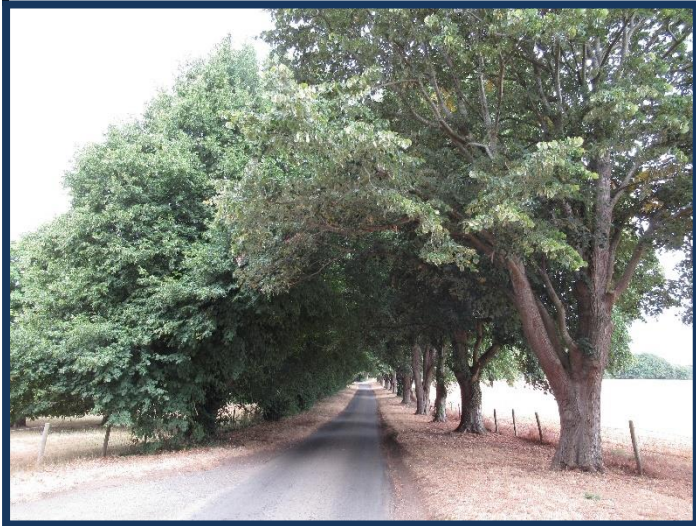
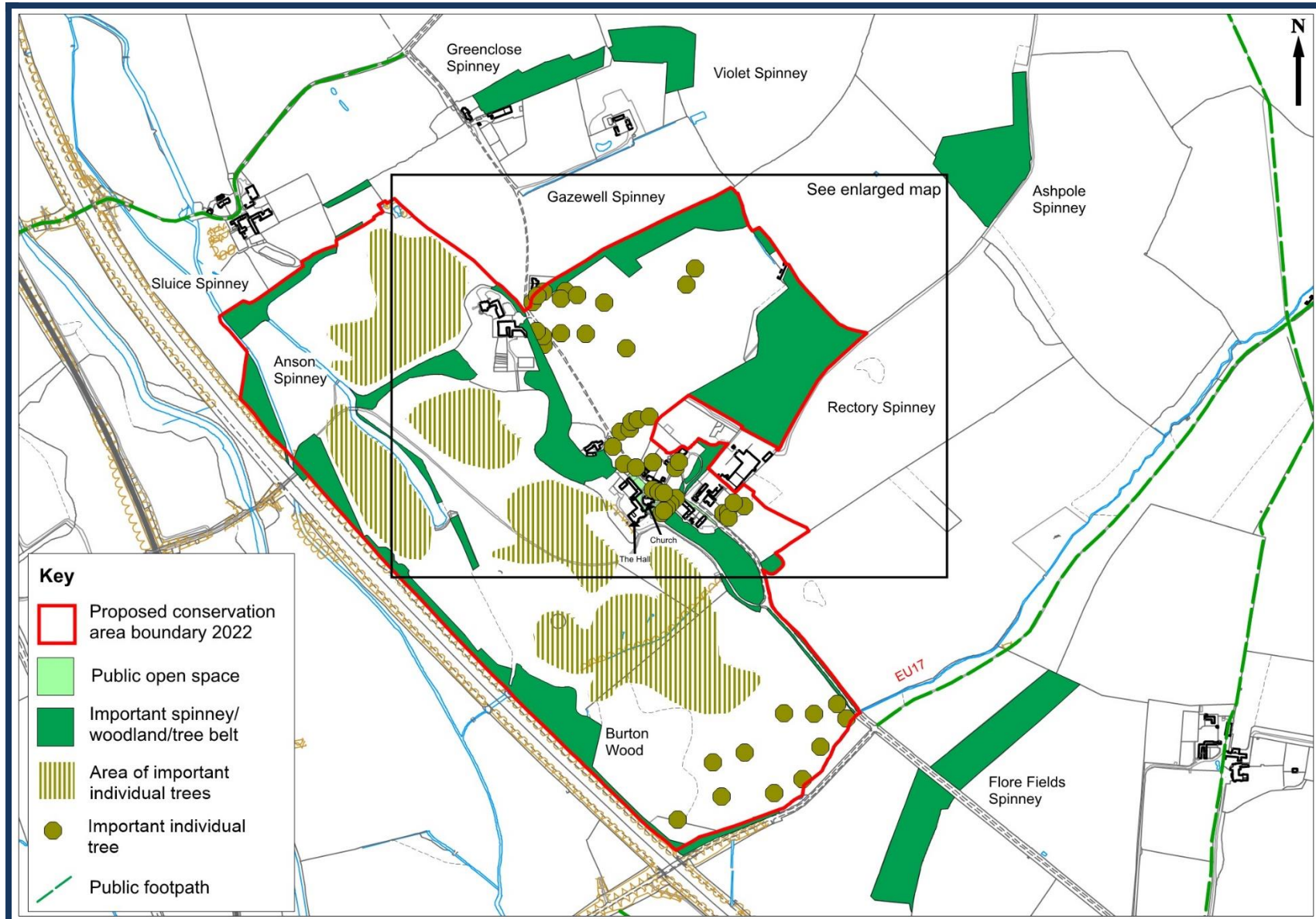


Figure 17: Trees screening the M1 Motorway with the parkland behind



The exclusion of individual or groups of trees from the boundary does not reduce the positive contribution they make to the setting of the conservation area through their historic interest and/or visual amenity.

Figure 18: Map showing important public open space, public footpaths and important trees in and around the edges of the conservation area



7.4 Views and Vistas

Views and vistas impact upon and contribute to how the conservation area is experienced, both within the boundary and from outside the designation. Views of the surrounding landscape from Brockhall are also an important consideration for the setting of the conservation area.

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

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

7.4.1 Important views within the conservation area:

V1 and V2 provide examples of views looking northwest and southeast as the main road through the village is traversed. These views demonstrate the consistent use of ironstone as the predominant building material and the varying positioning of buildings relative to the road. Views also highlight the variety of building types within the village and their uses.

V3: Looking south across the rectangular green towards the church and The Hall with the thatched cottage, Western Cottage, in the foreground.

V4: Views through the churchyard that take in the church and the Hall and show their close proximity to each other.

V5: Looking northeast from The Gatehouse across the open, unenclosed pasture on the northwest side of the village. This provides a contrast with the narrow and enclosed character of the village itself. Ridge and furrow earthworks are visible on the rising slope to the north.

V6: Views along a shallow valley running up the centre of an area of pasture, channelled by Gazewell Spinney and Rectory Spinney either side, towards the red brick cart shed and terminating in a distant spinney.

V7 Views across the open pasture to the north of Brockhall, taking in the edge of the village as it is approached from the north and the variety of trees.

V8: From the lane there are views of a variety of specimen trees along the east boundary of Brockhall Park. Earthworks immediately adjacent to the trees within the pasture are also visible and may relate to the shrunken medieval settlement.

V9: Looking south from the entrance to the driveway to Brockhall Hall through the parkland with its many trees growing amongst the ridge and furrow earthworks of the earlier medieval open field system. There are also long views from this elevated position to the countryside beyond the park.

V10: Panoramic views across the open pasture showing a variety of specimen trees either side of the road leading to the village to the south.

