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**Kingsthorpe Conservation Area Appraisal
& Management Plan**



19th century view of Kingsthorpe from the west (Northampton Museum)

February 2017



**NORTHAMPTON
BOROUGH COUNCIL**

Kingsthorpe Conservation Area Draft Conservation Area Appraisal & Management Plan

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1 Summary

1.1 Introduction

A conservation area is “*an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance*” (Planning (Listed Buildings and Conservation Areas) Act, 1990 Section 69.

Kingsthorpe has two Conservation Areas - Kingsthorpe village and Kingsthorpe High Street/Manor Road, each with a distinct character. Kingsthorpe Village was last reviewed in 1976, when the boundary was extended to incorporate Vicarage Lane and Kingswell Road. Kingsthorpe (High Street/Manor Road) Conservation Area was designated in 1987.

This Conservation Area appraisal assesses the character of Kingsthorpe village; a separate appraisal has been prepared for High Street/Manor Road.

1.2 Summary of special interest

Kingsthorpe village was designated a conservation area in July 1970 in recognition of its distinctive character and appearance; it was the second conservation area designated in Northampton, after Dallington. The special interest and significance can be summarised as:

- A distinct village character resulting from the medieval origins and the coherent composition of historic buildings in the core of the village around the green and St John the Baptist Church;
- The location on sloping land on the edge of Northampton, overlooking the northern arm of the River Nene allows open views across the valley and reinforces the semi-rural character;
- The area contains buildings which are architecturally and historically important, a number of which are listed; the buildings, their setting and surroundings contribute to a

distinctive appearance and character;

- The scale of buildings, informal layout, irregular street pattern, historic footpaths, spaces between buildings and the use of local sandstone and brick all combine to create an individual identity and sense of place and a feeling of separation from the built-up area of Northampton;
- The village has developed organically over several centuries, resulting in a mix of building styles and materials in juxtaposition that illustrate its evolution;
- Mature trees, open spaces and grassed areas result in an attractive green appearance;
- Stone walls bordering Vicarage Lane, The Green and Kingswell Road and linking footpaths are a unifying feature;
- The absence of through traffic from the village core and the network of historic footpaths and streets create a quiet, semi-rural tranquillity.

1.3 Summary of issues

Although Kingsthorpe has retained its historic village character, there are pressures which could gradually erode the special character and appearance. These include:

- Development pressure to provide more housing and larger houses which may result in loss of green spaces.
- Infrastructure pressures such as cars which are continuously parked along the sides of the roads throughout the village.
- Public realm: inappropriate materials and street furniture such as concrete kerbs and flagstones, yellow lines and galvanised steel lamp posts degrade the quality of the area.

- Slow incremental change, such as loss of traditional windows, and doors, satellite dishes and changes to boundary walls.

1.4 Opportunities for enhancement

Change is inevitable in any conservation area and designation is not intended to prevent development or the evolution of an area. The challenge is to manage change to maintain, reinforce and enhance the special character and quality of the area that justified designation in the first place.

In addition to statutory legislative and local planning controls, the following opportunities for enhancement have been identified:

- Encourage the preservation and reinstatement of historic detailing on buildings within the Conservation Area.
- Promote the sympathetic management of open space and the public realm. Work with the highway authority to use traditional materials and sympathetic styles of lamp posts.
- Establish a list of locally significant buildings.
- Promote retention of trees, shrubs and hedges which contribute to the significance of the Conservation Area.

Kingsthorpe Village CA

Kingsthorpe High St CA



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Kingsthorpe Conservation Areas Aerial Plan

2 Introduction and Planning Policy Context

2.1 The Importance of Conservation Areas

“The contribution that historic areas make to our quality of life is widely recognised. They are a link to the past that can give us a sense of continuity and stability and they have the reassurance of the familiar which can provide a point of reference in a rapidly changing world. The way building traditions and settlement patterns are superimposed and survive over time will be unique to each area. This local distinctiveness can provide a catalyst for regeneration and inspire well designed new development which brings economic and social benefits. Change is inevitable.”

Historic England: “Conservation Area Designation, Appraisal and Management”, February 2016

Conservation Areas are designated by the Borough Council, following public consultation. The Civic Amenities Act 1967 introduced the concept and there are now 21 such areas in Northampton. Local authorities must also formulate and publish proposals for the preservation and enhancement of their conservation areas and periodically review them to ensure that the special status is justified.

Conservation area status seeks to protect and enhance the special character of the designated area. The controls can be summarised as:

- Most demolition requires permission and will be resisted if the building makes a positive contribution to the area.
- Some minor work to houses are not permitted development and require planning permission; examples are side extensions, dormer windows, external cladding, alterations to the roof, and satellite dishes on front elevations.
- Higher quality design required for shopfronts and signs and there are tighter advertisement controls.

- Higher standard of design apply for extensions and alterations to existing buildings and for new buildings.
- Most works to trees will need to be notified to Northampton Borough Council six weeks before works are due to take place.

2.2 The purpose of a Conservation Area Appraisal

The written appraisal and attached maps are intended to identify those elements which contribute to Kingsthorpe’s special character and appearance and which justify its designation as a conservation area. It will provide the basis for making informed, sustainable decisions about the positive management, protection and enhancement that will preserve and enhance the special character of the Conservation Area.

The appraisal will be a material consideration when Northampton Borough Council, as local planning authority, considers planning applications within the Conservation Area or which impact on the area.

2.3 Planning policy context

The appraisal should be read in conjunction with the wider national, regional and local planning policy and the National Planning Policy Framework (NPPF) under which a Conservation Area is identified as a designated heritage asset.

National policy

Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on local planning authorities to “designate as conservation areas any area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”.

The 1990 Act also places a duty on Local Planning Authorities to consider “from time to time” whether new areas should be designated or whether boundaries should be revised.

National policy on the historic environment is contained in the National Planning Policy Framework (NPPF). Of particular relevance are:

Paragraph 127 states that, when considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest and that the concept is not devalued through the designation of areas that lack special interest.

Paragraph 132 states that, when considering the impact of a proposed development on the significance of a designated heritage asset (such as a conservation area), great weight should be given to the asset's conservation; significance can be harmed through development within its setting.

Paragraph 138 of the NPPF states that loss of a building that makes a positive contribution to the significance of a conservation area should be treated either as substantial harm or less than substantial harm, taking into account the significance of the element affected and its contribution to the conservation area.

Regional policy

The West Northamptonshire Joint Core Strategy 2014 sets out the long-term vision and objectives until 2029, including strategic policies for steering and shaping development. Policy BN5 of that Strategy relates to the historic environment and states:

“Designated and non-designated heritage assets and their settings and landscapes will be conserved and enhanced in recognition of their individual and cumulative significance and contribution to West Northamptonshire's local distinctiveness and sense of place”.

