



# DUSTON

## CONSERVATION AREA

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*Main Road in 1905 (from a postcard in Northamptonshire Libraries Local Studies Collection)*

## CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN

Planning Policy & Conservation Section  
Northampton Borough Council  
October 2009

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આ માહિતી બીજા ભાષાઓ અને રૂપમાં નીચે આપેલા ફોન નંબર પર અમારો સંપર્ક કરીને વિનંતી કરવાથી મેળવી શકાય છે

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এই তথ্য অন্যান্য ভাষায় এবং পদ্ধতিতে আমাদের সাথে নীচের ফোন নম্বরে যোগাযোগ করে অনুরোধ করে পাওয়া যেতে পারে

### Consultation

This document takes into account the comments and representations made over an eight week public consultation period between 29<sup>th</sup> June and 24<sup>th</sup> August 2009.

### **Foreword**

# Duston Conservation Area

## Draft Conservation Area Appraisal & Management Plan

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## **Introduction**

### **The Importance of Conservation Areas**

*"Historic Areas are now extensively recognised for the contribution they make to our cultural inheritance, economic well being and quality of life. Public support for the conservation and enhancement of areas of architectural and historic interest is well established. By suggesting continuity and stability, such areas provide points of reference in a rapidly changing world; they represent the familiar and cherished local scene".*

English Heritage: "Management of Conservation Areas", Feb 2006

**D**USTON CONSERVATION AREA was first designated in March 1977 as an area of distinctive character worthy of preservation or enhancement.

Conservation areas in Northampton are designated by the Borough Council. The Government requires that conservation areas must be reviewed from time-to-time to ensure that they are kept up to date.

This document sets out the appraisal of Duston Conservation Area undertaken during the autumn of 2008.

### **Planning context**

Conservation areas are protected by a number of Acts and statutory guidance.

The Civil Amenities Act in 1967 first introduced the concept of conservation areas. This was succeeded by Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This Act places a duty on local authorities to designate as conservation areas, "areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance". Local authorities must also formulate and publish proposals for the preservation and enhancement of their conservation areas<sup>1</sup>. This is normally in the form of generic guidance and a management plan specific to each conservation area.

Government Policy is set out in Section 4 of Planning Policy Guidance 15 Planning and

the Historic Environment. This provides local authorities with advice on the designation, and subsequent management, of conservation areas.

The objectives of conservation area designation are:

- To give effect to conservation policies for a particular neighbourhood or area
- To introduce a general control over the demolition of unlisted buildings and structures within the area
- To introduce a general control over the removal of important trees
- To provide the basis for policies designed to preserve or enhance all aspects of the character or appearance that define an area's special interest. This will necessarily include the identification of buildings and structures, open spaces, views, trees and areas of the public realm<sup>2</sup> which make positive contributions to the area.

### **Summary of special interest**

The ancient settlement of Duston once stood separate from the town of Northampton; however 20th century residential development has enveloped the village into the urban area. The historic buildings at the centre of the village help to retain much of the historic character of Duston, but the high volume of traffic that runs through the village has a considerable negative impact. Some of the historic character has been eroded as a result of piecemeal development, and modern infill. The vulnerability of the historic character reaffirms the need for the conservation area, and the deletions and extensions to it incorporated in October 2009.

The historic core of Duston has retained a sufficient amount of its historic character to warrant statutory protection. It is representative of how, over time, the layers of development can become a coherent collection of buildings; this informs us about the character and identity of the community throughout the history of the settlement.

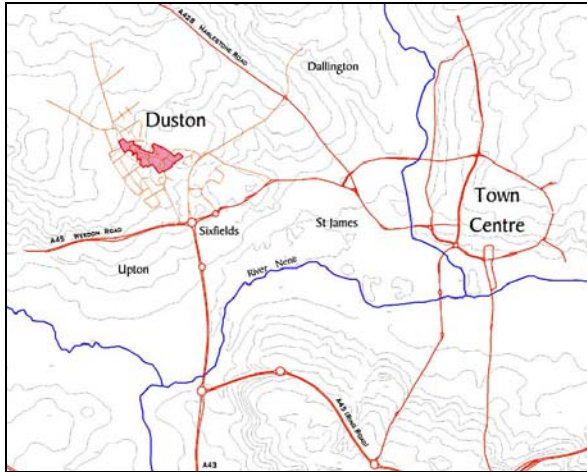
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<sup>1</sup> See Section 71 of the 1990 Act

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<sup>2</sup> The public spaces, squares and pavements.

