

DRAFT

**Kingsthorpe High Street and Manor Road  
Conservation Area Appraisal  
&  
Management Plan**



Baptist Chapel, High Street

**February 2017**



**NORTHAMPTON  
BOROUGH COUNCIL**

# Kingsthorpe High Street and Manor Road Conservation Area Draft 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 and Manor Road, each with a distinct character. Kingsthorpe High Street/Manor Road Conservation Area was designated in 1987.

This Conservation Area Appraisal assesses the character of Kingsthorpe High Street and Manor Road Conservation Area. A separate appraisal has been prepared for Kingsthorpe Conservation Area

### 1.2 Summary of special interest

The special interest of Kingsthorpe High Street and Manor Road Conservation Area can be summarised as:

- A historic street pattern reflecting medieval origins of a main street (High Street) and back lane (Manor Road), with narrow connecting footpaths;
- A linear pattern of development that occurred from the 18<sup>th</sup> century onwards, with most houses fronting directly onto the narrow streets;
- A sense of enclosure formed by the narrow width of the streets and buildings at the back of pavement;
- a wide divergence of building styles and ages, with 18<sup>h</sup> and 19<sup>th</sup> century stone cottages in juxta position with 20<sup>th</sup> century infill houses.

### 1.3 Summary of issues

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

- Development pressures to provide more housing and larger houses;
- Infrastructure pressures such as cars which are continuously parked along the side of roads.
- Public realm – inappropriate materials and street furniture such as concrete kerbs and flagstones and galvanised steel lamp posts which degrade the quality of the area.
- Slow incremental changes to historic buildings, the public realm and use of inappropriate materials.

### 1.4 Opportunities for enhancement

Change is inevitable in the Conservation Area and it is not the intention to prevent development or evolution of the area. The challenge is to manage the change to maintain, reinforce and enhance the special character and quality of the area.

In addition to statutory legislative and local planning controls, the following opportunities for the 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 highways authorities 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



## 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 in Northampton are designated by the Borough Council. The Civic Amenities Act 1967 introduced the concept of conservation areas 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 to 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 works to houses will no longer be permitted development and will require planning permission. Examples are 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 the special character and appearance of High Street and Manor Road and which justify the 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

This 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 that: 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.

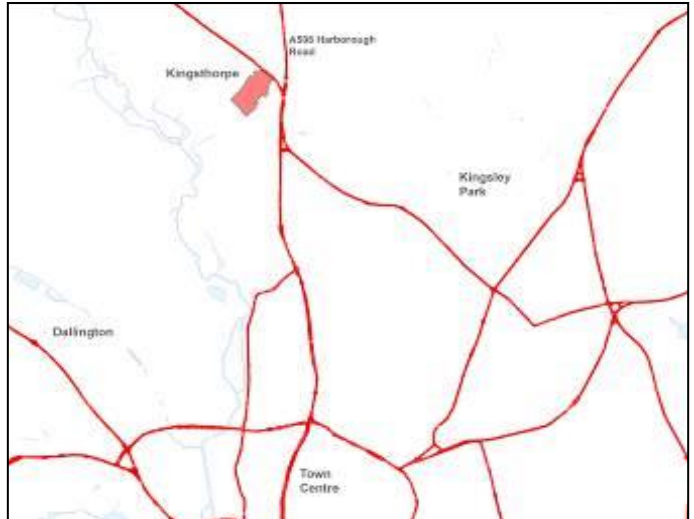
### 3 Location and plan form

#### 3.1 Location and topography

Kingsthorpe was historically a stand-alone village located approximately two miles north of Northampton and to the west of routes to Market Harborough and Welford. It is situated on sloping land overlooking the Brampton tributary of the Nene.

The original village is centred around The Green and the 12<sup>th</sup> century Church of St John the Baptist, with ribbon development on the lanes leading out of the village. This conservation area envelops High Street and Manor Road, linear streets that led from The Green to the Welford and Market Harborough roads.

Geologically, Kingsthorpe is sited upon the Northampton Sand and Upper Lias Clay formations, which provided a brown sandstone suitable for building, with quarries located to the north and east of Kingsthorpe village. The availability of local stone has influenced the appearance of the Conservation Area.



#### 3.2 General character and plan form

The plan form of the streets in the Conservation Area follows a linear pattern, with development fronting onto High Street and Manor Road and their returns on Knights Lane and Welford Road. The roads slope from east to west towards the old village. The area developed rapidly in the 18<sup>th</sup> and 19<sup>th</sup> century as farmsteads were sold-off for housing and the area now comprises a mix of terraced and detached houses of varying styles and sizes.