Local policy

The Northampton Local Plan was adopted in June 1997. Policy E26 states;

“Planning permission for development or express consent for advertisements, in Conservation Areas will be granted so long as the development:

a) preserves or enhances the character and appearance of those areas

b) does not include the demolition of any building or buildings which make a significant contribution to the character or appearance of the area and are capable of appropriate alternative use”.

Guidance on preparing Conservation Area Appraisals

The content of the appraisal is based on guidance contained in the Historic England Advice Note No.1 “*Conservation Area Designation, Appraisal and Management*”, issued in February 2016.

3. Location and plan form

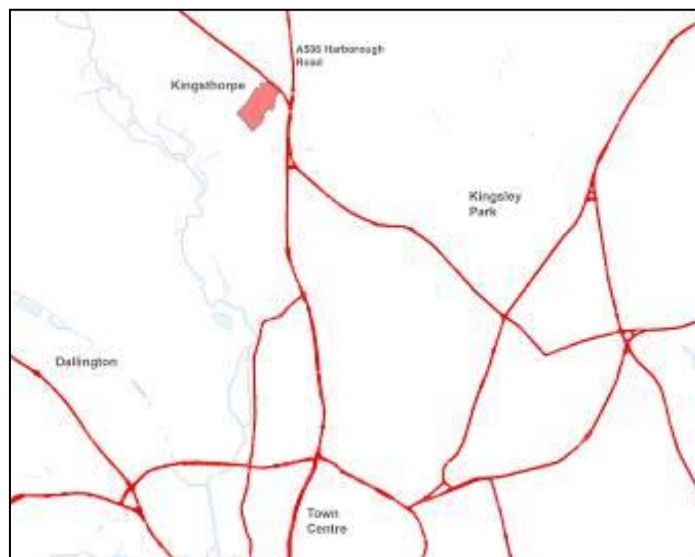
3.1 Location and topography

Kingsthorpe was historically a stand-alone village, located approximately two miles north of Northampton town centre and to the west of the Market Harborough road. It is situated on sloping land overlooking the Brampton arm of the River Nene; the land falls away fairly steeply to the west and this affords views across the wide, shallow valley and nature reserve towards Dallington Heath. To the south of the village is Kingsthorpe (Thornton) Hall, built in the 1770s, and Kingsthorpe Park. To the north and east, the former village has been surrounded by newer urban development

Geologically, Kingsthorpe is sited upon the Northampton Sand and Upper Lias Clay formations, the junction of which results in a number of springs in the area, including the Kings Well; these possibly account for the original location of the village. The Northampton Sand also provided limestone a rich brown sandstone suitable for building, with quarries located to the north and east of the village.

3.2 General character and plan form

Kingsthorpe Conservation Area has a nucleated plan form, with the historic core centred on the village green and the 12th century Church of St John the Baptist. It has retained a semi-rural village character and contains a variety of architectural styles and ages of buildings as a result of bursts of sporadic development up to the end of the 19th century and during the inter and post-war period. Ribbon developments line the roads leading out of the village core.



4 Historic development

Kingsthorpe is mentioned as a substantial settlement in the Domesday Survey of 1085, known as Kingstorp; at that time, it formed part of the ancient demesne of the Crown. The name of the village has developed over the centuries, being known as Kingstrop and Kingestorp in the 12th century, Kinestrop in the 13th century and Kyngesthrop in the 14th and 15th centuries.



Former Mill in Kingsthorpe (site located to the south of the Conservation Area)

The centre of Kingsthorpe has maintained a distinct village character, with the parish church and houses surrounding the village green, even though it is only two miles north of the town centre.

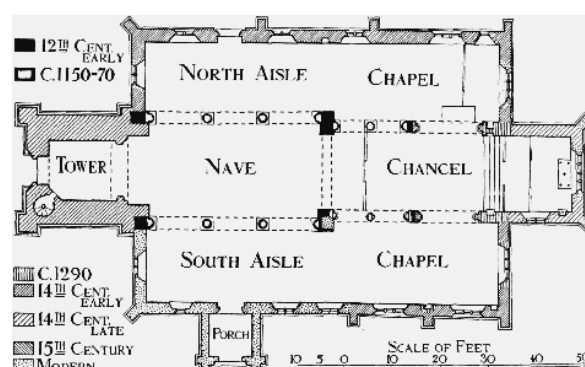
The Kings Well (sometimes known as Longwell) is set against a high bank and stone wall to the south of the green. The well itself is a natural spring which flows from beneath the retaining wall into a long brick trough and then into a culvert under The Green.



Late 19th century postcard view of St John the Baptist Church and the Green (Northampton Museums)

The Church of St John the Baptist is located to the north of the green; it dates from the