## **Location and context**



The village of Duston lies approximately 3 miles west of Northampton town centre and sits at the top of the northern valley slope above the River Nene.

## **Historic Development**

The high number of natural springs and the proximity to the fertile Nene River Valley made the area that is now Duston an ideal location for a successful settlement. The early inhabitants were Northern European Belgic Tribes, but later Duston became an important early industrial centre in the Roman period due to its position on the road from Towcester to Irchester – both important market towns. Significant evidence of a major medieval settlement has been revealed by archaeological artefacts recovered in the land to the south of Duston.

In 1068 a manor at Duston was established under the authority of William Peveril, who was rumoured to be William the Conqueror's illegitimate son. At this time Northampton would have been a crucial administrative centre, as the town was home to Simon de St Liz at Northampton Castle, the priory at St Andrews and St James Abbey.

Many illustrious aristocrats have owned the manor at Duston over the years. Prominent members of this long list include Sir Charles Somerset who was the Admiral of the Fleet in the 1480's, Sir Christopher Hatton who was the Lord Chancellor and Peniston Lamb who was the 1st Viscount of Melbourne, hence Melbourne Lane and Melbourne Arms in Duston. Another significant owner was Viscount Palmerston, Foreign Secretary during the Crimean War, who gave consent for the first industrialised ironstone quarry on