#### 4. Historic development

The origin of the street pattern in the Conservation Area is Medieval and is the remnant of a layout typical of many Northamptonshire villages. What is now High Street would have formed a lane of farmsteads running from The Green to the Harborough road, with farmhouses having an enclosed yard to the rear. Manor Road provided an access to the rear of the plots and was originally known as Back Lane. The footpaths that link the streets are historic, as their individual names suggest, and reflect the line of original farm tracks.

The area developed rapidly in the 18<sup>th</sup> and 19<sup>th</sup> centuries as Northampton grew. With no resident lord of the Manor or dominant landowner, the multiplicity of small landowners chose to rent or sell-off their land for building in piecemeal fashion. This resulted in many High Street farmsteads becoming sub-divided into the present mix of properties of various house styles and plot sizes built over two centuries. The last surviving example of the original layout is Stable Court, originally Manor Farm which was redeveloped in 1984.

Surviving buildings of historic significance include the Manor House, dating from the early 18<sup>th</sup> Century and with an 'L shaped' footprint. There are signs that this building has been altered from its original form. To the north were outbuildings such as a granary and a dairy. To the southern side of Manor Road is a large detached 19<sup>th</sup> century house which is rendered with exposed quoins, it has previously been known as St Saviours Home which was a place for unmarried mothers to stay, it may also have been home to a reverend and his wife in 1851 due to its size and status. It is now in use as a private dwelling. A building from the 17<sup>th</sup> century still exists on Manor Road although it is much altered -No.45, also known as Rose Cottage, is stone built with no openings facing onto Manor Road.

At the bottom end of Manor Road were cottages built flush with the roadside, demolished in the 1950s and their frontages now form the boundary wall of the Queen Adelaide public house car park.



*Welford Road c.1900. The top of High Street and Manor Road are on the right hand side of the photograph (Horner; 2005)*

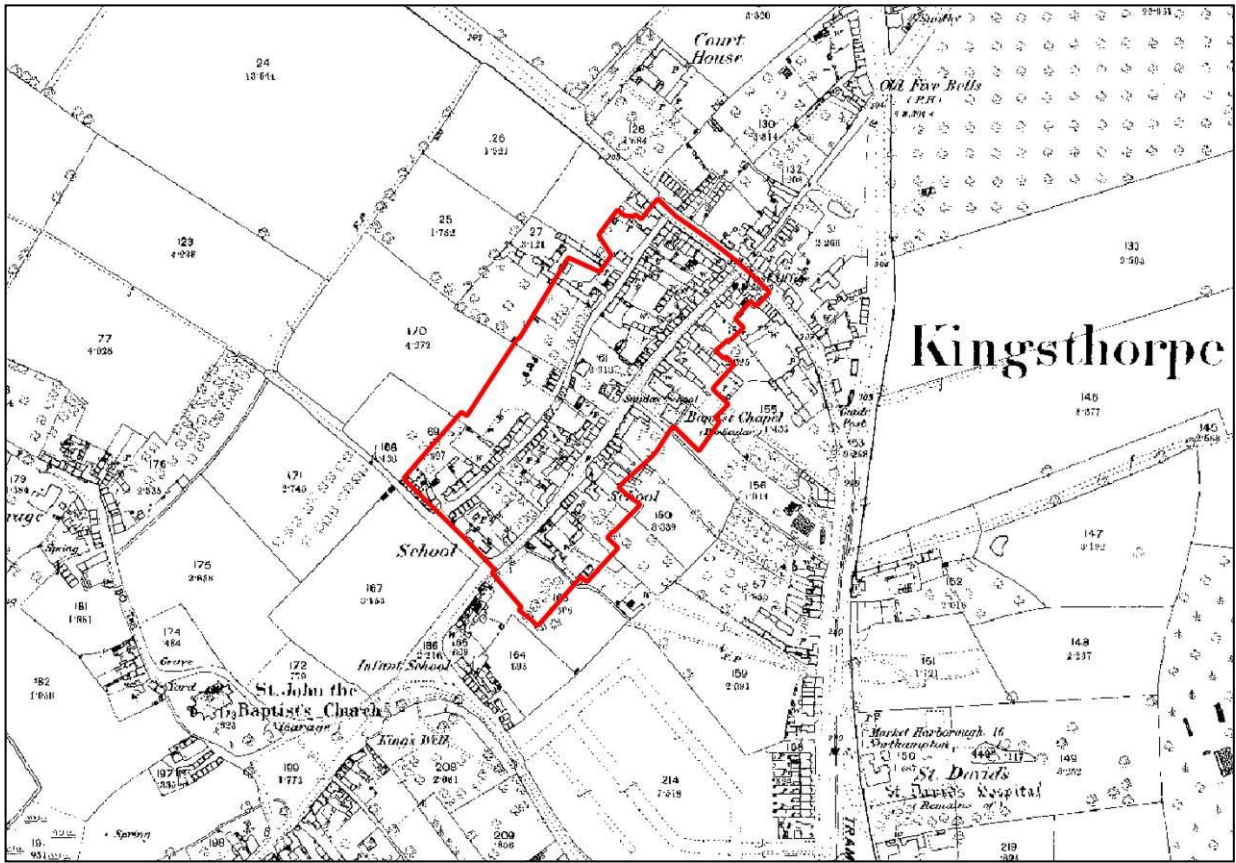
At the top of High Street and Manor Road runs Welford Road, this road has seen extensive changes and has in the past been lined with cottages and houses. Following large scale demolition, it has lost its previous identity.