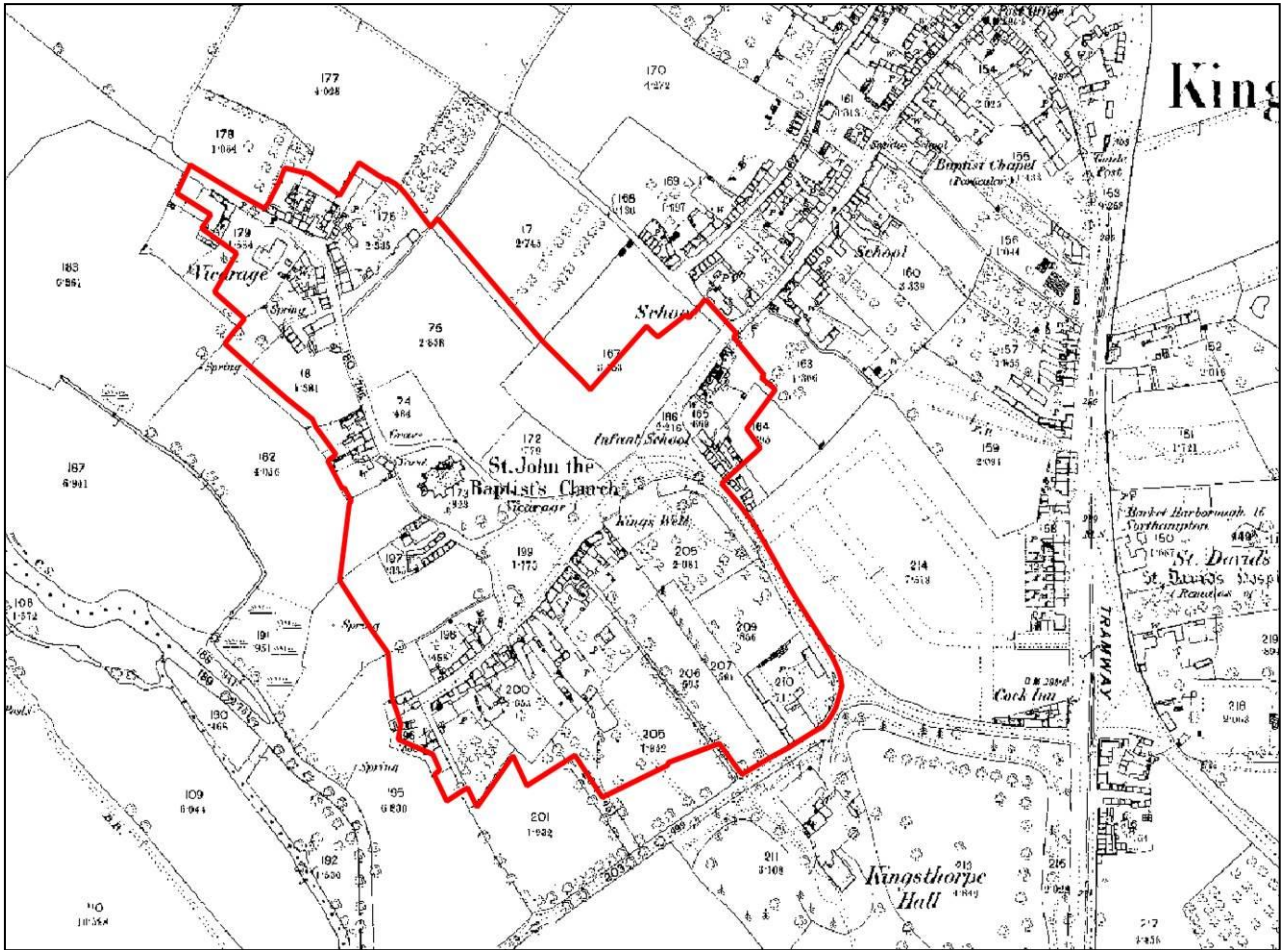
12th Century and was originally an aisle-less building, evidence of which can be found in the form of the three small round headed windows in the north and south walls of the nave and on the north side of the chancel. In the 14th Century the aisles and chapels were rebuilt and extended, and the clerestory, tower and spire were constructed. From that period no major changes took place until the 19th century when extensive alterations were carried out. These works included rebuilding the south aisle, porch, clerestory, chancel arch and the nave piers. The upper part of the tower was refaced in ashlar stone in 1923-4.



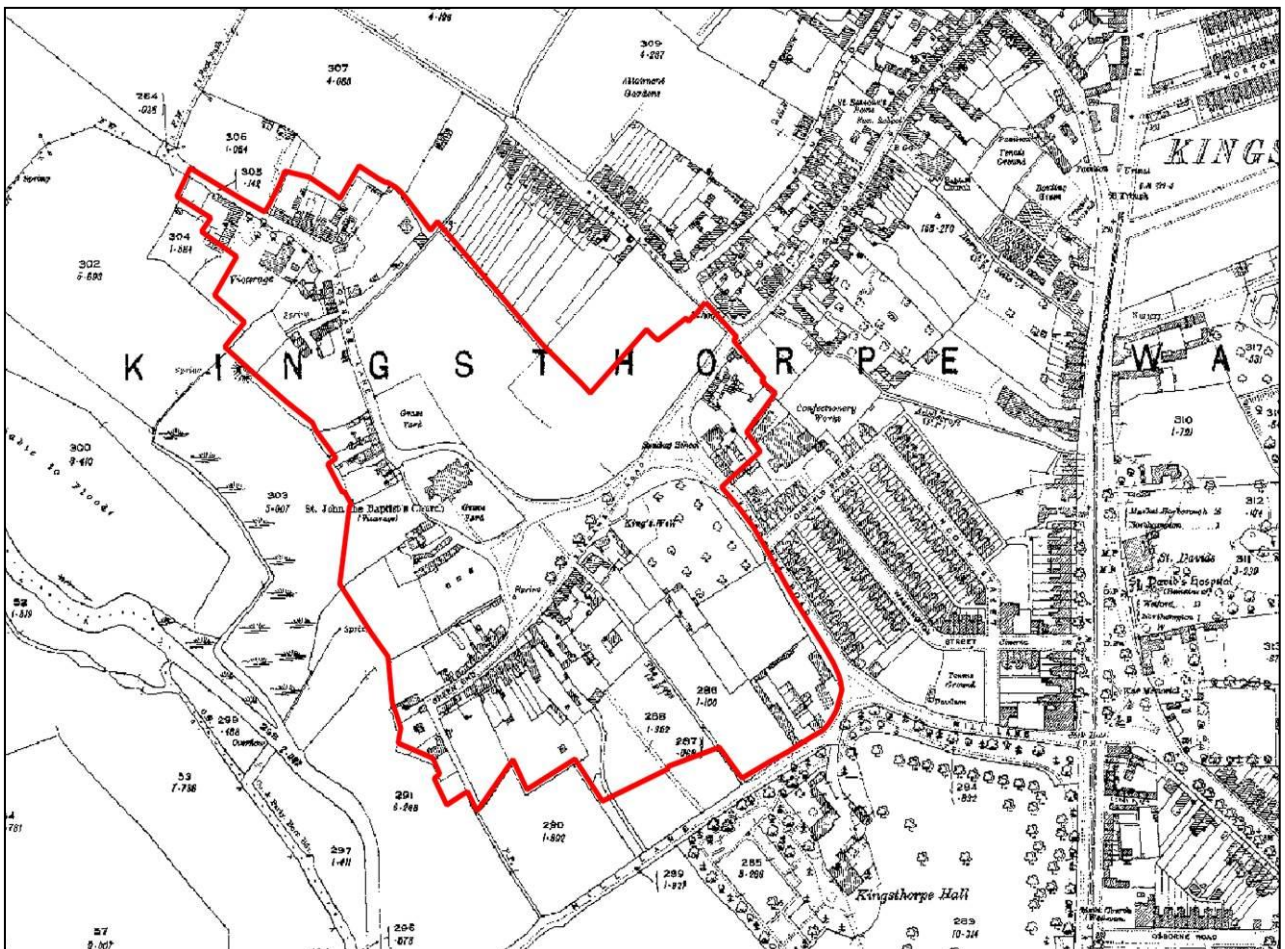
Plan of Kingsthorpe Church (Salzman; 1937)

There were social, economic and physical changes in Kingsthorpe as the village grew in the 19th century and by 1831 its population had reached 1,344. The majority of local people worked in agriculture but there were also a number of watermills, windmills and quarries in the area. The village was incorporated into Northampton Borough in 1900.

In the 20th century, residential development spread to the north and east of the village such that it is now submerged into the built-up area of Northampton.