7.4.2 Important views towards the conservation area:

V11: There are views into the parkland of Brockhall Hall from the lane on the southeast side of the conservation area. From this location there are views of well-preserved ridge and furrow earthworks and a smattering of individual trees which gives the area its parkland character.

7.4.3 Important views outwards from the conservation area:

V12 and 13: There are long views from the edge of the conservation area at the entrance to the driveway to Brockhall Hall and just south of Manor Farmhouse that take in the countryside to the northeast. This highlights the gently rolling topography of the surrounding countryside and the rural setting of the conservation area.

Figure 19: Important views within, towards and from the conservation area





11



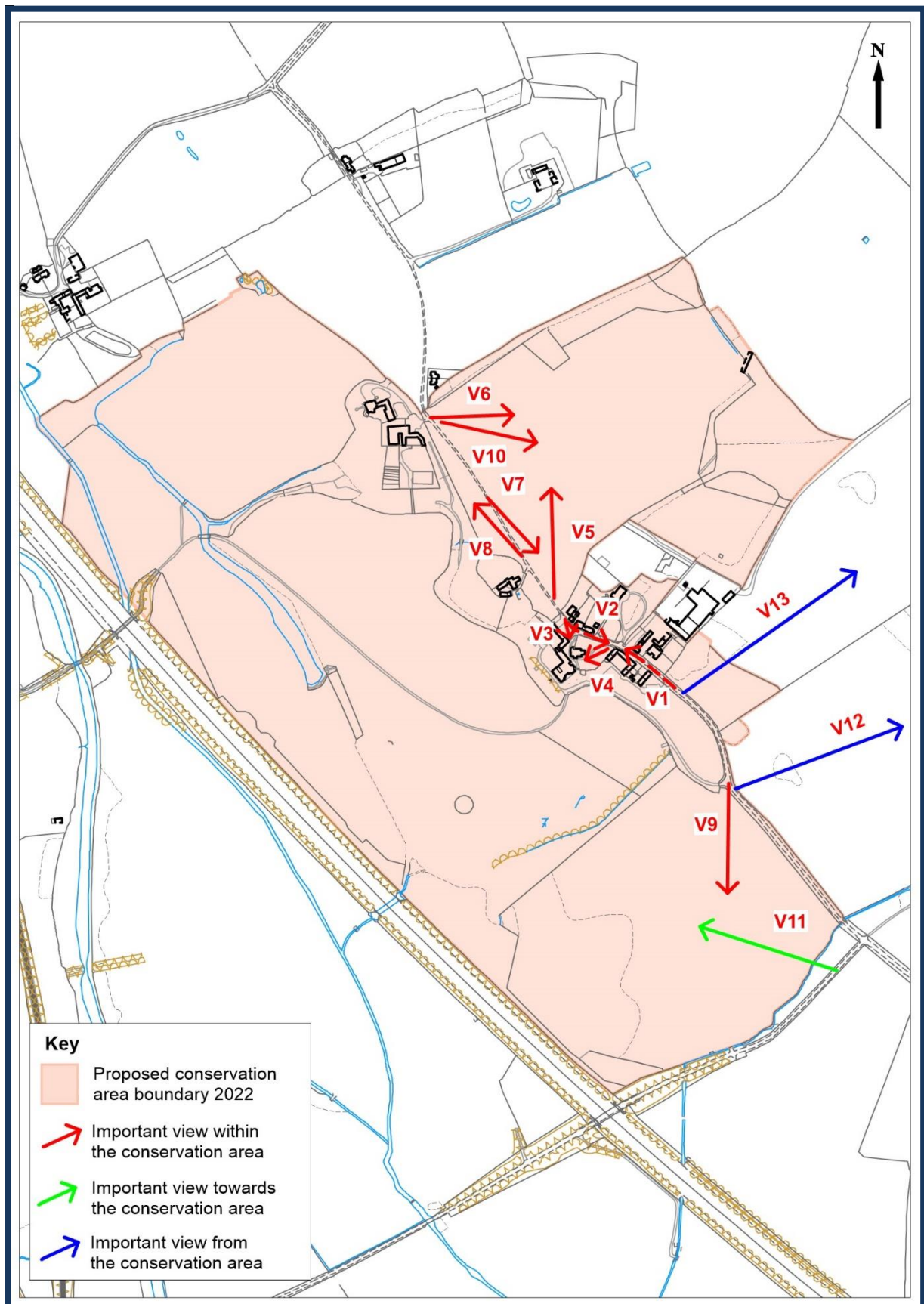
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13



Figure 20: Important views within, towards and from the conservation area



7.5 Open Space Analysis

Open space analysis is a method used to assess the contribution of open space to the character and appearance of the conservation area¹¹.

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.¹² This methodology has been employed to assess the contribution of open spaces to the Brockhall Conservation Area.

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

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

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

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

The following categories have been used to assess the contribution of open space to Brockhall Conservation Area and are mapped in Figure 29:

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

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

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

¹¹ Alan Baxter Ltd (2016) Craven Conservation Areas Project: Potential Conservation Area Designations August 2016

¹²https://www.cravenc.gov.uk/media/1818/craven_ca_appraisals_introduction_august_2016.pdf

Areas of open space that make a significant contribution to the setting of the conservation area may not necessarily be located within its boundary. In some instances, this contrasts with other open spaces that also make a significant contribution and are within the conservation area. This is because these spaces also contain features that contribute to the conservation area's historic character in addition to its setting.

Areas adjacent to the conservation area boundary that are either inaccessible or not visible from a public space at the time of the appraisal have not been included in the Open Space Analysis. This does not preclude the possibility that they make a positive contribution to the setting and/or character of the conservation area.

OS1: An area of open land that makes a **significant** contribution to the character of the conservation area and setting of other designated heritage assets. This is the area of the landscape park of Brockhall Hall, which was laid out to designs of John Webb in the early 19th century to picturesque principles that were popular at the time. It is designated as a Registered Park and Garden. It replaced earlier, more formal gardens for which archaeological earthworks survive on the slope below The Hall. An area of the medieval open field system was imparked to create the parkland and ridge and furrow earthworks survive throughout much of it. Today there are many individual and groups of mature trees. Tree belts along the northwest, southwest and southeast boundaries of the conservation area help to shield the parkland from the M1 motorway, which lies immediately to the southwest.

Figure 21: View of Brockhall Park



OS2: A narrow piece of land between the lane to Dodford and Brockhall Park that makes a **significant** contribution to the character and setting of the conservation area. Although this is a small, narrow piece of land it enables views into the southern part of the parkland where well-preserved ridge and furrow earthworks are visible.

Figure 22: Narrow piece of lane between the lane to Dodford and Brockhall Park (OS2)



OS3: The churchyard of St. Peter and St. Paul's Church makes a **significant** contribution to the character of the conservation area and the setting of designated heritage assets, including the listed church, Brockhall Hall, boundary wall and stables, and several chest tombs and grave markers.

Figure 23: The church yard of St. Peter and St. Paul's Church (OS3)



OS4: A small area of pasture to the southeast of Manor Farmhouse that makes a **significant** contribution to the character and setting of the conservation area. It contains ridge and furrow earthworks as well as individual mature trees which gives it a parkland character. This area forms the immediate setting for the Grade II* listed Manor Farmhouse and enables views of the building as the village is approached along Brockhall Road.