In the 20<sup>th</sup> century, further infill development has occurred, often set back from the original building line which has changed the character of the streets, but there remain a number of historic structures which have been converted into dwellings, such as the former National School on the corner of High Street and Knights Lane and the Free School on High Street.

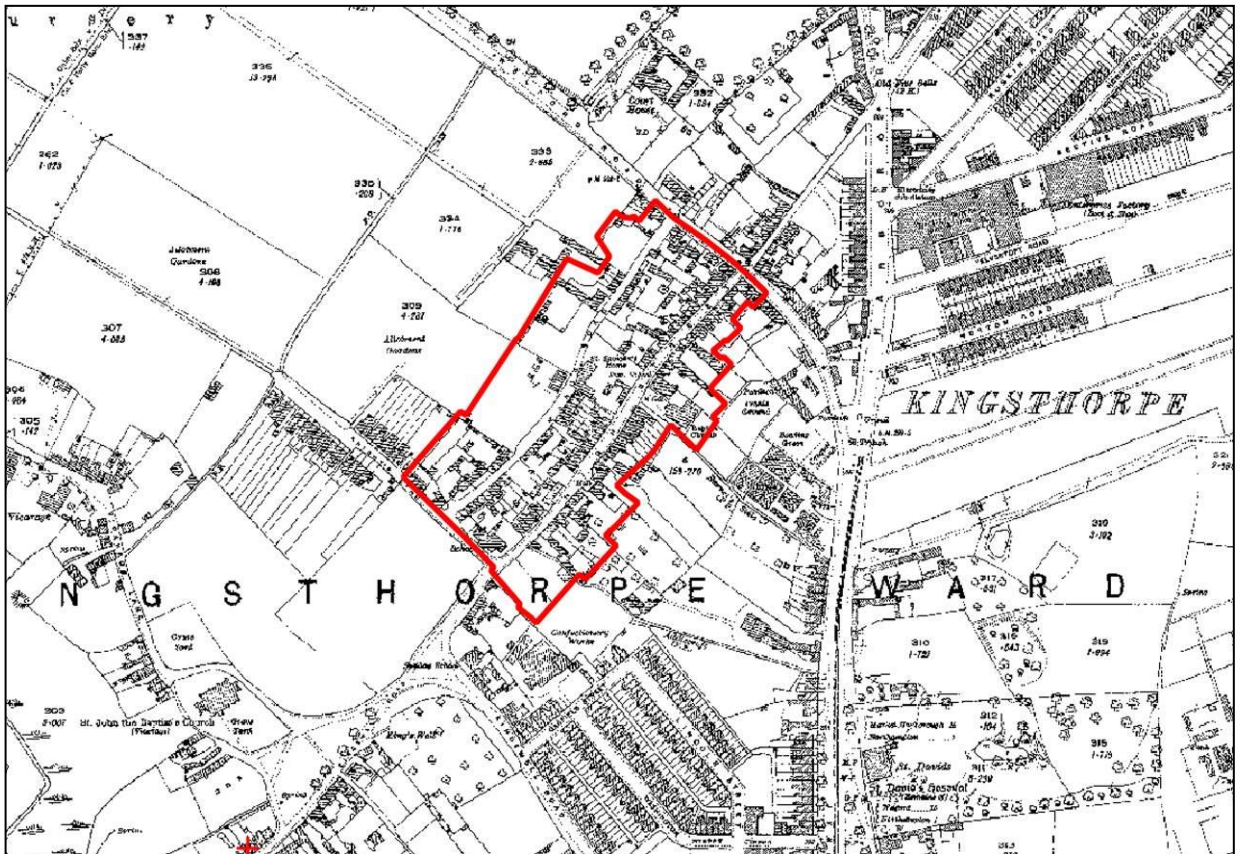


*Former Free School, High Street prior to conversion to a dwelling on the corner of High Street and The Rise. (Horner; 2005)*





Kingsthorpe High Street & Manor Road extracts from 1883 (above) and 1925 (below) OS maps  
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## 5. Assessment of Special Interest

### 5.1 Character Areas

From the eastern end of The Green, the character of Kingsthorpe changes and this justifies the designation of two separate conservation areas. High Street and Manor Road have a different plan form since, rather than being centred around the church and village green, buildings line the narrow streets in linear pattern.