Kingshorpe extracts from 1883 (above) and 1925 (below) OS maps. © Crown copyright



5 Assessment of Special Interest

5.1 Character Areas

Kingsthorpe village has a number of distinct character areas and these are identified below:

The village green

The area is dominated by the Church of St John the Baptist. The church sits on a mound above the green; the tower and spire make it the most visually dominant building in the Conservation Area and a defining landmark from a number of vantage points. The mound also offers commanding views of the village and the wider area



The Church of St John the Baptist - listed grade I – is the dominant landmark in the village

The green is an extensive triangular area of undulating open space at the heart of the village and is surrounded by buildings of varying age and design. The properties overlooking it date from the 17th onwards and are located close to the road edge, creating an intimate character. This separation retains the rural feel of the Conservation Area. The buildings include two and three-storey houses and result in a varied roof line. Some exceptions are the more modern properties which have been built behind the buildings on the southern side of The Green and accessed from Mill Lane.

Running along the west side of the churchyard is Church Passage, a historic narrow footpath linking Vicarage Lane and The Green and affording views westwards across the wide valley of the River Nene



The green forms the historic centre of Kingsthorpe village

There is a clear palette of building materials, including stone, brick, tile and render which needs respecting.



Brick, stone and rendered cottages facing The Green

The Leys and the Lower Leys are historic pathways leading from The Green and Green End up to Mill Lane. The Leys is lined with stone walls to either side, which make a positive contribution to the character and appearance of the area.



The Leys, which runs between Mill Lane and The Green

Green End, a quiet cul-de-sac, has a semi-rural character with low level stone cottages and outbuildings until Fremeaux House, a

large Edwardian property that has a more urban feel. The sharp bend in the narrow carriageway creates interest and forms the western edge of the Conservation Area.

From the eastern end of the green, the character and plan form changes, with a number of 20th century developments that follow the street in linear formation. Notable is the uniform row of 1930s bungalows on the approach to High Street and which continue into Knights Lane. The uniformity is important and incremental change to the properties or to the frontage is likely to be harmful.



The uniform 1930s bungalows on The Green

The former National School provides an attractive termination of The Green and marks the beginning of the separate High Street/Manor Road Conservation Area.

Vicarage Lane

To the rear of Kingsthorpe Parish Church is Vicarage Lane. This is not a through route and contains an irregular, linear layout and wider mix of buildings with a sense of enclosure created by the street width and properties at the back of the pavement. The sense of interest is further maintained by the bend in the road which constricts views and draws the eye. The buildings closest to the church are two-storey and consist of brick and stone terraced houses which date between the 19th and 20th centuries. Many of these properties have lost their original features but there are some which have preserved their timber sliding sash windows and traditional panelled doors.



View of Vicarage Lane from the church yard.



Sandstone, brick and render along Vicarage Lane; the traditional scale and appearance of buildings is apparent while the bend in the road creates additional interest

The road opens up to the modern development at Well Yard on the left and the school field to the right. The field is contained within an historic stone wall and runs along to a further pathway which leads up to Knights Lane. The road continues with groups of stone houses interspersed with a pair of 20th century brick terraced houses. (below)



Kingswell Road

Kingswell Road runs between Mill Lane and The Green and is characterised by a long terrace of houses to the eastern side that are not within the conservation area and a tall stone wall to the western side that formerly enclosed the yard to Home Farm. The wall has been opened in a number of places to provide access to bungalows built in the 1950s but provides a strong definition to the Conservation Area.



The view along Kingswell Road from Home Farm; the boundary wall forms a definitive boundary to the Conservation Area. . The terrace of houses on the right are not included within the Conservation Area.

5.2 Grain and massing

The grain of the Conservation Area is nucleated, comprising of vernacular domestic properties and some converted agricultural buildings and 19th century houses clustered around the church and village green.

There are varying eaves and ridge heights throughout the Conservation Area but the clear materials palette of local stone and brick link the buildings together. The majority of vernacular buildings are two-storey in height, although there are later three-storey buildings intermixed which contribute to the variety and visual interest.

5.3 Key views and vistas

The most important and defining view within the Conservation Area is of the green and the Church. From the edge of the green, there are clear views towards the church

and historic properties along the western side of The Green and Green End and towards open spaces beyond. Views from the elevated position of the Church enable an appreciation of the nucleated village character and which has retained visual separation from the expanded built-up area of Northampton.



The view across the green towards the church is a defining image within the Conservation Area. Heritage-style lamp standards in this part of the Conservation Area enhance the appearance.



View looking from the churchyard across the green towards Nos. 3-13 Green End; the buildings provide an attractive backdrop and sense of enclosure.

Important views outwards towards countryside are also possible from several points along Green End, Church Passage and Vicarage Lane and emphasise the semi-rural location. Views into the village from the river valley reinforce the separate identity from the built-up area. The view of the church from the valley is particularly important.

Within the village are a number of closed views created by high walls, buildings and bends in the road. These create an intimate and enclosed character, notably along Vicarage Lane.



The enclosed street scene along Vicarage Lane

From Kingswell Road, there are views southwards towards Kingsthorpe Hall as well as views in the opposite direction towards The Green with the properties on Knights Lane in the distance.

5.4 Trees and Green Spaces

A significant feature of the distinctive character of the village is the greenery afforded by the areas of open space and mature trees, particularly at the core of the village. There are important tree groups throughout the village but particularly valuable are the mature lime, silver birch and horse chestnut trees on the green.



Mature lime trees on the green are an attractive feature within the Conservation Area

Trees within the churchyard, the school grounds and within the cemetery and pocket park are also valuable to the overall green appearance.

Whilst the village green is the main area of open space, the grass verges on Kingswell Road and the grass banks at the road drops down on the approach to the Green reinforce the village character and are important features within the Conservation Area.



Raised grass banks on Kingswell Road and The Green, and greenery within private gardens, contribute to the attractiveness of the village

The contribution that is made by trees and greenery within private gardens to the overall appearance of the village is also significant. Particularly important in this respect are the front gardens to the houses and row of bungalows on The Green.

5.5 Street pattern

The majority of the village has a strong boundary line running parallel to the highway, with built features, including buildings and walls positioned tightly to the road edge creating a sense of enclosure.

However, the majority of footpaths and kerbs are not in keeping with the historic character and are made from concrete flags or tarmac and concrete kerbs. On parts of Vicarage Lane, The Green and Kingswell Road, there has been use of pink and dark grey granite kerb stones.

On the northern side of The Green and in front of the Church, are granite setts and kerbs, which contribute to the appearance of the area. Future opportunities to enhance

the public realm will be raised with the highway authority.

Around the Kings Well, there has been some public realm improvement works in the past few decades. These include the laying of dark coloured setts and erecting bollards to protect the verge.



The Kings Well, grey brick wall and bollards. Kingswell Cottage alongside is a grade II listed building

Where concrete kerbs and flags have been used, they are detrimental to the historic character as the materials are inappropriate and create a more suburban feel.