Figure 24: Small area of pasture southeast of Manor Farmhouse (OS4)



OS5: A large area of pasture northeast of Manor Farmhouse that makes a **significant** contribution to the character and setting of the conservation area. There are long views across and through this area of pasture to the open countryside to the east of the village which reinforces its rural character.

Figure 25: Area of pasture east of Manor Farmhouse (OS5)



OS6: A large 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 within this area as well as some earthworks that may represent the remains of the medieval settlement of Brockhall. Together, they contribute to the understanding of the development of the village. There are also some individual trees within the pasture that give it a parkland character. This is enhanced by the fact that there are no boundary treatments either side of the lane which passes through the pasture. Belts of trees around the periphery of this area gives it a secluded atmosphere and at the same time enhances the rural character of the conservation area.

Figure 26: Large area of pasture north of Brockhall village (OS6)



OS7: Several areas of pasture that make a **significant** contribution to the setting of the conservation area. Lying immediately to the northwest of the conservation area, is the site of the deserted medieval village of Murcott which survives as a well-preserved earthwork. The site is designated as a scheduled monument. It contributes to the understanding of the development of the landscape in the immediate vicinity of Brockhall and provides a sense of the time-depth of the landscape.

Figure 27: The site of the medieval village of Murcott (OS7)



OS8: A large area of agricultural land divided into a number of fields that lie west of the conservation area and adjacent to the M1 motorway and which make a **significant** contribution to the conservation area's setting. There are some glimpsed views across this open area from the Dodford lane of the parkland. This group of fields enhance the rural setting of the conservation area despite the proximity of the motorway.

OS9: A small rectangular green adjacent to The Mews that makes a **significant** contribution to the character of the conservation area and the setting of other heritage assets. Cartographic evidence¹³ suggests that The Green forms part of the historic layout of the village and may at one time have been a larger open area. The space enhances the setting of the Grade II listed buildings of Rose and Western Cottages, as well as the Grade II* listed church. The Green is identified in Section 7.4 as an important element in views along the main road through the village 9 (see Section 7.4, View 3).

OS10 and OS11: Two areas of agricultural land either side of the lane leading to the conservation area from the north that make a **moderate** contribution to the conservation area. The agricultural land use of these two spaces reinforces the rural character of the conservation area's setting. They are bounded on the western and southern areas by belts of trees. This, coupled with the fact that the land rises gently towards the southeast, creates a sense of anticipation as the conservation area is approached from the north.

OS12: A large agricultural field on the northeast side of Brockhall Road that makes a **moderate** contribution to the character and setting of the conservation area. Although this is an arable field, the parkland character extends into this open space, with a number of individual trees and small woodlands. Metal rail fencing mirrors that on the opposite side of the road that encloses Brockhall Park. There are long and extensive views of the open countryside, reinforcing the rural setting of the conservation area.

Figure 28: Large field northeast of Brockhall Road (OS12)

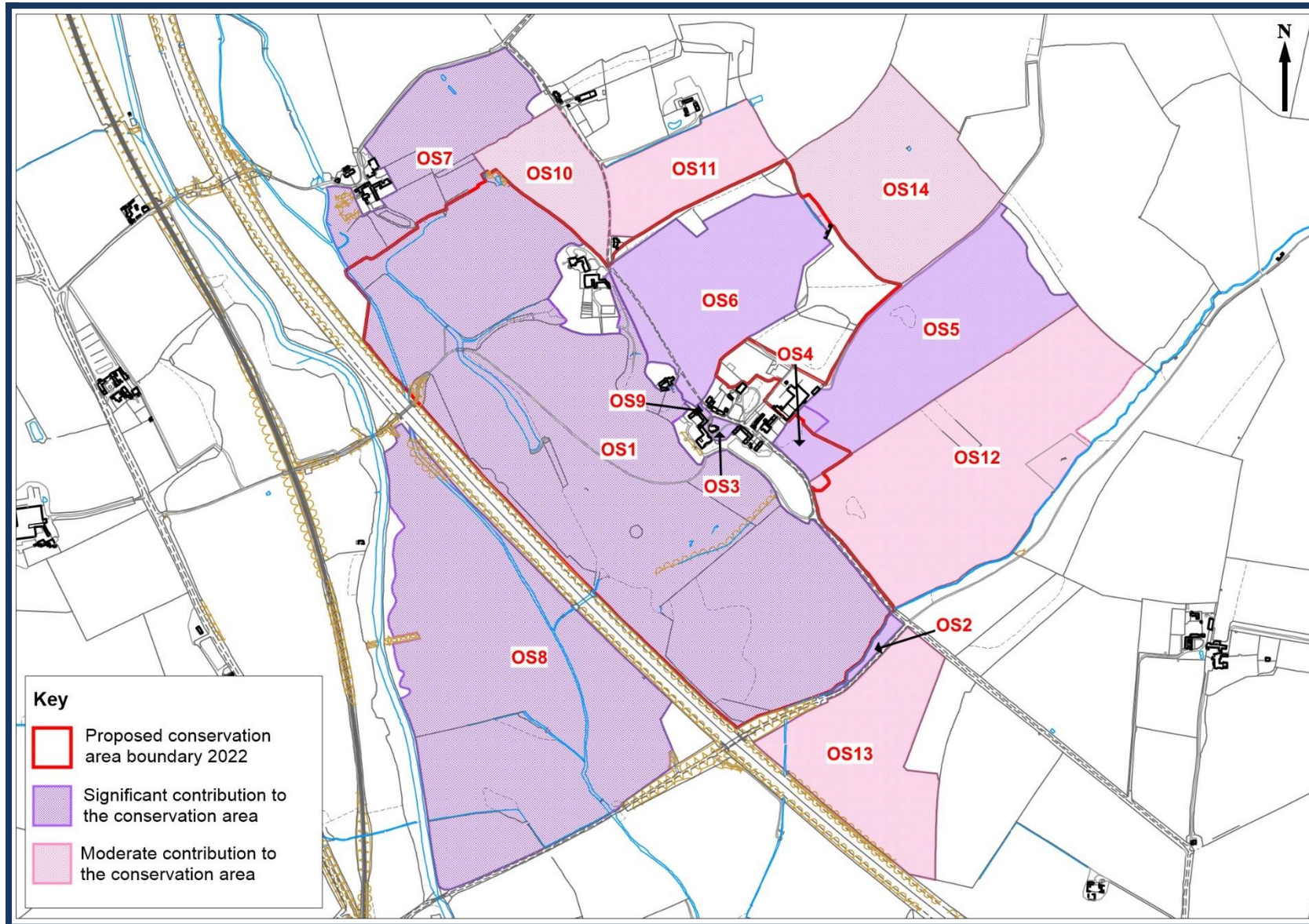


¹³ 1672 Map of the Lordship of Brockhall (NRO Map 1433) and 1787 Plan of the Estate (NRO Map 6382)

OS13: An agricultural field at the southeast end of the conservation area that makes a **moderate** contribution to its character and setting. It enhances the rural character of the landscape in which the conservation area is situated, especially when travelling northeast along the lane away from the M1.