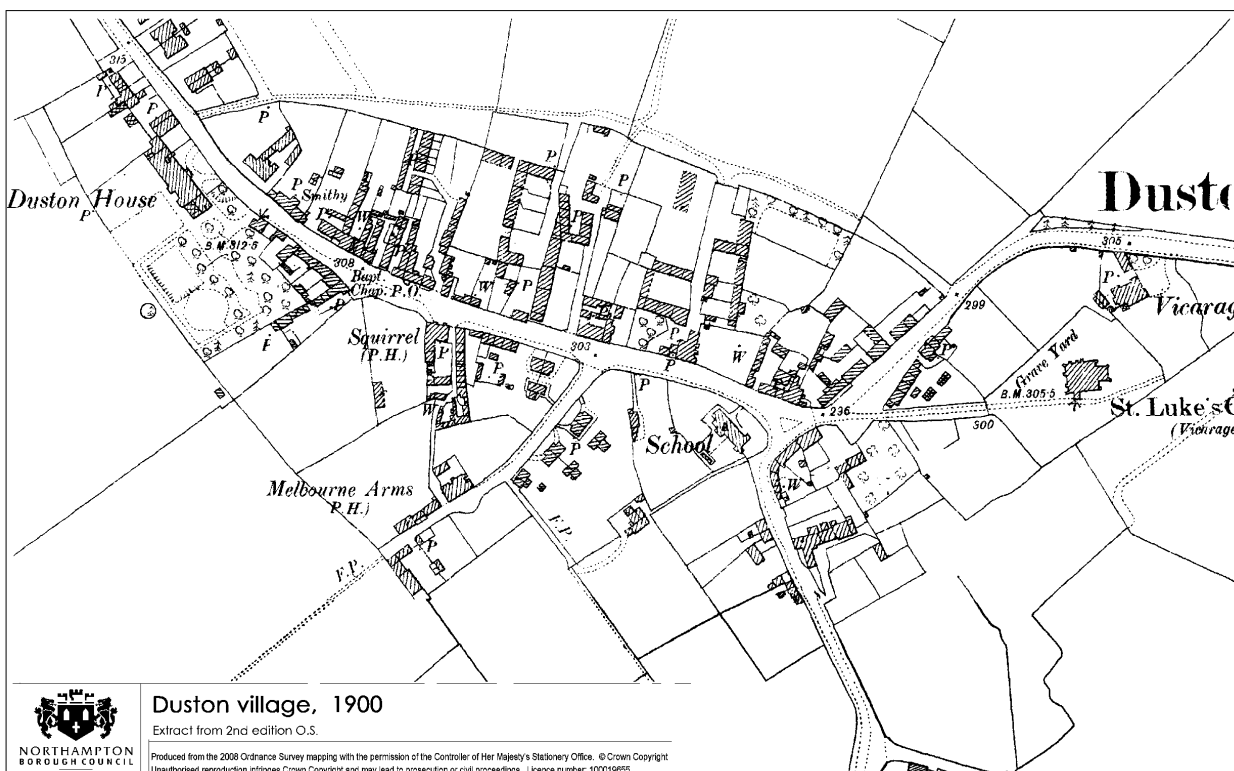
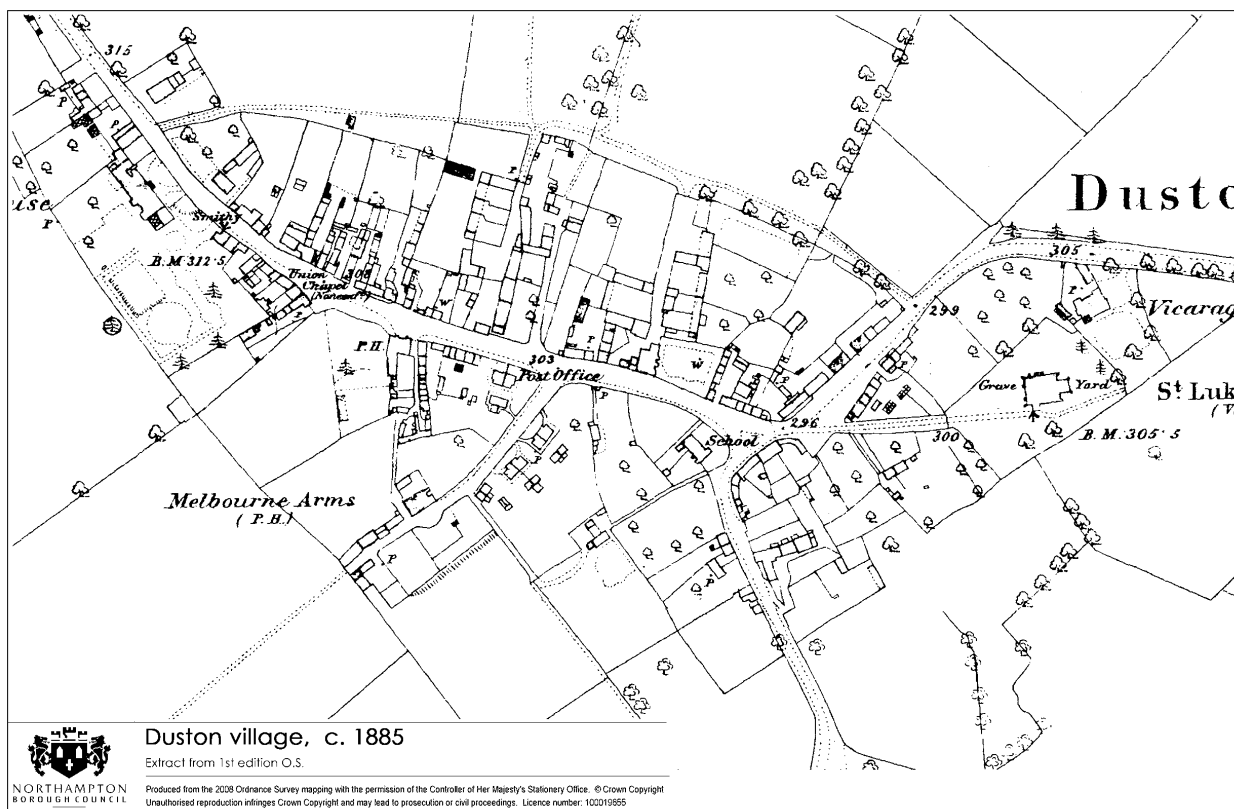
the land south of Duston. Work in the quarry began in 1855. The accompanying new wealth that was brought into the village as a result is clear from the character and style of architecture found in the more modern parts of the village to the north of the historic core.