5.6 Building materials

Walls

The predominant building material for walls within the Conservation Area is the light brown coloured Northampton sandstone, generally used in coursed rubble form, and red brick. The use of local stone links the buildings to their natural surroundings.

A soft, white/grey sandstone was quarried in Kingsthorpe until the end of the 19th century and was used at Kingsthorpe Hall, but little now remains within the village. Brick became more widely used with improvements in transport from the mid-19th century onwards and thereafter largely supplanted the local stone for building.

Several properties have painted brick and stone walls, which is not a traditional finish, although limewash may have been used where the stone was particularly poor.



Buildings constructed in local sandstone, red brick and tiles in juxta position, built over separate centuries, is an attractive feature of the variety within the Conservation Area.

New development in the Conservation Area, and development which affects its setting, should be encouraged to use traditional materials of a colour which reflects the character and appearance of the area.

Roofs

The majority of vernacular buildings would originally have been straw thatched. There are no longer any thatched buildings in the Conservation Area, but those which were can be identified by the steeper roof pitch.

Most of the buildings in the Conservation Area are now roofed in blue-grey Welsh slate and tiles. Welsh slate only became widely and cheaply available with the coming of the railways from the mid-19th century onwards and quickly replaced traditional roofing materials. Plain red clay tiles are an attractive feature of some 19th century buildings.

In recent years, some slate roofs have been replaced with concrete interlocking tiles. These are not traditional to the area and the change, if it became widespread, would affect the appearance of the area.

Roof heights vary, creating a point of interest looking down the streets. Rooflines tend to be simple and uncluttered. Some unsympathetic roof lights have been added to front roof slopes and break-up the characteristic solid roofs. There are some original dormer windows although these are fairly infrequent.

Traditional buildings tend to have plain, gabled roofs without fascia boards. Gutters and downpipes (traditionally cast iron) are spiked directly into the walls on brackets. Most chimney stacks are located on the ridge edge at the gable, although there are some central stacks, particularly in terraced houses.

Windows and doors

Windows in the Conservation Area are a mixture of side hung timber casements or vertically opening timber sliding sash windows. Casements are more common in early vernacular properties, such as Kingswell Cottage on The Green, cottages on Green End and Well Yard House on Vicarage Lane; sash windows were more frequently used in 19th century properties, such as the terraced houses on Vicarage Lane. The windows on the earlier building tend to have simple timber lintels, although there are also some buildings with stone or brick lintels.

Traditional doors for vernacular buildings are simple timber, often ledged and braced, with minimal glazing. The doors for the later 19th century properties are often panelled with a glazed fanlight above.

5.7 Architectural characteristics

Houses within the village were individually built over several centuries and are not the result of a named architect.

Pre-19th century vernacular buildings are generally constructed of stone with timber lintels above timber casement windows. The front elevations tend to have a simple, uncluttered appearance punctuated by relatively small window and door openings, which reflected the limited span possible using timber lintels; as such solid masonry predominates over openings.

The 19th and 20th century buildings are more likely to be constructed in red brick with a greater emphasis on symmetry and decoration. and with larger, rectangular window openings containing timber sliding sash frames.

5.8 Boundary walls

Stone walls border the road in Vicarage Lane, The Green, Kingswell Road and Mill Lane and also flank the footpaths leading off Green End and are a distinctive feature. The walls are often of historic significance in their own right and help provide visual unity and harmony. Particularly important to the street scene is the high stone wall on Kingswell Road (below) and The Green that would originally have enclosed the land and yards to Home Farm.



The sections of low stone wall in front of the bungalows on The Green appear to be the remnants of the original field boundary. The vertical stone on edge - or "cock-and-hen"-coping is a traditional feature of historic walling and should be retained where they survive within the Conservation Area.



6 Buildings making a positive contribution

The buildings coloured on the map and listed below make a positive contribution to the character of the Conservation Area. This contribution may be in one or more of the following ways:

- Landmark buildings
- Buildings which provide evidence of the area's history and development
- Buildings of architectural merit
- Buildings with local historical associations
- Buildings which exemplify local vernacular styles
- Groups of buildings which make a positive contribution to the streetscape.

These buildings are a mixture of listed and non-listed buildings; those which are non-listed are candidates for the Local List (Section 9.3). There should be a presumption in favour of their retention in all but exceptional circumstances. The list is not exhaustive and the omission of a particular building does not imply that it is not of significance to the conservation area.

Kingswell Road

Home Farm at the southern end of the Conservation Area would historically have been related to Kingsthorpe Hall. The farm house, the former barn and dovecote are a significant group reflecting the history of the area and are all listed grade II.



Home Farm House, dating from the 17th century; the boundary wall forms the southern boundary of the Conservation Area.

The Old Institute on the east side of Kingswell Road is an attractive, early 20th century building that was previously outside of the Conservation Area. Although altered, the building contributes to the special architectural and historic interest of the village and its inclusion within the Conservation Area is justified on account of the positive contribution it makes to the character and appearance of the area.



The Old Institute on Kingswell Road

At the junction of Kingswell Road and The Green are Greenbanks and Wayside, a grade II listed pair of houses, constructed of sandstone with a hipped tile roof. The building was originally used by the Trustees of the Manor, then as the parish workhouse (until 1836), as an infant school and as a Sunday School from the early 20th century before conversion.



Greenbanks and Wayside – mid-19th century, grade II listed former school room converted to houses

The Green

Nos. 1-7 The Green is a well maintained group of stone cottages, with a mix of timber casement and sash windows and make an attractive entrance point into the Conservation Area.



1-7 The Green

On the opposite side is an attractive 1930s row of bungalows (Nos. 2-24 The Green) which run from the end of The Green and into Knights Lane. The bungalows are uniform in appearance and the majority are unaltered, with heavy hipped roofs, bay windows, multiple casement windows and front gardens; the original stone field boundary wall, reduced in height, appears to have been retained along the front. The layout of the bungalows, their detailing and their gardens complement the street scene and make a positive contribution to the development and appearance of the Conservation Area.

At the western end of The Green stands Kingswell Cottage, positioned alongside the Kings Well. The large detached 17th century stone cottage has a steep slated roof and is a Grade II listed building.

The Old Rectory dates from around 1900 and is notable for its Domestic Revival style of architecture, featuring a decorative timber porch, projecting bays, big gabled roofs and large sliding sash windows; the first floor has red tiles hung above red brickwork. The building is architecturally distinctive and, as such, makes an important contribution to the appearance of the area.



The Old Rectory on The Green, built of brick with tile hanging at first floor level

Green End

Green End commences with an attractive group of buildings (Nos. 1 The Leys & 3-11 Green End) which vary in age, roof height and construction – a pair of 19th century houses built in brick with original timber sliding sash windows beneath stone lintels, 18th century stone cottages and terminating with the stone built Old Dairy (No.13 Green End), which has 17th century origins.