OS14: An area of agricultural land north of Rectory Spinney that makes a **moderate** contribution to the character and setting of the conservation area. There are glimpsed views of this open space from the lane running northwest from the village, which reinforces the rural setting of the conservation area and that of the 19th century cart shed located on its western edge.

Figure 29: Map showing the open space analysis for Brockhall



7.6 Public Realm and Other Features of Value

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

- The built-in letter box in the front elevation of Rose Cottage which carries the letters 'VR' signifying that it dates to the reign of Queen Victoria (1837-1901)
- Wide roadside grass verges throughout much of the conservation area and a lack of pavements in the village which contribute to its rural character
- There are few road signs, telegraph poles, telecommunications equipment and an absence of street lighting columns, which keeps street clutter to a minimum and enhances the rural character of Brockhall
- Cobbled surfaces outside Western, Rose Cottages, The Gateway and in the yard between Manor Farmhouse and Manor Cottage enhance the historic character of the village
- The rectangular green north of the church that forms part of the historic layout of the village and enhances views towards the church as the village is entered from the north.

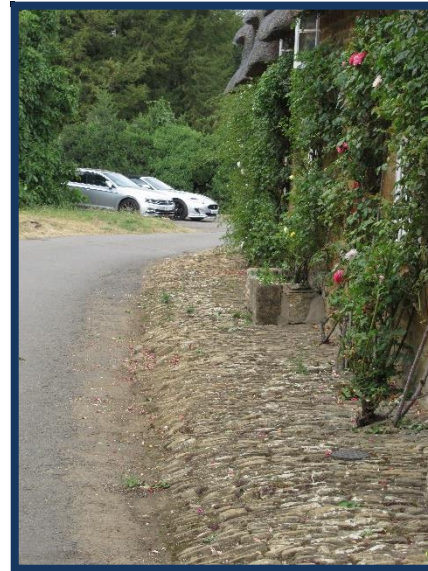


Figure 30: Cobbled surface outside Western and Rose Cottages

Figure 31: Wide grass verges within the village



8 Architectural Character

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

8.1 Building Types and Materials

Buildings within Brockhall Conservation area date mainly to between the 17th and 19th centuries with the exception of St. Peter and St. Paul’s Church, which dates to between the 13th to 15th centuries with some alterations and additions carried out in the late 19th century.

Ironstone is the predominant building material in the village for both high status and vernacular buildings, although there are two buildings of late 18th/early 19th century date that are constructed from red brick; The Gatehouse and The Old Rectory. Later additions to the rear of Manor Farmhouse are also constructed from red brick. Most ironstone buildings are constructed from ironstone rubble or squared ironstone with the high-status buildings, such as the church and the Hall being constructed from ashlar. The predominant use of ironstone gives the village its coherent character.

Most of the buildings are now in domestic use but there quite a variety of building types due to there being some buildings of

higher status, ancillary buildings that served the Hall and those buildings of a more vernacular character.

The higher status buildings stand out in the village due their larger scale and detailing. Manor Farmhouse, for example, has features such as stone mullion windows with leaded lights in its southeast and southwest-facing elevations, stone-moulded string courses between floors, and stone coping and kneelers to the gables. At The Old Rectory the building has large sash windows of nine or twelve lights with stone sills. At the main entrance there is a portico with a moulded cornice supported by classical columns. Both buildings stand in generous plots of land.

Brockhall Hall is another high-status building, albeit on a level above that of any other building in the conservation area. It displays features such as a six-panel double-leaf door in moulded stone architrave with a plain frieze and cornice on tapering pendant supports. The building has string courses between each floor. It also has arched stone mullioned and transomed windows with leaded lights on the southeast and southwest-facing elevations but Gothic arched windows with sashes on the northwest-facing elevation. There is also a Gothic arch doorway in this elevation. Above the third floor there are stone coped parapets with truncated pinnacles at each corner.

Elsewhere in the conservation area vernacular buildings are much simpler in terms of detailing with most having timber lintels above doors and windows, which tend to be casements.

There are several buildings that formerly served the Hall which have subsequently been converted to dwellings but which retain

their original features, windows and door openings, which make their original functions easily recognisable. One such building is The Stables, which has retained its U-shaped plan around three sides of a courtyard. It has also retained many aspects of architectural detailing. For example, the central block has four segmental-headed, 18-panel double-leaf coach house doors in the central block with 12-pane sash windows at either end and 9-panel doors, each with overlights, at either end. The return wings have similar doors and windows arranged symmetrically and a string course above which there is a row of lunettes, some of which are infilled with ironstone ashlar.

The central pavilion has arched windows and a dentilled pediment with a clock face in a moulded stone frame and square surround. The roof above has a square timber cupola with open round-headed arches on octagonal columns and ogee lead roof.

Roofing materials vary throughout the conservation area. Several of the older vernacular buildings have retained their thatch, namely Western and Rose Cottages. Manor Farmhouse has orange/red clay tiles and there is one example of an outbuilding that has a corrugated iron roof. Both the church and Brockhall Hall have leaded roofs. Most other buildings use blue/grey slates with the roof of the former stables to Brockhall Hall utilizing some paler slates to create a zig-zag pattern along the length of the roof.

Figure 32: The Stables viewed from the south. (Source: Geograph Britain and Ireland, © Burgess Von Thunen)



Another building that had a former use that has now been converted to a residential dwelling is the barn and stable at Manor Farm. The northwest elevation retains its original ventilation openings at the east end of the building. In addition, the large rectangular opening, giving access from the northwest side right underneath the building and through to the cobbled yard on the other side, remains. Both these features make the building's former use as an agricultural barn easily recognisable.

Figure 33: Buildings in Brockhall, typical of materials, detailing and scale



8.2 Scale and Massing

There is a range of building sizes within the conservation area. Brockhall Hall has three storeys, as does Manor Farmhouse, with the third storey utilising the attic space in the latter example. This is also the case with Manor Farm Cottage. Elsewhere, buildings tend to be of two storeys with the older vernacular cottages having half-dormers to accommodate the upper floor. Several buildings converted for residential use have wings that are single storey, such as The Mews and the Stables.

Predictably, higher status buildings are larger in plan, particularly Brockhall Hall. The majority of buildings are situated in close proximity to each other within the nucleus of the village. The Old Rectory is an exception to this. It is situated some distance back from the road in spacious grounds. Its gardens are immediately adjacent to the road and directly opposite the churchyard and, together with the green, this creates a sense of openness in the centre of the village. The Old Dairy and The Grange lie some distance from the village.

Although The Hall is also set back from the road, it is very close to the church and still in relatively close proximity to other buildings in the village. This is somewhat unusual, with most high-status buildings with their own parkland usually located some distance from the village that serves it.

The positioning of buildings relative to the road varies throughout the village. On the east side of the road Western Cottage, Rose Cottage and Manor Farm Cottage are all adjacent to it, whilst the Gatehouse and Manor Farmhouse are set back from it. On the west

side of the road only The Stables is positioned immediately adjacent to the road. Buildings on this side tend to stand with their rear or side elevations next to the road, partly due to the fact that many of them are former buildings that served the Hall, they are arranged around courtyards and access to them was from the west.