#### High Street

High Street is the more historic part of the Conservation Area and, although the Baptist Church is the only listed building, there are a number of surviving properties from when the street developed in the 18<sup>th</sup> century.

The street contains a wide variety of building styles, with small pockets of traditional 2-storey stone and brick terraced cottages and a large amount of modern infill. The modern houses are often set-back from the traditional building line, which has altered the appearance of the street and given it a more open feel; this, together with a sometimes unsympathetic materials palette of buff brick and concrete tile roofs, does not reflect the traditional character of the street.



*Early 19<sup>th</sup> century terraced houses (Nos.6-14 High Street).*

The Baptist Chapel is particularly significant on High Street and is one of only three listed buildings within the conservation area. The grassed frontage and trees also provide welcome greenery within the built-up area.



*Baptist Chapel and school on High Street with attractive setting.*

At the northern end of High Street, the terraced houses and cottages at the back of pavement as the street narrows at the entrance into Welford Road provide a sense of enclosure.

A distinctive feature of the area is the historic pathways along High Street which link through to Manor Road as well as up to Harborough Road. Addlecroft path dates from the 15<sup>th</sup> century and starts opposite the former National School. Barnets Stile runs along the side of the Baptist Chapel and Danes Passage links High Street to the St Aidan's Church on Manor Road.



*Addlecroft and Danes Passage on High Street*

#### Manor Road

Manor Road has a few pockets of historic buildings, although the majority of buildings are 19<sup>th</sup> and 20<sup>th</sup> century.

At the western end, the Queen Adelaide public house and the former school house on the opposite corner form a prominent entrance.



*The view into Manor Road with the Queen Adelaide public house and the former school house opposite acting as entrance features.*

The character of Manor Road is defined by the tight enclosure created by the narrow width of the street and the buildings at the back of pavement. Views are also constricted by a slight bend in the road, providing visual interest.



*Manor Road – the narrow street and enclosure created by walls and houses at the back of the highway is a defining feature of the Conservation Area; the wall to the Queen Adelaide car park on the left was originally the front of a row of cottages*

At St Aidan's church, the road narrows and there is a larger proportion of properties dating from the late 19<sup>th</sup> - early 20<sup>th</sup> century. At the top of the hill, the buildings crowd together to again give a sense of enclosure before emergence onto the busy Welford Road.

## 5.2 Grain and massing

The grain of the Conservation Area is dense, comprising of vernacular scale domestic properties and some converted agricultural buildings, many fronting directly onto the back of pavement.

There are varying eaves and ridge heights throughout the Conservation Area, although the use of the local ironstone and brick links the buildings together with a clear overall character and appearance.

The height of the buildings is mainly 2-storey, with the exception of St Aidan's church. The majority of the buildings follow the line of the road, apart from on High Street where the traditional farm yard form has been retained during the redevelopment of some of the sites.

## 5.3 Key views and vistas

The streets have a number of closed views, created by the high walls, buildings directly fronting the street and slight bends in the road. These views create an intimate and enclosed character and provide visual interest.

The spire of St John's Church is visible from a number of locations in the area and is a landmark feature.

## 5.4 Trees and Green Spaces

Owing to the dense, built-up form of the streets, there is little greenery along High Street and Manor Road. This means that open spaces and trees in front of buildings, or in front gardens where houses are set back from the road, are particularly important to soften the street scene. In this respect, the grassed area in front of the Baptist church is particularly valuable.

Trees within conservation areas are afforded special protection since the Borough Council needs to be given six weeks' notice of any intended work. This allows the Council the opportunity to consider whether extra protection by the serving of a tree preservation order is justified; currently there

is one such order within the area, relating to two silver birch trees at 9b Manor Road.

Other trees which are of high amenity value within the area include the pollarded lime trees in front of the Baptist Church, the silver birch in front of St Aiden's Church, the lime tree at the entrance to The Rise, trees within the car park of the Queen Adelaide public house and some cherry trees in the grounds of Old Yew Court.