The Old Dairy and the adjacent Victoria Cottage (No.15) are both constructed of coursed rubble stone, the latter with its gable wall fronting onto Green End, with 'L-shaped' footprints. Alongside Victoria Cottage, 17 Green End is a well-proportioned early 19th century 3-storey house set back from the front, built of brick with some yellow headers and with symmetrical multi-pane sash windows. Both 15 and 17 are grade II listed on account of their group value.



15 & 17 Green End

Further along Green End, Fremeaux Terrace is an attractive, early 20th century five-gabled row of houses, built in brick and render in Queen Anne style and retaining timber casement windows with leaded glass. The terrace has an urban feel but makes a positive contribution that reflects the variety in the development of the village.



Fremeaux Terrace and the view along Green End; the name commemorates James Fremeaux, 1st owner of Kingsthorpe Hall in 1764.

The terrace is followed by a pair of stone cottages with mullioned windows (19 & 21 Green End), a detached modern stone house and Green End Cottage, another property within Kingsthorpe that has a mixture of materials and coursing details, including herringbone-style stonework.

On the opposite side of the street are converted stone barns, outbuildings and cottages (Nos 1a and 8 & 10 Green End), which provide a reminder of the rural, agricultural origins of the village and contribute to its historic interest.



Former stable and cottage at 1a Green End



Cottages on Green End

There are a number of stylistic buildings that act as landmarks within the village, a good example being the King William IV public house, dating from c1890 and constructed in stone with brick corners. It has an interesting herringbone banding to the older section and a red tiled hipped roof.



King William IV public house on Green End

Hopes Place/Church View

To the west of the church is a cluster of properties that are a mixture of traditional, historic and modern build, constructed of brick, stone and render. One building has half timbering and an oriel window. These properties are not highly visible from the Green but their historic interest contributes positively to the Conservation Area. The properties include a converted former bakehouse and stables.



Stone and rendered properties on Church View

Vicarage Lane

Well Yard House sits on the corner between Vicarage Lane and Well Yard and is grade II listed, dating from the 17th Century. It is constructed of sandstone and with vernacular detailing such as carved kneelers, chamfered window surrounds and drip moulds above the windows, the gable end of the property faces onto Vicarage Lane and shows off its steep roof profile. There then follows a former row of stone cottages with white timber casement windows which have now been converted to two properties (Nos 39 & 43 Vicarage Lane). These are also Grade II listed buildings dating from the 18th Century and constructed of coursed rubble stone.



Well Yard House and terrace of stone cottages on Vicarage Lane

No.45 Vicarage Lane is an elegant three-storey mid-19th century detached house, built in brick and set back from the historic building line of Vicarage Lane. It has a pleasing symmetry and is well proportioned. Alongside, No 47 (Thornton Cottage) is a late 17th century stone house, originally thatched and listed grade II.



No.45 Vicarage Lane - three storey, mid- 19th century house set back from the road

Other historic buildings of note include stone-built houses at Nos 32 & 34 Vicarage Lane and No.36 - brick-faced and extended in the early 20th century. Nos 44 & 46 Vicarage Lane are a prominent pair of three storey century houses, extended from 18th century thatched farm cottages. Nos 7, 8 & 9 Vicarage Close are converted former stables. As a group, the properties on Vicarage Lane demonstrate a diversity of styles that reflect the historic origins and development of the village.

7. Neutral and Negative Features

There are few parts which detract from the overall quality of the conservation area. Although there has been some loss of original details, such as doors and windows and their replacement with modern materials such as upvc, this has not as yet detracted from the overall appearance of the area. However, more widespread loss of original features could cumulatively erode the special appearance of the area.

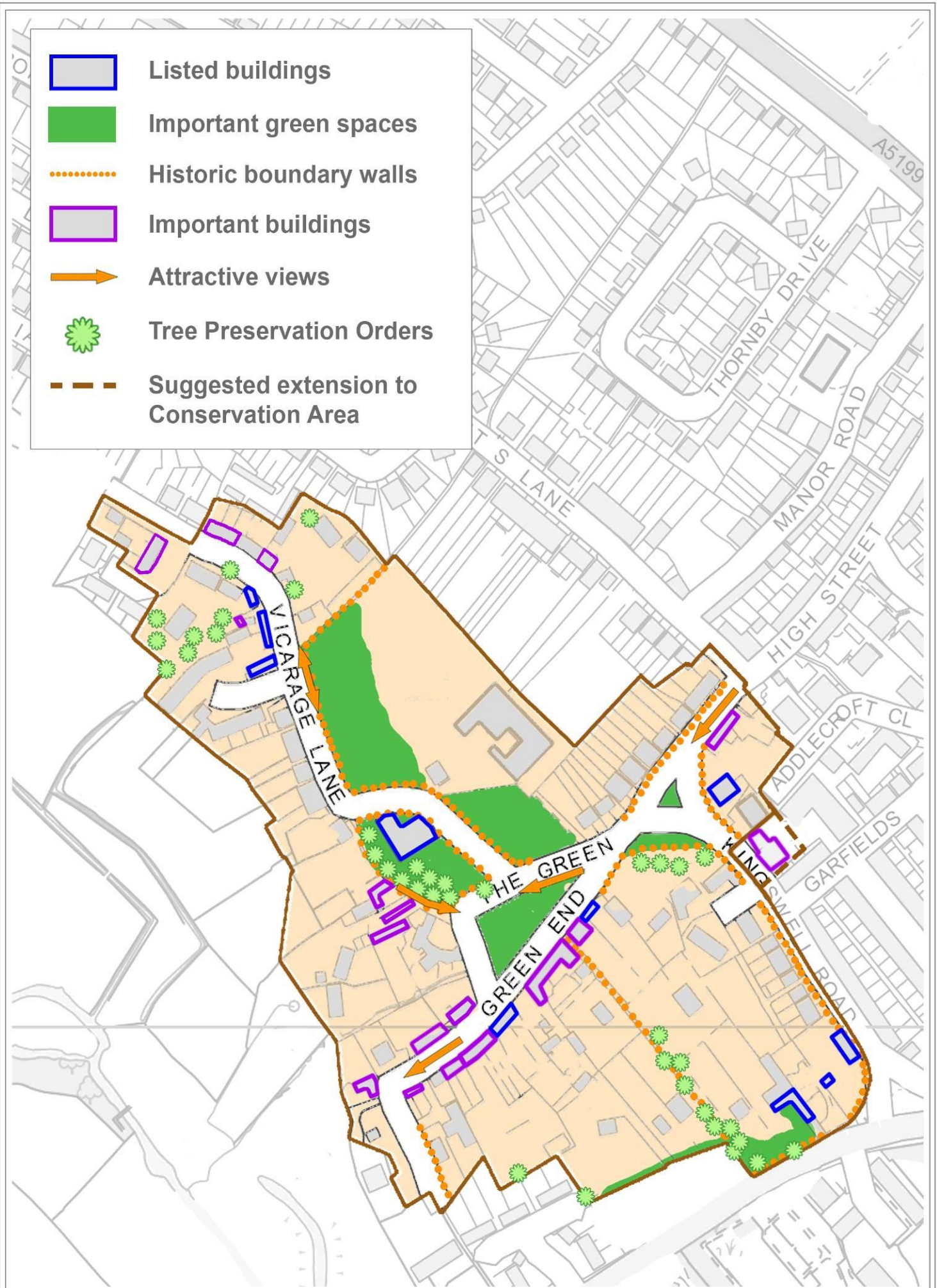
The cul-de-sacs of Green End and Vicarage Lane are relatively quiet, but traffic flows present problems on the periphery in Mill Lane, Kingswell Road and at the eastern end of The Green.