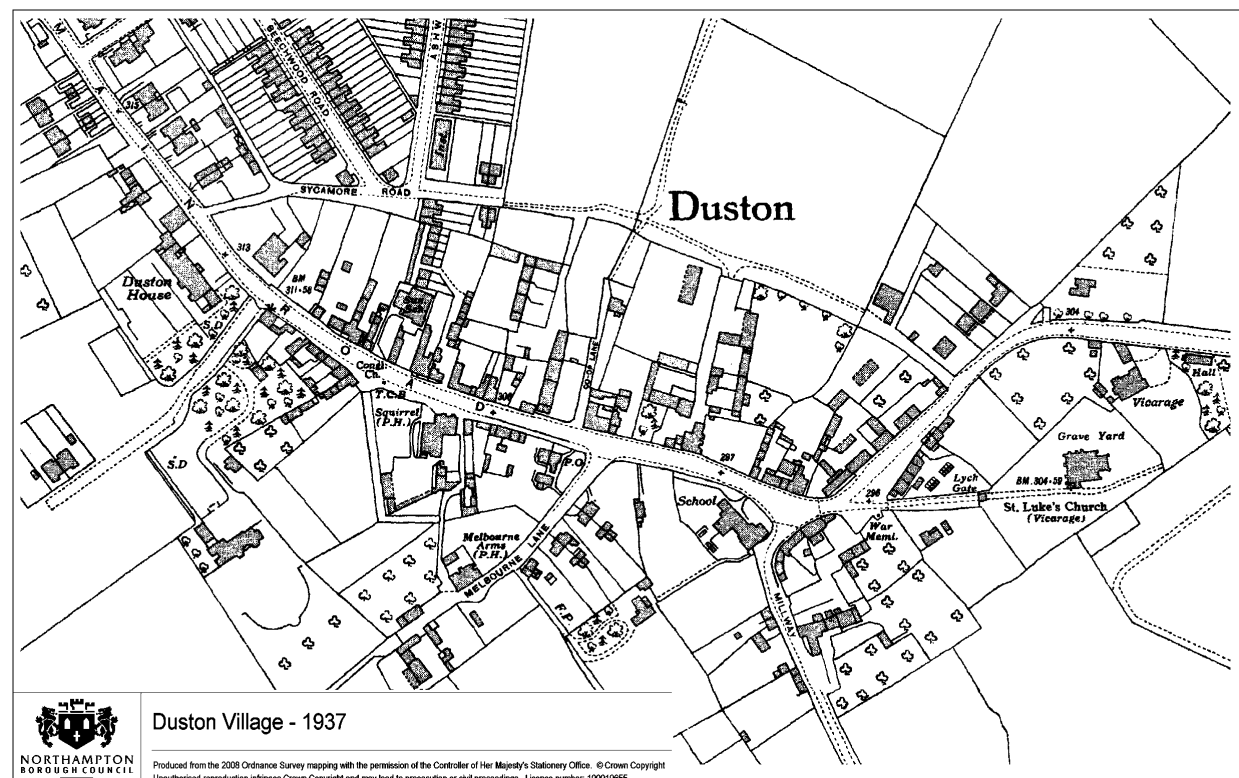
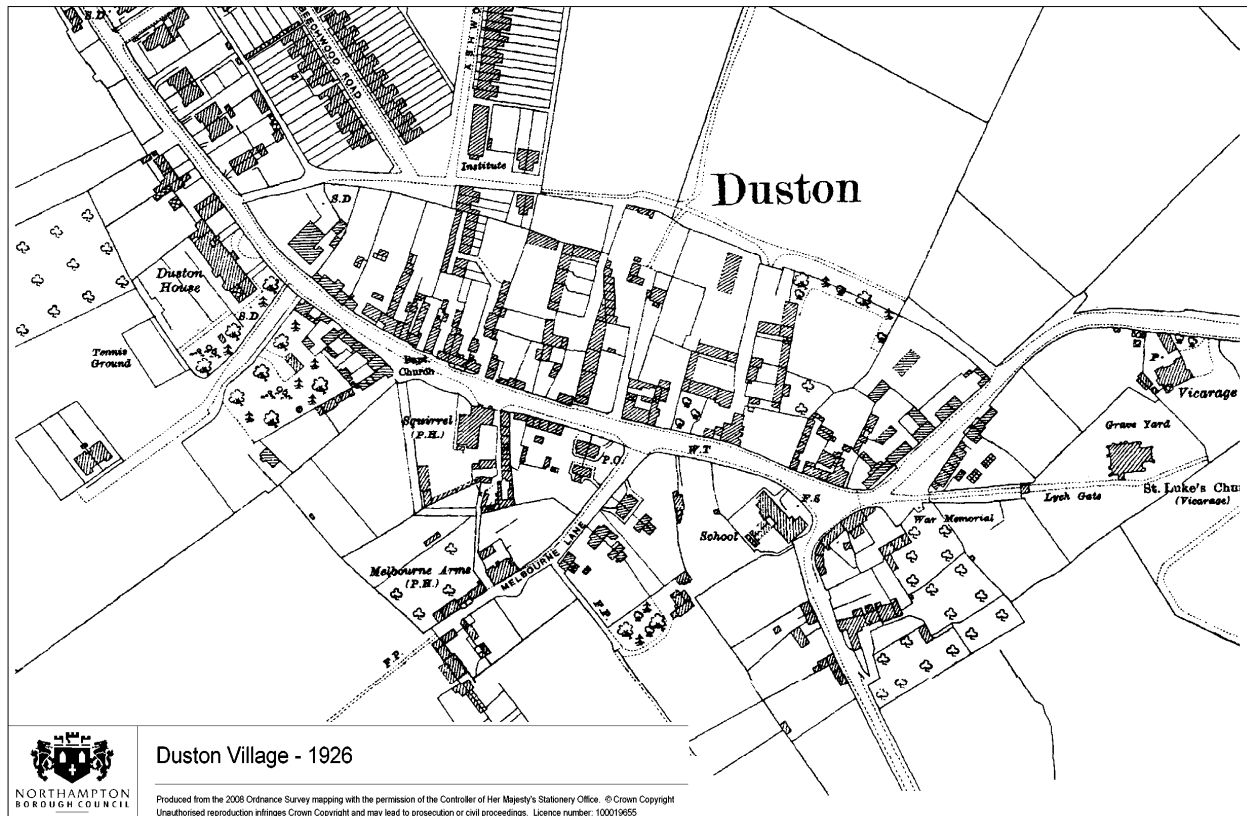
The Duston of today was defined by the Kerr Family, when on the 3rd of July 1919 the owner, Sir Walter Kerr, had an estate sale auction at the George Hotel in Northampton. This led to the breaking up of this once great country seat. This sale not only brought about the splitting up of the lands but also the severance of the property from the Melbourne estate in Derbyshire. It also paved the way for a sustained period of speculative and industrial growth throughout the 20th century, which has led to the development of New Duston and the former British Timken Works. These developments led to the eventual integration of Duston into the Northampton conurbation.