A similar arrangement exists on the east side of the road where Manor Farm Cottage stands with its rear elevation next to the road and the former agricultural barn stands immediately behind along the north side of a cobbled yard.

Figure 34: Buildings at the south end of the village, showing the variety of orientations relative to the road



8.3 Boundary Treatments

Tall stone walls, constructed from squared ironstone or ironstone rubble and with flat coping stones, are a common boundary treatment within the conservation area and make an important contribution to its character. Together with the buildings they form a coherent grouping of ironstone structures. Those walls that are situated adjacent to the road help to channel views through the village and they also add to a sense of seclusion.

The wall that runs between the southeast corner of the Hall and the northwest corner of The Stables is another tall ironstone wall that is crenelated. Dating to c. 1800, it is Grade II listed.

Elsewhere, metal railings are the other main type of boundary treatment. Two different designs can be seen in the conservation area; estate fencing with horizontal rails and those with vertical bars. They are used to form the boundary of Brockhall Park, particularly for significant lengths of its east side. Two enclosed fields to the east of the park and south of the village also partially use estate fencing. These boundary treatments contribute to the parkland character.

There are also several hedge boundaries in the village that enhance its rural character and soften the built environment. Two examples are the boundary around the garden of the Old Rectory, the west side of which is adjacent to the road; and that which encloses the northwest side of the garden at the Gatehouse and is visible as the village is approached from the north. Trees within hedges, or trees marking former hedge lines also exist and define the strong rural character of the village and the estate.