*There are relatively few trees within the area, making the silver birch in front of St Aidan's church and the pollarded limes in front of the Baptist chapel (below) of particular amenity value.*



One other surviving green feature of note are the remnants of boundary hedgerows in the gardens of residential blocks along High Street

### 5.5 Street pattern

The Conservation Area is characterised by the narrow, linear street pattern of High Street and Manor Road, with buildings and walls positioned tightly to the road edge, and with the two streets interconnected by narrow footpaths.

### 5.6 Building materials

#### Walls

The predominant building material used for both buildings and boundary walls within the Conservation Area is coursed rubble sandstone and red brick.

A pale brown sandstone was quarried in Kingsthorpe until the end of the 19<sup>th</sup> century and was widely used in the area; its use links the buildings to their natural surroundings. Brick became more widely used with improvements in transport from the mid-19<sup>th</sup> century onwards and thereafter supplanted the local stone. A number of buildings have been painted, with some loss of historic character

Most of the newer infill houses are built of brick, some of which is red and blend- in with the 19<sup>th</sup> century terraced properties although some have used buff brick.

Due to the mix of materials and individual age of building, there is little uniformity in appearance, with stone and brick buildings in juxtaposition.

#### Roofs

The predominant roofing material within the conservation area is Welsh slate. Slate only became commonly used with the arrival of railways and the canal network and quickly replaced traditional roofing materials. In recent years, some slate roofs have been replaced with interlocking concrete tiles.

Roof heights vary, creating a point of interest looking down the streets. On the earlier buildings, the roofline tends to be simple and uncluttered. Some unsympathetic roof lights have been added to front roof slopes and break-up the characteristic solid roofline.

There are some original dormer windows although these are fairly infrequent.

Traditional buildings tend to have plain, gabled roofs without fascia boards. Dormers are not a common feature. Gutters and downpipes (traditionally cast iron) are spiked directly into the walls on brackets. Most chimney stacks are located on the gable end of the ridge, 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 on the earlier, vernacular properties. Sash windows were more frequently used on the 19<sup>th</sup> century properties.

The windows in the Conservation Area 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, with minimal glazing. The doors for the later 19<sup>th</sup> century properties should be panelled however the majority of traditional doors have been lost. Where traditional unaltered doors survive these should be protected and when proposing new doors they should be appropriate to the age of the building and should be constructed of timber.

#### 5.7 Architectural characteristics

Pre-19<sup>th</sup> century vernacular buildings were constructed of locally available sandstone 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 due to the limited span possible using timber lintels; as such solid masonry predominates over openings.

The majority of the houses dating from the 19<sup>th</sup> century are constructed of brick with a greater emphasis on symmetry and decoration and with larger, rectangular

window openings that would have contained timber sliding sash frames.

#### 5.8 Public Realm

The street lighting columns within the Conservation Area are predominantly galvanised steel and do not have a positive impact upon the appearance of the streets. More traditional style columns have been installed on Knights Lane and are a visual improvement.



*Pink granite kerbs and concrete paving*

The majority of the paths and kerbs are not in keeping with the historic character and are made from concrete flags or tarmac and concrete kerbs.

#### 5.9 Boundary walls

There are surviving sections of historic stone boundary walling throughout the conservation area, which provide visual harmony and unity. Particularly important within the street scene are the sections enclosing the car park to the Queen Adelaide, the wall around the former national school, the section in front of St Aidan's Church, and the boundary walls along Addlecroft, Danes Passage and Barnets Stile.

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. There is a presumption in favour of their retention. The list is not comprehensive and the omission of a particular building does not imply that it is not of significance to the conservation area.

### High Street

Although the Baptist Chapel is the only listed building, there are several other interesting and historic buildings that contribute to the character of the area.

The former National School on High Street/Knights Lane dates from 1840 and is built of stone with a pitched slate roof and stone

mullioned windows with casements. It is a good example of Victorian Gothic architecture. Alongside is the prominent former School House which is also Victorian and has been painted white. Together, they form a group important to the social history of the area.



*Former National School on High Street/Knights Lane, with school house alongside.*

Although some have been altered, Nos 22-28 High Street are an attractive group of early 19<sup>th</sup> century cottages. No.24 is built of stone that has been rendered, which gives the row a modern appearance; nos.24 and 28 have sash windows which, although not original, are in keeping with the character of the cottages.



*Terrace of cottages at Nos.22-28 High Street*

Stable Court is located on the south western side of the street and is the remnants of Manor Farm which was the last surviving farmhouse and yard on High Street. It was converted and altered in the 1980s but still maintains a main building fronting onto High Street and ancillary buildings surrounding the yard to the rear and is a reminder of the agricultural origins and historic layout of the area.