This growth is reflected in Duston's population, which doubled between 1811 and 1891 from 400 to 800. By 1901 there were nearly 1,000 inhabitants, and 1935 the census recorded a population of 2,500. In 1941 work began on the new British Timken roller bearings works. These works provided vital employment for local residents and eased the reliance on the shoe manufacturing industry that before the war had employed 50% of Duston's population. Timken's presence in the town led to the Northampton Technology College on St Georges Avenue (now the Avenue Campus of Northampton University), and established Northampton as a centre for engineering excellence.

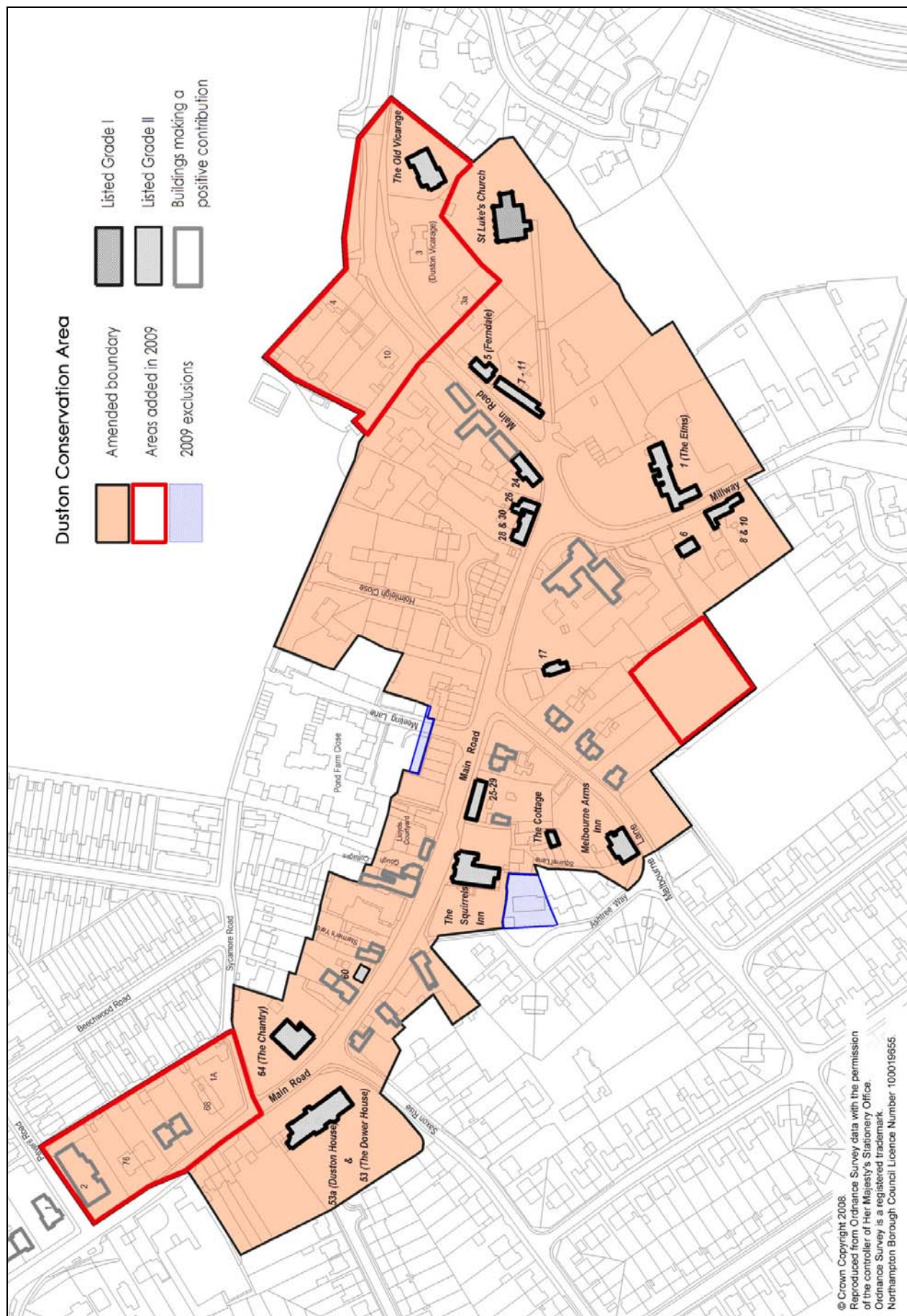
Following the Second World War a programme of council house building was carried out north of Duston old village. This estate became known as the Kerrfield estate, after the Kerr family who were the last family to occupy the Duston estate in its entirety before they sold off the estate lands in 1919. The residential expansion of Duston continued into the 1950's, this growth has made the area of Duston the busy densely populated suburb that it is today. The historic core of old Duston continues and earns its right to heritage protection as it is one of the oldest and most important areas of Northampton.







Conservation area showing listed buildings, local list candidates and boundary changes





## **Duston Character & Plan Form**

To facilitate proper protection the built environment must be properly understood. This is best achieved by dividing Duston into character areas, which share common elements, allowing significant features that contribute to the historic character to be highlighted.

Generally the character areas will share common architectural styles, building materials or uses, which will define them as a distinctive area. Furthermore these areas are vulnerable to change which can have a detrimental cumulative impact if allowed to continue unchecked.

Overall the character of the village is influenced to a large extent by Main Road, which runs NW – SE through Duston. Main Road has defined not only the use and character of Duston, it has also dictated the pattern of growth northwards toward the Harlestone Road and New Duston. The growth that came about in the mid to late 20th century was, in part, due to the sale of the lands of the Duston Manor estate by the Kerr family in 1919. This provided a large quantity of open land suitable for residential and employment development, like the Timken Works. When studying the plan form it is clear that remnants that reflect Duston's ancient history are still visible today. One of these is the footpath that links the access road from Rose Villa in the east, to Sycamore Road in the west. This footpath defines the northern extremity of the historic core, and would have been an important public access route into the once open fields to the north of Duston and can be seen on maps from as early as 1883.

The individual character areas are discussed in greater detail below:

### **Character Areas**

#### **Church & Churchway House**

This area is defined by the special architectural and historic character of the ancient church, the secluded and tranquil nature created by the churchyard, and open fields to the south east of Churchway House and the churchyard. This area of Duston offers evidence of the fact that the village was once a separate entity with its own church and war memorial. The Millway Primary School fields behind Churchway House help to retain much of the historic character of the area.



*Church of St Luke*

St Luke's Church is the oldest surviving and the most architecturally significant building within the conservation area. It stands in a secluded spot at the end of a long lane in a large churchyard (4500m<sup>2</sup> approx). Parts of this building date from the 12<sup>th</sup> century, with the fenestration<sup>3</sup> and tower being added in the 13<sup>th</sup> century. The approach to the church along the lane is characterised by the view through the lych gate<sup>4</sup>.