Some modern development lacks individuality but the overall cumulative effect is not harmful to the character and appearance of the conservation area.

8. The Conservation Area Boundary

As part of a review, the local planning authority is required to consider whether an area still retains sufficient architectural or historic interest to justify its special status as a conservation area. Kingsthorpe Conservation Area was first designated in 1970 and extended in 1976. Although there has been a considerable amount of development since then, the preceding sections indicate that Kingsthorpe village remains an area of special character that justifies conservation area status. It is not, therefore, proposed to cancel the designation.

It is also considered that the existing boundaries encapsulate the area that is of special interest and it is not proposed to extend the boundary of the Conservation Area, with the exception of a minor revision to include the Old Institute on Kingswell Road, on account of its architectural and historic interest and the positive contribution it makes to the character and appearance of the Conservation Area. The boundary of the Conservation Area and the extension to include the Old Institute, is shown on the map on the following page.



Kingsthorpe Conservation Area Spatial Analysis Plan

9 January 2017

9 Management Plan

9.1 Threats and Vulnerabilities

The character and appearance of the conservation area is vulnerable and could potentially be harmed by a number of threats.

Due to the proximity to Northampton, Kingsthorpe is a prime area for people to move to and for sites to become available for development. Where infill development is proposed, it is important that the design, scale and proposed materials are appropriate to the location, are in keeping with the character and appearance of the Conservation Area and do not harm important views.

Requirements for public realm improvements are also a threat to the Conservation Area if unsympathetic materials and products are used. Replacement of street lights and traffic management signs should be carried out on a case by case basis. Street lights within the Conservation Area should be heritage-style and painted black to improve their appearance. Standard galvanised lamp posts are inappropriate.

The addition of road signs will clutter the street if too many are installed. Traffic management is an increasing problem in all historic settlements. The increase in traffic signs and yellow lines in the village has led to a reduction in the visual quality of the area. These are however needed for public safety. Non-statutory/advisory signage should be carefully considered to ensure it does not affect the character of the Conservation Area. Existing signage could be rationalised where possible. Appropriate street furniture can be designed which fits into the Conservation Area.

Incremental alterations to non-listed buildings in the Conservation Area, allowed by permitted development rights, could gradually erode the special appearance. Such changes include replacing windows and doors with non-traditional materials or styles, replacing roof materials, adding satellite dishes or painting brick or stone walls.

9.2 Opportunities for Management and Enhancement

New development in the Conservation Area

To be successful, new development within and affecting the Conservation Area needs to be sensitive to the character of the village, whilst at the same time being distinctly of the 21st century and addressing contemporary issues such as sustainability. Successful new development in historic areas should:

- Relate well to the geography and history of the place and the lie of the land
- Reflect the context of existing development
- Respect important views
- Respect the scale of neighbouring buildings
- Use materials and building methods which are as high in quality as those used in existing buildings and respect existing materials palette.

New development will be expected to respond sensitively and creatively to the historic environment.

Retain original features

Kingsthorpe has a high quality of buildings within the Conservation Area, but due to the limited number of buildings with statutory protection, there has been some incremental loss of traditional architectural detailing.

Inappropriate replacement of windows and doors, roofing materials and mortars can affect not only the individual buildings, but if widespread would gradually erode the special character and appearance of the area as a whole. Owners of all buildings in the Conservation Area are encouraged to use appropriate materials and methods, and where possible reverse any previous inappropriate replacements.

Original window frames can often be repaired and upgraded and do not always require replacement. Double glazed units can often be fitted into existing timber sash or casement frames. Where windows are

beyond repair, like-for-like replacement will help to conserve the appearance of the property. Secondary glazing can often be a cheaper and less intrusive alternative. Original, slightly distorted glass should be retained wherever possible.

Where original doors survive, these should be retained and when proposing new doors they should be appropriate to the age and style of the building.

Retention, repair or like-for-like replacement of original features can help to preserve the appearance of the Conservation Area and make a very positive contribution.

Possible Article 4 Direction

In six conservation areas in Northampton, permitted development rights have been removed. This means that planning permission is required to make external alterations to houses that would be visible from public areas, such as changing windows or roof material or paving front gardens, and allows for the impact on the character and appearance of the conservation area to be assessed.

Consideration was given to making an Article 4 direction in Kingsthorpe as part of this appraisal. However, public consultation showed little support for the measure and the suggestion was not pursued.

Paving, surfacing and street furniture

Opportunities should be taken to enhance areas of paving and surfacing. Street furniture and signage affect the appearance of the Conservation Area. Unnecessary clutter will have an adverse effect on the character and should be resisted. Railings and lamp posts should be painted black.

Encourage statutory undertakers to rationalise and remove unnecessary clutter within the Conservation Area and replace with appropriate solutions. Work with the highway authority to improve surfacing and avoid the insertion of inappropriate kerbing and footpaths which would have a harmful urbanising affect.

Renewable energy sources

Whilst the council is supportive of the sustainable energy agenda it also recognises that many sources of renewable energy and micro-generation have the potential to harm the character and appearance of a Conservation Area. Care therefore needs to be taken to balance the needs of climate change with the preservation of the historic environment.

Where consent is needed, encourage the sympathetic location of solar panels to inconspicuous building elevations where they will not have a detrimental impact on the character and appearance of the Conservation Area.

Tree management

Conservation Area designation affords protection to trees from unauthorised felling, lopping or wilful damage. There a number of trees which contribute to the character of Kingsthorpe

Large mature trees should be retained wherever possible in order to preserve the character of the Conservation Area. Opportunities should be taken as appropriate to plant young trees in order to ensure the continued existence of mature trees in the future. Applications for planning permission which affect trees need to be supported by a tree survey.

Open Spaces

There are a number of open spaces in Kingsthorpe which are important to the character of the Conservation Area. The open land at the green, the church yard and on the southern and western side of the school provides an attractive setting to the church and the surrounding dwellings. Further development on these open spaces should be avoided in order to preserve the character and appearance of the Conservation Area.