Figure 35: Ironstone boundary wall



Figure 36: Listed crenelated wall between the Hall and Stables



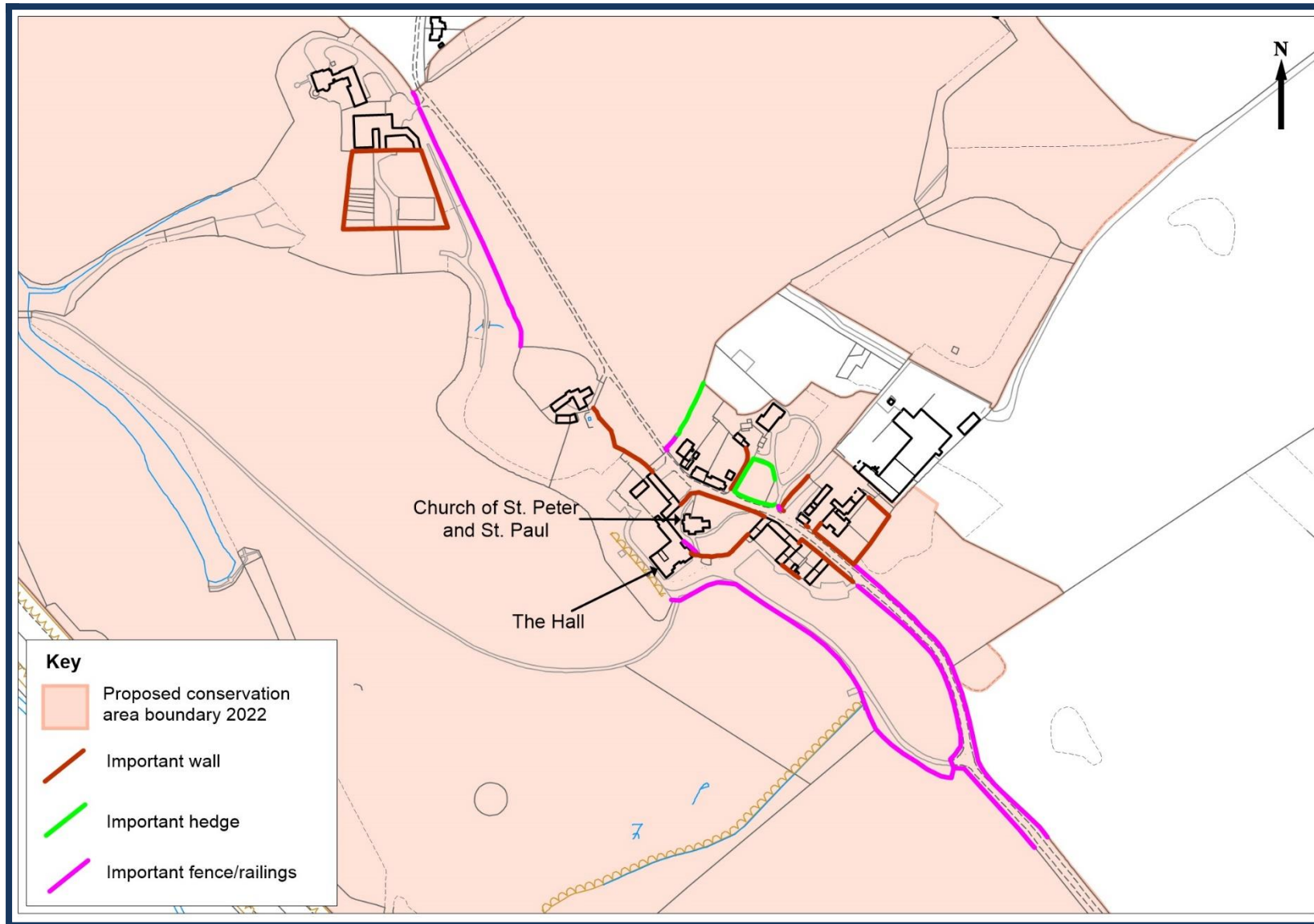
Figure 37: Metal rail estate fencing



Figure 38: Vertical bar railings



Figure 39: Important boundary treatments in the conservation area



8.4 Loss of Character

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

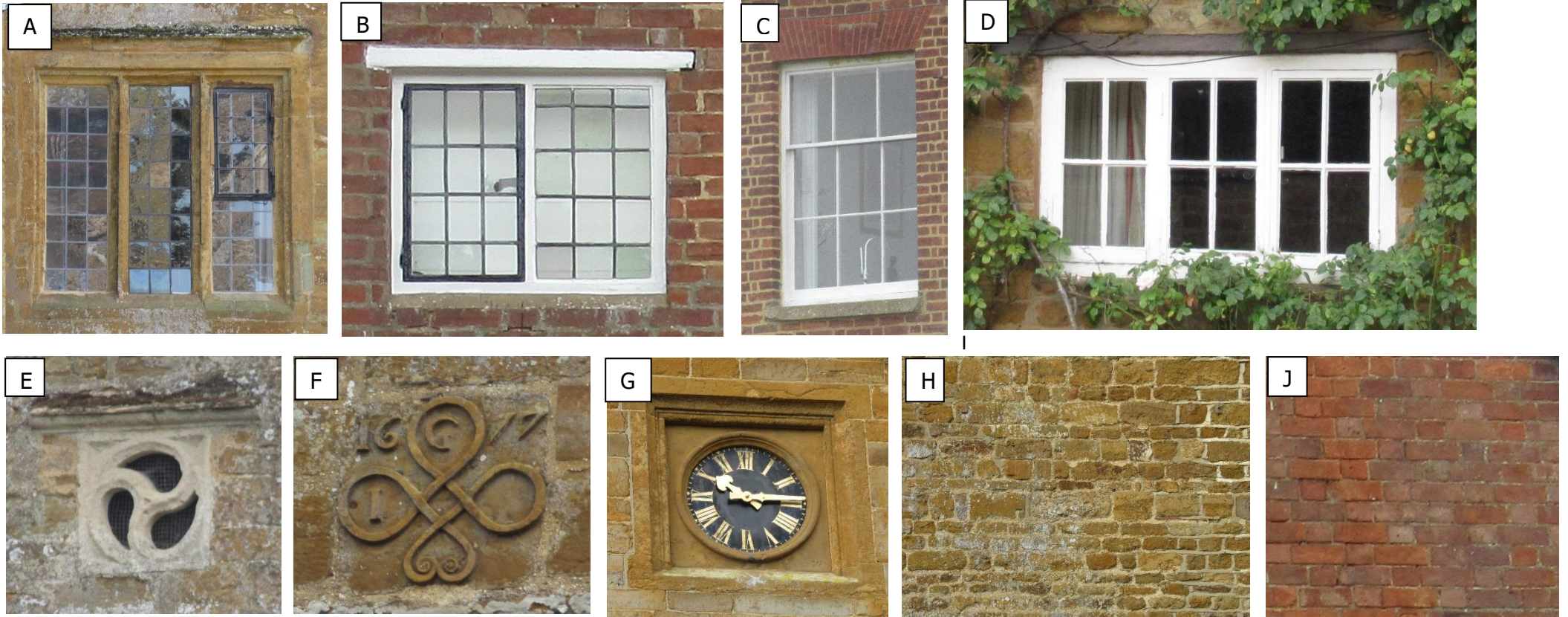
In Brockhall Conservation Area there are some instances where alterations or developments have resulted in a loss of character.

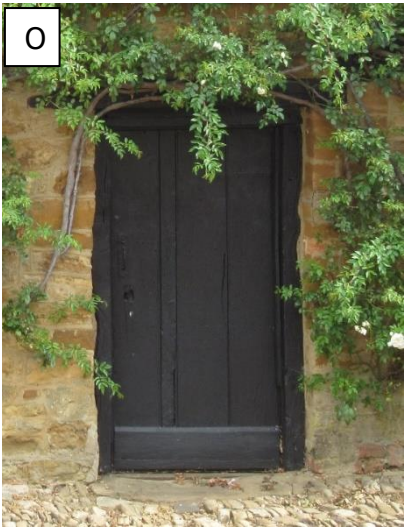
There is an example where historic timber or metal window frames have been replaced with uPVC frames. This is detrimental to the visual appearance of historic buildings and the wider street scene because the style of windows is often not in keeping with the date of the building and uPVC windows have 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. There are also examples of replacement timber windows being of inappropriate design, which have elements of traditional sash windows but with thicker glazing bars and top opening casements.

Not only can the replacement of building fabric and the use of inappropriate materials and styles have a detrimental effect on historic character but additions to buildings can also have this effect. In Brockhall the addition of sky lights to several buildings also detracts from the historic character of these buildings.

8.5 Palette

Figure 40: A selection of images showing typical materials, surfaces, boundary treatments and fixtures which form a representative palette within the Brockhall Conservation Area.





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 advice¹⁴.

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. The open spaces between buildings within the centre of the village give it a more spacious character. Development within these open spaces should be resisted.

There is some variation in the positioning of buildings relative to the road with some having their principal elevation facing the highway whilst others stand gable end-on. Some are set back from the street frontage but other area immediately adjacent to it. New development should respect these types of variation and where possible reflect this aspect of the conservation area's spatial character.

New development should not impede important views through, from or towards the conservation area, including those of St. Mary's Church and Brockhall House.

9.3 Materials

Ironstone and Welsh slate are the predominant building materials in Brockhall but there are also examples of buildings that have used red brick, thatch and clay tiles. These various materials greatly contribute to the area's character and development must be sensitively designed with this in mind.

Cobbled areas in the yard between Manor Farmhouse and the barn, and outside Western and Rose Cottages (see Section 8.4, photograph R), enhance the village's historic character. These features should be maintained and repaired with appropriate materials.

See Section 8.4, photographs H - M for examples of typical materials used within the conservation area.

¹⁴ <https://www.cprenorthants.org.uk/media/pdf/cpre-ncdg.pdf>

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.

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

Most vernacular historic buildings in Brockhall have timber lintels above windows and a small number have stone mullion windows (see Section 8.4, photographs A, B and D). Stone hood moulding above windows is used at Manor Farmhouse and Manor Farm Cottage. Above the windows at The Stables there are lunettes. These buildings also have stone kneelers and stone coping to the gables (Section 8.4, photograph N) and Manor Farmhouse has a date stone on its front elevation.

More elaborate detailing is usually reserved for the larger, higher status buildings. For example, Brockhall Hall has a stone string course between floors, and stone coped parapets with truncated pinnacles.

The features mentioned above contribute to the character of Brockhall and should be retained. 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

There is a variety of historic window styles within the conservation area including stone mullion windows with leaded lights (Section 8.4, photograph A). Vernacular buildings also have timber casement windows with narrow glazing bars with timber lintels above (photograph B and D). At Brockhall Hall there is a variety of window types including canted bay windows, arched windows with stone mullions and transoms and leaded lights, and Gothic arched windows with timber sash windows. The Old Rectory also has large timber sash windows.

These different styles enhance the historic character of the individual buildings and aid interpretation of the village'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.

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

- Sensitive to the original style

- Generally, either stone mullion, 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
- 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 tend to be of timber plank style, with timber lintels above, or timber panelled doors (Section 8.4, photographs O and P). Manor Farmhouse has a stone four-pointed arch door surround (photograph Q).

Former non-domestic buildings, such as The Stables have wide door openings with segmental arched stone lintels. These openings add to the non-domestic character of the building and should be retained.

Porches are not a common feature in the conservation area although there are several exceptions. Manor Farmhouse has a canopy porch and the Gatehouse has a shallow brick-built porch with a four-pointed arch opening and pitched, slate roof (photograph P). The entrance to The Old Rectory takes the form of a portico with Doric pillars.

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

The predominant roofing material for historic buildings within the conservation area is Welsh slate, although Manor Farmhouse has clay tiles and the Hall has a leaded roof. Just two cottages have retained their thatched roofs. (see Section 8.4, photographs K-N for typical roofing materials). Roofing at the The Stables incorporates a decorative zig-zag pattern of paler slates. 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, clay tiles and thatch should be retained wherever possible.

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

9.8 Setting

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. The M1 motorway, which runs along the southwest edge of the

conservation area, has a negative visual impact as well as being a source of noise pollution. Any development along the motorway corridor in the vicinity of the conservation area that would further this negative impact should be avoided.

The location of Brockhall towards the summit of a south-west facing slope provides long panoramic views particularly to the south west, southeast and east, through the parkland to the surrounding countryside at the south end of the conservation area.