*Stable Court, formerly Manor Farm House*

The Baptist Church dates from 1835, built in local ashlar sandstone in Neo-classical style and set back from the road frontage with a delightful symmetrical frontage. A Sunday School was added in 1881 and is located to the side of the chapel. To the High Street frontage is a stone boundary wall and row of lime trees, which results in a pleasing appearance.

Between The Rise and Old Yew Court is a row of four 18<sup>th</sup> century stone cottages (Nos.13-19 High Street) that form an attractive group with the buildings opposite.



*13-19 High Street, alongside one of the historic paths within the Conservation Area*

## Manor Road

At the corner of Manor Road and Knights Lane, the Queen Adelaide public house dates from the 18<sup>th</sup> century and is one of three listed buildings within the Conservation Area. The rubble stone has been white washed. It forms a prominent landmark in views into the Conservation Area and, together with the former School House on the opposite corner creates an interesting entrance point into Manor Road.



*The grade II listed Queen Adelaide public house and the former School House on the opposite corner.*

Rose Cottage (No. 45 Manor Road) dates from the 17<sup>th</sup> century; its blank elevation to the street suggests it may pre-date the formation of the road. Although altered, it is of historic significance as one of the oldest surviving buildings in the area.



*Rose Cottage*

St Aidan's Church, dating from 1964, is an important and prominent building in Manor Road. Its large, impressive red brick massing provides a foil to its smaller domestic neighbours.



*St Aidan's church – a prominent landmark within the Conservation Area*

No.21 Manor Road is a large detached house which has been rendered with voussoir-style lintels above large sliding sash windows. The property is enclosed by a tall stone boundary wall to the front, side and rear.



*Detached rendered property at No.21 Manor Road*

Nos.2-8 Manor Road is an attractive terrace of early 19<sup>th</sup> century cottages built of stone with brick details and stone quoins.



*Stone and brick cottages at 2-8 Manor Road*

The cottages also form an attractive and complementary group with the Manor House, a grade II listed building constructed of buff, coursed rubble Kingsthorpe stone. The present building is an early 19<sup>th</sup> century alteration of an earlier building and has a hipped slate roof; the elevation facing the church has stone bay windows and matching quoins whereas the elevation facing onto Manor Road has a flat frontage.



*The Manor House and the cottages alongside form a significant group on Manor Road.*



### Welford Road

*At the corner of Manor Road, No.41 Welford Road is a prominent 18<sup>th</sup> century, stone-built former farmhouse that makes a gateway feature into the Conservation Area; the steep pitch of the roof suggests it is likely to have originally been thatched.*



*No. 21 Welford Road is a large Georgian former house converted into shops which, although altered, is of historic importance to the area.*



*Further along are a distinctive pair of late 19<sup>th</sup> century semi-detached properties, built in Arts & Craft style in cut stone with brick dressings and with distinctive half-timbered gables and eaves and pattern-tiled hipped roofs.*



*Nos.23/25 & 27/29 Welford Road with No.41 in the distance.*

### **7. Neutral and Negative Features**

The most apparent negative factor affecting the character of the Conservation Area is the high level of traffic, often using the streets as a short cut to avoid the congested main roads.

There has been considerable loss of original features and building materials within the area, such as timber windows, doors and slate roofs and painting of walls. However, the special interest of the Conservation Area lies in the historic street pattern and the linear form of development. Although the loss of original features has not preserved the traditional appearance of the individual properties, it has not diminished the overall character and significance of the streets and the justification for the Conservation Area.