Promote the sympathetic management of areas of open space within the Conservation Area and prevent inappropriate development on these areas.

Satellite Antennas

Satellite and radio antennas are non-traditional features which have the potential to disfigure the appearance of traditional buildings. Care should be taken to ensure that they are located where they will not impact on the significance of heritage assets and the character and appearance of the Conservation Area.

Where consent is needed, satellite dishes or antennas should be located in an inconspicuous position to prevent harm to the historic character and visual appearance of the Conservation Area.

Infill development

Some buildings in Kingsthorpe have space behind or beside them which may be considered suitable for infill development. Inappropriate infill development which would result in the loss of important views or harm the relationship between existing buildings and the spaces around them should be avoided. Intensification of development which not be in keeping with the character of the Conservation Area should be resisted. The scale, massing and proportion of buildings and the spaces between them are important in retaining the distinctive character of the Conservation Area, particularly when such scale and massing defines different character areas within the Conservation Area.

Any development proposing the infill of a site, or the subdivision of a plot, should reflect the scale, massing and layout within the Conservation Area and does not harm important views.

Development affecting the setting of the Conservation Area

Although now within the built-up area of Northampton, Kingsthorpe has retained its separate and individual identity. It is important that new development within, or in proximity to, the Conservation Area respects the setting of the village and has regard to views into and out of the Conservation Area.

The impact of development on the setting of the Conservation Area is a material planning consideration. This applies equally to

development outside the Conservation Area if it is likely to affect the setting of the Conservation Area.

Boundary walls

Stone boundary walls in Kingsthorpe form a significant part of the character of the Conservation Area. Walls taller than one metre next to a highway and two metres elsewhere in a Conservation Area are protected from demolition. Lower walls which contribute to the character should also be protected where possible. New boundary walls, particularly those in prominent locations and fronting highways should be constructed from similar stone to those existing and be appropriate in the massing and coursing to fit the current character.

Boundary walls which make a positive contribution to the character of the Conservation Area should be retained. New boundary treatments should fit with the character of existing boundary walls.

9.3 Buildings of Local Importance

The Appraisal has identified a number of buildings which, although not listed, are particularly important to the character and appearance of the Conservation Area. The general presumption will be in favour of retaining buildings which make a positive contribution and they will receive special scrutiny if major changes requiring planning permission are proposed. The list is not exhaustive and the absence of any particular building or feature does not imply that it is not of significance within the Conservation Area. The buildings are:

- The Old Institute, Kingswell Road
- Nos.1-7 The Green
- The Old Rectory, The Green
- Nos.1 The Leys & 3-11 Green End
- No.13 Green End (The Old Dairy)
- Nos. 1-5 Fremaux Terrace
- 19-21 Green End
- Green End Cottage, 25-27 Green End
- 1a Green End
- 8 &10 Green End

- King William IV Public House, Green End
- Church Cottage & The Old Stables, Church View
- White House & The Old Bakery, The Green
- Nos 4,5 & 6 Hopes Place
- Nos 32,34 &.36 Vicarage Lane
- Nos 42,44 & 46 Vicarage Lane
- No.45 Vicarage Lane
- 7,8,& 9 Vicarage Close

Please note that a charge may be made for some pre-application advice.

The buildings will also be considered for inclusion on a proposed Local Heritage List for Northampton.

9.4 Enforcement Strategy

Where there is clear evidence of a breach of planning law, national and local policy will be enforced. In cases where it is necessary, it will be carried out in a fair, clear and consistent manner. Information and advice will be available before any formal action is taken and an opportunity provided to discuss the circumstances of the case and an opportunity will be given to resolve problems.

Please report possible unauthorised works to the Planning Enforcement Team.

9.5 Generic Guidance

Northampton Borough Council publishes guidance on Conservation Areas, Listed Buildings and Tree Preservation Orders these are available on the Council's web site, or from the Planning Policy & Conservation Section.

Anyone wishing to make changes within the Conservation Area or its setting is strongly advised to contact Northampton Borough Council's Planning section at the earliest opportunity to discuss their proposals and any requirements for formal consent, at:

Regeneration, Enterprise & Planning,
The Guildhall, St Giles Square,
Northampton NN1 1DE
Tel 0300 330 7000
Email: planning@northampton.gov.uk

10. References and Contact Details

10.1 References

CABE (2001), Building in Context: New development in historic areas

Historic England Advice Note 1 (2016), Conservation Area, Designation, Appraisal and Management

Horner (2006), Kingsthorpe, A Royal Manor Explored

Noon and Valentine : Kingsthorpe Baptist Church Northampton: A Brief History

Sutherland D S (2003), Northamptonshire Stone

Wilde G. J. (1878), Rambles Roundabout and Poems

10.2 Internet sources

<http://www.familyhistorynorthants.co.uk/>

www.british-history.ac.uk

For further information on historic buildings and local history Northampton Abington Street Library and Northamptonshire Records Office has a local history collection which includes books on historic buildings.

10.3 Sources of further information

Society for the Protection of Ancient Buildings (SPAB)

www.spab.org.uk

A good source of practical information about looking after buildings of all periods.

Ancient Monuments Society

www.ams.org.uk

Devoted to the study and conservation of ancient monuments, historic building and fine old craftsmanship, with a particular interest in church buildings.

Georgian Group

www.georgiangroup.org.uk

Interested in the study and conservation of 18th - and early 19th century buildings.

Victorian Society

www.victoriansociety.org.uk

Interested in the appreciation and conservation of 19th and early 20th century buildings of all types.

The following websites are a useful source of local history information:

- <http://ads.ahds.ac.uk/> - national archaeological data service.
- <http://www.nationalarchives.gov.uk/> - historic public records online.

10.4 Community involvement and adoption

A draft version of this appraisal was subject to public consultation during November & December 2016 and comments received, where appropriate, have been incorporated. The consultation involved:

- Information leaflets were sent to all properties in the Conservation Area
- Identified stakeholders and interested parties were directly notified;
- The appraisal was available to view through the Council's website and Kingsthorpe library.

A meeting was also held by Kingsthorpe Conservation Area Committee

11 Appendices

11.1 Schedule of Listed Buildings

The following buildings within the Conservation Area are included on the National Heritage List of England:

- Home Farm House, Kingswell Road – Grade II
- Barn at Home Farm, Kingswell Road - Grade II
- Dovecote at Home Farm, Kingswell Road - Grade II
- No.35 The Green (Kingswell Cottage) – Grade II
- Nos. 15 & 17 Green End - Grade II
- Church of St John the Baptist, The Green - Grade I
- Nos. 14 & 15 Well Yard - Grade II
- Nos.3 9 & 43 Vicarage Road - Grade II
- No.47 Vicarage Lane - Grade II