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.

It is recognised that Brockhall is a working agricultural estate that is managed for arable and livestock farming purposes.

9.9 Trees

The conservation area is well furnished with trees of differing varieties, including parkland trees, specimen trees, spinneys and shelter belts. They contribute to the amenity of the village and its rural character as well as the character of the designed landscape parkland. Important trees should be replaced where felling takes place, in order to conserve the green setting and amenity of the conservation area.

The many trees within the conservation area, and particularly those along its west, north and southern boundaries help to reduce the negative impacts of the motorway when inside the conservation

area and they should be retained, actively managed and enhanced where appropriate.

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

Where replanting or new planting takes place regard should be given to the impact on both upstanding and buried archaeological remains. Professional advice should be sought and appropriate assessment undertaken to assess the extent and significance of any remains which may be affected.

9.10 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 Brockhall this includes the wall-mounted letterbox at Rose Cottage and the wide grass verges and the green. 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 and no pavements throughout much of the village. The verges 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 with kerb stones or introducing pavements should be resisted.

9.11 Development and Built Form

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

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

Unless there are opportunities for the sympathetic re-use of existing buildings, for example traditional/historic buildings, new development in the open countryside should be avoided. Should

there be reuse of traditional/historic buildings, careful consideration must be given to issues such as vehicular and pedestrian access and the urbanising influence of highway requirements.

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

Future development should respect the plot size, layout and building alignments that characterise the particular part of the conservation area where development is proposed. For example, plots tend to be relatively small at The Stables in comparison to other residential buildings elsewhere in the conservation area. Infill development in the open spaces within the village, which form part of its rural, peaceful character, should be resisted.

Individual buildings should be designed to reflect the building materials and detailing evident within the conservation area, for example, stone hood moulding above windows, timber lintels or stone arched lintels; the use of ironstone for individual buildings; appropriately designed doors, door surrounds, windows and porches. Roof materials should closely match Welsh slate, which is the predominant roofing material in the conservation area.

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

10 Opportunities for Enhancement

10.1 Local List

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

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

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

Entries on the Local List within Brockhall are as follows:

East and West Cottage, Muscott, a terrace of late 19th century cottages built from red brick with clay roof tiles. The cottages, which were probably built as estate cottages, are divided into four dwelling. They display decorative elements in the Arts and Crafts style of this period. Blue bricks are used in the arched lintels above windows and doors, as well as window sills. The building has decorative timber barge boards and terracotta ridge tiles. Each doorway has a canopy porch with timber brackets either side

supported by stone corbels. The doors themselves are of solid timber. To the rear of the cottages there are outbuildings, probably originally built as wash houses, which also display some detailing to match the cottages, for example the decorative terracotta ridge tiles. The cottages are a good example of late 19th century estate cottages that retain many features of their original design.

10.1.1 Images of local list candidates

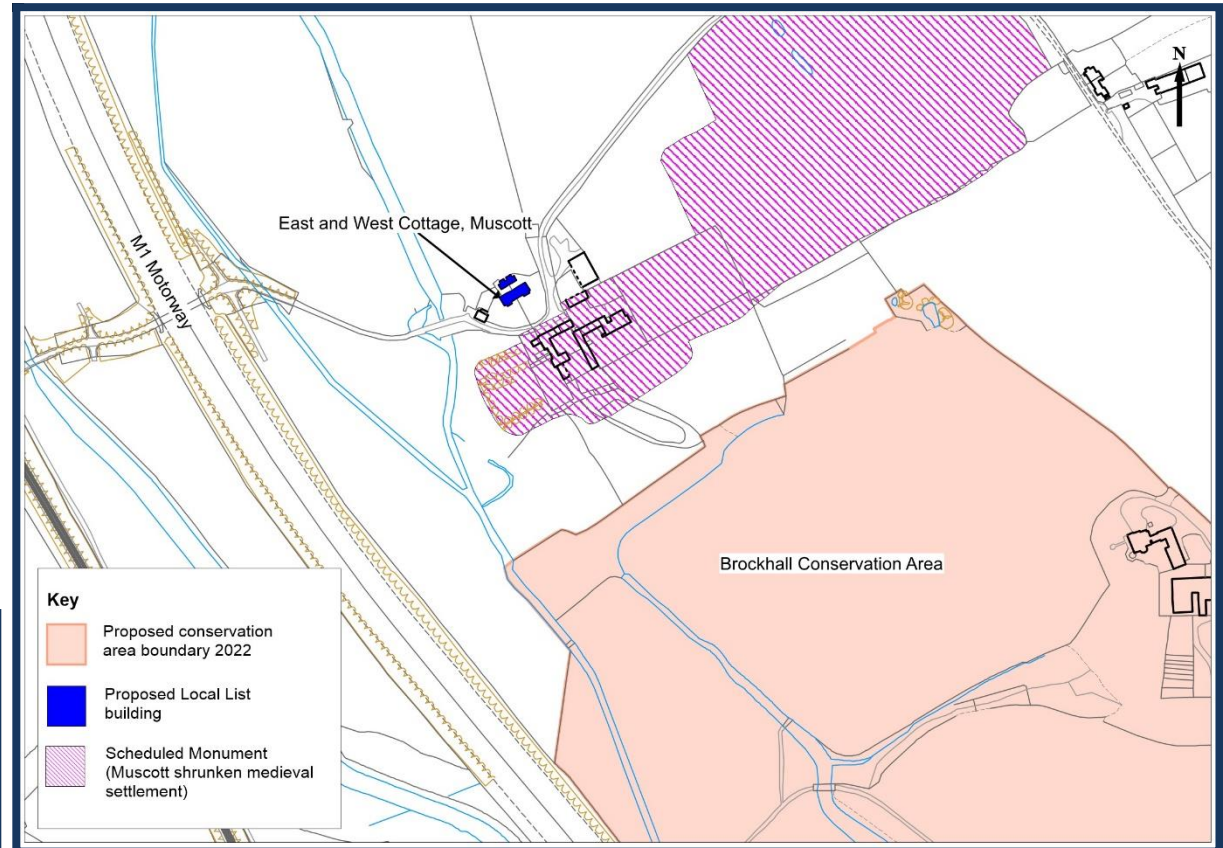
Figure 41: West Cottage, Muscott



Figure 42: East and West Cottage, Muscott



Figure 43: Buildings proposed for local listing



- Key**
- Proposed conservation area boundary 2022
 - Proposed Local List building
 - Scheduled Monument (Muscott shrunken medieval settlement)

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 council may choose to remove certain permitted development rights through the placement of an **Article 4(1) Direction**. The result of an Article 4(1) Direction is that permitted development rights are withdrawn and planning permission is required to undertake certain works.