*Lych Gate*

<sup>3</sup> The arrangement of windows in a building.

<sup>4</sup> *Lych Gate* – A covered wooden gateway with open sides at the entrance to a churchyard, providing a resting place for a coffin (the word 'lych' is Saxon for corpse). Part of the burial service is sometimes read there. (Penguin Dictionary of Architecture)

On the south side of Church Lane are the two other key features of this character area – Churchway House and the War Memorial.

Churchway House is a large white rendered detached dwelling that was built in the mid-1930's and is very representative of that era, with rendered second floor, brick detailing and wide brick chimneys. The war memorial commemorates the Duston residents who died in the First World War 1914-1919. The memorial itself is a limestone pillar solemnly decorated with carved garlands and topped with a crucifix.



The churchyard appears secluded, and has many ancient gravestones within it, however the setting of the Grade I listed church is encroached upon by the modern houses that have been built in close proximity to the boundary wall of the churchyard. The visual impact of the houses is exacerbated by their design, which makes no attempt to allude to any rural or vernacular<sup>5</sup> building form.

The most common material used in the churchyard is the local ironstone, which was used to construct the church, the churchyard walls and most of the gravestones. This gives the church and its surroundings a strong unifying characteristic, and could explain the

<sup>5</sup> Traditional buildings using local building techniques, made from locally available building materials.

positioning of the church to the east of the village as this is closest to the ironstone mines that lie to the south-east of Duston.

Any more development in this area would have a detrimental impact upon the churchyard, and the war memorial. The open fields to the south of the churchyard and Churchway House add considerable value to the historic character of the area. The open land also maintains important views looking southwest toward St James' End and particularly the Express Lift Tower, which is clearly visible.

#### Main Road, Millway and Melbourne Lane

This area is characterised by the style and type of buildings, including the materials that are used. All the buildings are built using vernacular techniques and materials (ironstone or brick). This commonality is born out of the strong links, which most the buildings have, with agriculture. There is an exception in the Victorian School and the Old School House on Main Road.



7-11 Main Road

On the west side of Millway the street-scene is characterised by small traditional thatched cottages, which would have once housed local farm workers and their families. Later examples of the agricultural cottage can be seen on the south side of Melbourne Lane. These charming semi-detached cottages were built in the late 19th century to house agricultural workers in sanitary and humane conditions and represent an early example of rural liberal philanthropy<sup>6</sup>.

<sup>6</sup> Philanthropy is the act of providing accommodation, or donating goods and money to support a socially beneficial cause, without material or financial benefit to the donor. In this case the donor was addressing the problem of squalid living conditions of agricultural workers. Philanthropic acts of this nature were common in the high Victorian era as wealthy people became more influenced by liberal politics and Christianity.





Melbourne Lane

Early agricultural cottages can be seen on the south side of Main Road, leading up to the junction with Millway.

Other dwellings in this area that relate to local farming are the converted barns, or vernacular barn-style houses, which run along the north side of Main Road before the junction with Millway. The converted barns in this area would have once been under the ownership of the farm, which operated from the former farmhouse now known as The Briars. The character of these former barns is unified through both their previous use, and their common building materials, generally ironstone, clay roof tiles (or pantiles) and timber lintels above the doors and windows.

As mentioned previously The Briars (no.20 Main Road) was once a farmhouse with land which ended at what is now Meeting Lane. Given the amount of outbuildings within this plot the farm may well have utilised the enclosed fields to the north of the village on what is now the Timken site. Another former farmhouse in this area is The Elms (1 Millway, Grade II Listed), which still has a significant amount of its original land shown on the historic map from 1887. The house has however lost its outbuildings, which once fronted on to what is now the mini roundabout at the junction of Main Road and Millway. These buildings can be seen on the historical maps as late as 1938.

Other buildings that add considerable value to the street-scene within this area are the group of grade II listed buildings at 24 and 26-30 Main Road, which stand on the north side of the Millway / Main Road junction. No 24 is a large ironstone village house, which may have had agricultural use in the past. It is essentially a classic Northamptonshire village

dwelling, representative of the local vernacular. The listing description says that 'it was originally constructed in the 18th century and was significantly altered' in the 19th century. The three-storey terrace at 26-30 Main Road could well have once served as some sort of agricultural store or barn. The dwelling at 26 Main Road was obviously added at a later date. This is clear from the different materials used, and the completely different style of architecture, another more obvious clue is the datestone at the apex of the gable, which reads 1899. The two other adjoining buildings date from the early 18th century. The height and close proximity to the highway of this group of buildings creates a very enclosed character to this area. This defines the approach north along Main Road into the heart of the historic core of Duston.