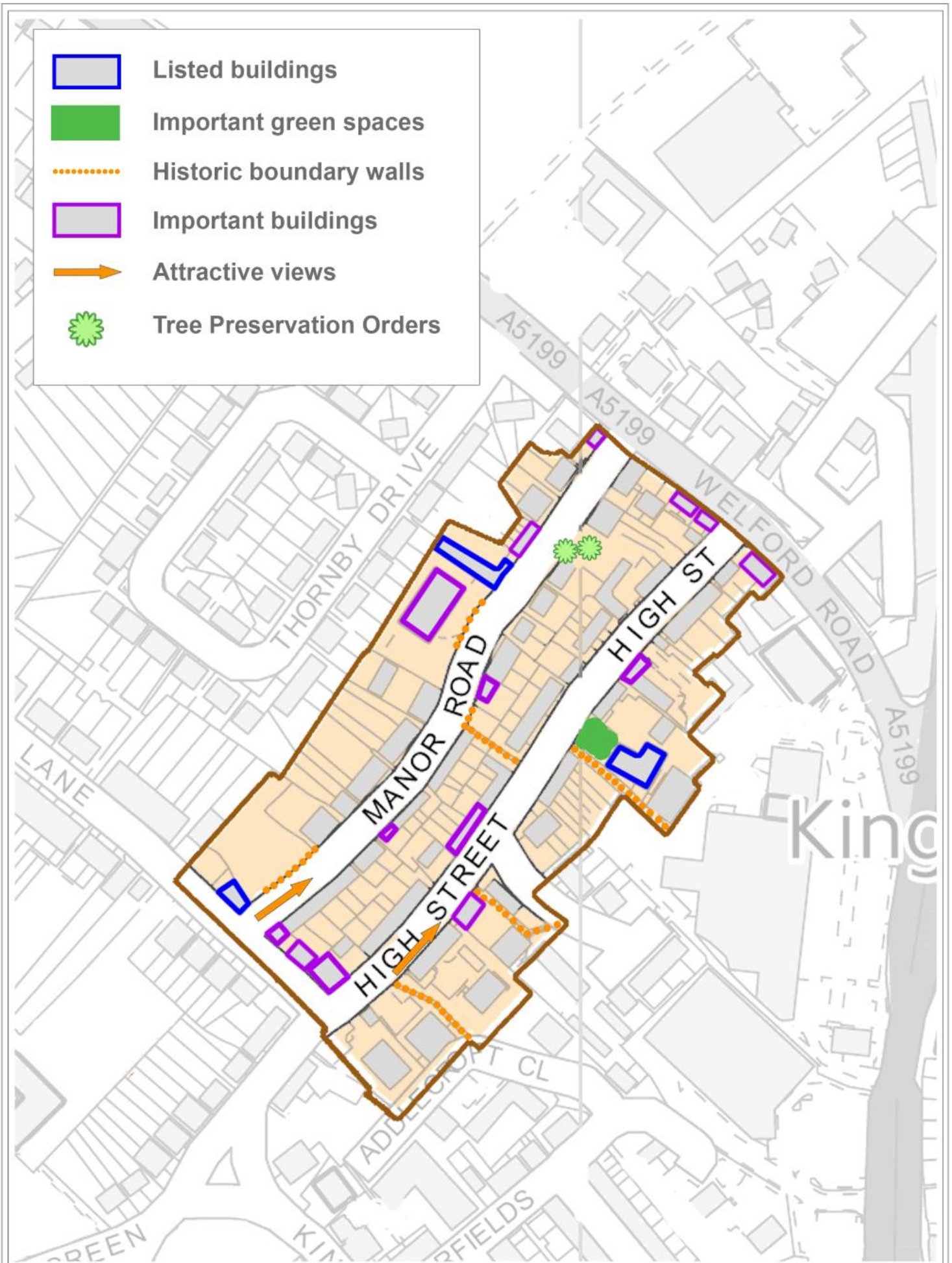
Some of the modern infill development has lacked individuality and has not been in keeping with the character of the area, but the overall effect has not been harmful.

## **8. Conservation Area boundary**

As part of the 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 High Street and Manor Road Conservation Area was designated in 1987. Although there has been a considerable amount of development, the preceding sections indicate that High Street/Manor Road remains an area of special architectural and historic interest that justifies its' conservation area status. It is not therefore proposed to cancel the designation.

The boundary of the Conservation Area is not proposed to be altered, since the streets that are included are those which are of special historic interest. The boundary is shown on the map on the following page. Consideration has been given to the possible benefit of merging the two conservation areas in Kingsthorpe into one large area. However, the historic development, character and overall appearance of the two conservation areas is markedly different and it is considered that the individual characteristics of each area is better reflected and protected by retaining the existing two separate conservations areas.



## 9 Management Plan

### 9.1 Threats and Vulnerabilities

Kingsthorpe is at risk from a number of vulnerabilities and threats. These threats could damage the Conservation Area and it is necessary to identify them and try to prevent them having a significant effect.

Due to the proximity of Kingsthorpe to Northampton, it is a prime area for people to move to and for sites to become available for development. Where infill development is proposed it should be judged carefully to ensure that the designs are suitable for the village. Any development in the Conservation Area or affecting its setting should respect its character in both design, materials scale and massing.