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

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

Permitted Development Rights to be withdrawn	Location
Alteration or replacement of windows and doors	The Dairy, 1 The Coach House, 2 The Coach House, Brockhall Road
Replacement or alterations to roofing	The Dairy, 1 The Coach House, 2 The Coach House, Brockhall Road
Alteration or addition of roof lights or sky lights	The Dairy, 1 The Coach House, 2 The Coach House, Brockhall Road
Alteration or replacement of cobbled surfaces	The Dairy, 1 The Coach House, 2 The Coach House, Manor Farmhouse, Manor Farm Cottage, Brockhall Road
Construction, demolition or alteration of walls, gates or fences	The Dairy, 1 The Coach House, 2 The Coach House, Brockhall Road

10.3 Public Realm Enhancements

Specific aspects of the public realm within Brockhall were reviewed to assess whether they currently detract from the character and appearance of the conservation area and would benefit from sensitive redesign in the future. No aspects of the public realm were identified that require sensitive redesign.

11 Management Plan

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

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

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

11.1 Threats and Recommendations

11.1.1 Threat 1: Inappropriate development

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

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

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

There are important long, panoramic views of the rural landscape from within the landscape park and gardens of Brockhall House, and from the lanes approaching the village from both the north and south. Views along Brockhall's lanes are also an important contributor to the historic 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.

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

The character of Brockhall is greatly enhanced by the presence of traditional architecture and the survival and maintenance of historic features of value, such as historic open spaces and vernacular buildings, which directly contribute to its historic interest and significance. A review of the village has identified some threats to traditional features and historic fabric, such as the replacement of traditional fenestration with modern UPVC counterparts, loss of original lintels and addition of skylights (see Section 8.4). The

piecemeal loss of traditional features that contribute to the historic or architectural interest of the conservation area forms a threat to its overall character and appearance and should be discouraged.

Individual buildings and structures that make a positive contribution through their architectural or social value 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. 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 Brockhall. Once adopted a Local List becomes a material consideration in the determination of planning decisions. See Section 10.1 of the appraisal for more details.

11.1.3 Threat 3: Impact on Trees

Trees make an important contribution to the character of Brockhall. 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 Brockhall Hall. Trees help to soften views of the built environment and are especially important in screening the M1 motorway. They contribute to Brockhall's rural character. There currently no individual tree preservation orders or tree preservation order areas within the conservation area. Inappropriate or incremental loss of important trees risks harming the character and setting of the conservation area.

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

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

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

11.1.4 Threat 4: Impact on archaeology

Brockhall has been inhabited for many centuries. It is recognised that evidence for past occupation survives as both extant and buried archaeological remains within the modern settlement and on its fringes (see Section 7.2).

In addition to the medieval settlement earthworks and earthworks relating to the 18th century landscape gardens, the area has the potential to yield further archaeology which would enhance our understanding of its development and the development of the wider landscape. Development proposals have the potential to have a detrimental impact on these remains, which forms a threat to the historic interest and subsequent character and appearance of the conservation area.

Recommendation 4: Development which involves below-ground excavation should have regard to the potential for remains of archaeological interest. Professional advice should be sought and appropriate assessment undertaken to assess the extent and significance of any remains which may be affected by proposals.

11.1.5 Threat 5: Highways

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

Development that involves alterations to highways, footways and signage can have a dramatic impact on the character and appearance of the conservation area. The nature of narrow and secluded lanes and street pattern, often lined with hedgerows, stone walls and estate fencing, forms an important aspect of the special interest of the conservation area. Historic and traditional materials make a special contribution to this character and can easily be lost.

Furthermore, future development proposals could lead to an increase in traffic which could have a significant effect on the quiet character of the conservation area, as well as the physical fabric of buildings and structures that lie close to the highway.

Recommendation 5: 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, signage and parking provision on the historic environment.

11.1.6 Threat 6: Public Realm

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

Recommendation 6: Street furniture within the conservation area is minimal. Where possible street furniture should be consolidated and kept to a minimum in order to prevent cluttering of the street space. New or replacement telecommunications facilities and other utilities should be minimised and sensitively placed. Street furniture should be maintained to a high standard by all stakeholders. Good

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

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

Sources

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

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

Historic England (2016) Local Heritage Listing

Historic England (2008) Conservation Principles, Policies and
Guidance

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

Northamptonshire Green Infrastructure Suite

Northamptonshire Record Office

Northamptonshire Historic Environment Record

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

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

Internet Sources

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

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

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

Further Information and Contact Details

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

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

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

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

Email: planning.ddc@westnorthants.gov.uk or

Telephone: 0300 126 7000.

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

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

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Appendix A: Listed Buildings and Registered Park and Garden

List Entry Number: 10372016

Name: Bridge over lake in Brockhall Park

Grade: II

National Heritage List for England web page: [BRIDGE OVER LAKE IN BROCKHALL PARK, Brockhall - 1372016 | Historic England](#)



List Entry Number: 107650

Name: Icehouse approximately 0.5 kilometres northeast of the hall, Brockhall

Grade: II

National Heritage List for England: [ICEHOUSE APPROXIMATELY 0.5 KILOMETRES NORTH EAST OF THE HALL, BROCKHALL, Norton - 1076506 | Historic England](#)

List Entry Number: 1075244

Name: The Gate House

Grade: II

National Heritage List for England web page: [THE GATE HOUSE, Brockhall - 1075244 | Historic England](#)



List Entry Number: 1045922

Name: Manor Farm, Barn and Stable

Grade: II

National Heritage List for England web page: [MANOR FARM, BARN AND STABLE, Brockhall - 1045922 | Historic England](https://www.historicengland.org.uk/listing/default.aspx?listKey=1045922)



List Entry Number: 1045891

Name: The Old Rectory

Grade: II

National Heritage List for England web page: [THE OLD RECTORY, Brockhall - 1045891 | Historic England](#)

List Entry Number: 1075247

Name: Manor Farm, Cottage used as outbuilding

Grade: II

National Heritage List for England web page: [MANOR FARM, COTTAGE USED AS OUTBUILDING, Brockhall - 1075247 | Historic England](#)



List Entry Number: 107528

Name Rose Cottage and Western Cottage

Grade: II

National Heritage List for England web page: [ROSE COTTAGE WESTERN COTTAGE, Brockhall - 1075248 | Historic England](#)



List Entry Number: 1045909

Name: The Hall, Stable Block and Attached Wall and Gatehouse

Grade:II

National Heritage List for England web page: [THE HALL, STABLE BLOCK AND ATTACHED WALL AND GATEHOUSE, Brockhall - 1045909 | Historic England](https://www.gov.uk/heritage-list/buildings/the-hall-stable-block-and-attached-wall-and-gatehouse-brockhall)



Source: Geograph website © Burgess Von Thunen

List Entry Number: 1075246

Name: Manor Farmhouse

Grade: II

National Heritage for England web page: [MANOR FARMHOUSE, Brockhall - 1075246 | Historic England](#)



List Entry Number:1075243

Name: Church of St. Peter and St. Paul

Grade: II*

National Heritage List for England web page: [CHURCH OF ST PETER AND ST PAUL, Brockhall - 1075243 | Historic England](#)



List Entry Number: 1075245

Name: The Hall

Grade: II*

National Heritage List for England web page: [THE HALL, Brockhall - 1075245 | Historic England](#)



Source: stringfixer.com

List Entry Number: 1001383

Name: Brockhall Park

Grade: II

National Heritage List for England web page: [BROCKHALL PARK, Brockhall - 1001383 | Historic England](#)