Slow incremental changes to non-listed buildings in the Conservation Area, allowed by permitted development rights, can erode the special character and appearance. In particular, windows are the eyes of the building and if the wrong style or material is used this can affect the aesthetics and attractiveness of the building. Removal of traditional or historic windows can also devalue a historic property. There have been some inappropriate window replacements throughout the Conservation Area. Whilst these do on the whole respect the size of the window openings, they are often in non-traditional materials, such as upvc, are top-opening or have heavier, out-of-proportion frames. Original window frames can often be repaired and upgraded and do not always require replacement. Double glazed units can often be fitted into the traditional timber sliding sash frames. Where windows are beyond repair, like-for-like replacement will help to conserve the appearance of the property.

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 have a heritage style and at least be painted black to improve their appearance. Standard galvanised lamp posts are inappropriate. The addition of new

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 in the village has led to a reduction in the visual quality of the area but are 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.

The amount of yellow lines which have been applied is also excessive, a more sympathetic approach to line painting should be taken within this historic area.



*Poorly maintained roads and pavements and use of concrete kerbs and paving slabs*

### 9.2 Opportunities for Management and Enhancement

#### **Sensitive new development in the Conservation Area**

To be successful, any future development within or adjacent to the Conservation Area needs to be mindful of the local 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
- Sit happily in the pattern of existing development and routes through and around it
- Respect important views
- Respect the scale of neighbouring buildings

- Use materials and building methods which reflect those identified as prevalent in the area.  
(Source: CABE & English Heritage publication 2001, 'Building in Context: New development in historic areas')

*New development must respond sensitively and creatively to the historic environment.*

### **Protect surviving historic architectural forms**

There are a number of historic 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. The inappropriate replacement of windows and doors, roofing materials and mortars can 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 to reverse any previous inappropriate replacements.

However, given the extent of alteration that has already taken place, it is not considered that additional; planning controls through the introduction of an Article 4 direction in the Conservation Area, would be justified

### **Paving, surfacing and street furniture**

Opportunities should be taken to enhance areas of paving and surfacing whenever possible.

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.

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

### **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.

*Encourage the sympathetic location of solar panels etc. to inconspicuous roof slopes and 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 or lopping. The full canopies of large mature trees have a significant impact on the character of the Conservation Area. There are some mature trees which contribute to the character of Kingsthorpe. These, along with any other positive trees, should be protected where possible in order to maintain the character of the Conservation Area.

*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.*

### **Satellite Antennas**

Satellite and radio antennas are non-traditional features which have the potential to disfigure the appearance of traditional buildings. Care must 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.

*Require any satellite dishes or antennas to be located in an inconspicuous location to prevent harm to the historic character and visual appearance of the Conservation Area.*

## Infill development

There has been considerable infill development within the Conservation Area. Further 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 would disrupt 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 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 respond to the scale, massing, layout and distribution of positive structures within the Conservation Area.*

## Development affecting the setting of the Conservation Area

It is important that development around the Conservation Area does not harm its setting. Any development in or around Kingsthorpe which affects the setting of the Conservation Area should have regard to views into and out of the Conservation Area, the setting of positive buildings and the character of the landscape. Appropriate design and materials should be used in development adjacent to the Conservation Area.

*The impact of development on the character and appearance 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

The 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:

- Former National School & School House, High Street/Knights Lane
- Nos.13-19 High Street
- Nos.22-28 High Street
- Stable Court (former Manor Farm) High Street
- Nos.2-8 Manor Road
- St Aidan's Church, Manor Road
- No.21 Manor Road
- Rose Cottage, No. 45 Manor Road
- No. 21 Welford Road
- Nos. 23 & 25 and 27 & 29 Welford Road
- No. 41 Welford Road

The buildings will also be candidates 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 any 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](mailto:planning@northampton.gov.uk)

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

## 10. References and Contact Details

### 10.1 References

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

Historic England (2016): Conservation Area, Designation, Appraisal and Management

Horner (2006): Kingsthorpe: A Royal Manor Explored

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

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

### 10.2 Internet sources

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

[www.british-history.ac.uk](http://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](http://www.spab.org.uk)

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

Ancient Monuments Society

[www.ams.org.uk](http://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](http://www.georgiangroup.org.uk)

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

Victorian Society

[www.victoriansociety.org.uk](http://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 and December 2016 and comments received, where appropriate, have been included in this document. The consultation involved:

- Identified stakeholders and interested parties were notified;
- Information leaflets were sent to all properties in the Conservation Area

The appraisal was available to view through the Council's website and in Kingsthorpe library.

### **11. Appendices**

#### 11.1 Schedule of Listed Buildings

There are three entries on the National Heritage List of England:

High Street: Baptist chapel – grade II

Manor Road: No.10 (Manor House) – grade II

Manor Road: No. 50 (Queen Adelaide public house) – grade II