26-30 Main Road

Two exceptions to the general agricultural character of this area are the two former schools. The oldest is The Old School House (Ferndale) on the south side of Main Road, which is a low, early 19th century building with a gabled porch. This particular building is an exception because although it shares the vernacular style and materials of the surrounding buildings, it would have been built as a school rather than being associated with agriculture.

The second school in this area is the most prominent, as its red brick façade looks down on the junction of Main Road and Millway from an embankment to the south of the highway. The building is an excellent example of a Victorian Northamptonshire school, other examples of which can be seen in the Abington and Kingsthorpe areas of Northampton. The local red brick walls are contrasted with limestone details such as the door and window surrounds. The raised height of the school mirrors that found in the listed group of buildings that front on to the



*Former St Luke's Primary School*

north side of the Main Road / Millway junction. This historic school contributes a great deal to the character of the Duston conservation area, and is indicative of the significance placed on the provision of education in villages in mid 19th century Britain. Unfortunately the school currently stands empty, however there has been an application approved for its reuse.

The historic buildings in this part of the village are susceptible to negative forms of development such as the installation of modern plastic windows, boundary alterations (for example the removal of historic walls), the high volume of traffic at the Main Road / Millway junction mini-roundabout, and inadequate and inappropriate building maintenance. The approved scheme for the redevelopment of the school site for reuse as a community centre, nursery and business start-up centre should be implemented as soon as possible to avoid any further deterioration of the fabric of the former school.

#### Holmleigh Close & Rose Villa Farm

Holmleigh Close, with neighbouring (former) Rose Villa farm, on the north side of Main Road, is another area of the village with strong agricultural associations. The older buildings of Holmleigh Close (nos. 1-9) are converted barns of local ironstone, adapted



*Holmleigh Close*

to house employees of British Timken. The farmhouse itself was demolished in the 1960s. Likewise, the ironstone dwellings of 14, 16 & 22 Main Road were all originally farm buildings. There are also areas of modern residential infill, such as the terrace of four dwellings in Holmleigh Close that front on to Main Road, the bungalows at the east end of the cul-de-sac and the two large houses in the grounds of the former Rose Villa Farm. However, the buildings that add the most heritage value are the converted agricultural buildings, as they provide a glimpse of what a farm complex would have looked like in historic Duston.

The most important feature of this character area is the boundary wall and footpath that runs along the northern boundary of this area. The wall is the original wall, which would have marked the northern boundary of the farm at Rose Villa/The Briars. The wall also marks the boundary of an ancient path that can be seen on maps from the late 19th century. However it would have existed for centuries as it not only forms the boundary of the historic village of Duston but would also have provided access to the open agricultural land north of the village. The path was vital to the successful operation of agriculture in the area, as it would have enabled daily access for workers and their animals to the fields, which was key to the villagers' ability to remain economically viable. The path still exists today, although the western end of it was made into Sycamore Road when the terraced houses were built around the end of the 19th century. It now forms the boundary to the residential developments taking place at the former Timken works. It is a vital part of the conservation area as it is the boundary of Duston's historic core.

This area is vulnerable to piecemeal householder development such as rear extensions, porches and window replacements. The stone buildings in the north of the Close are more established than those at the Main Road end, and therefore are at greater risk of negative development. The properties at the south end are modern, but they still require tight controls to encourage sympathetic forms of development. As such the properties should be kept as close to the original form of development as is possible, with no significant external alterations being permitted.



### Main Road

This central area of the village is characterised by the types of buildings within it and their uses. Predominantly the buildings are publicly accessible as they are generally shops, food outlets or pubs. While many of the business units in Duston have flats above, there are very few individual dwellings in the historic core (approximately 5-10). As such the character of the area is defined partly by the lively frontages that are features of the numerous business premises.

This part of the village has experienced significant alterations and infilling over the later part of the 20th century. The historic maps (on pages 7-8) show that many of the old buildings in the centre of the village were demolished to make way for commercial developments. This process of renewal was brought about by the rapid expansion of Duston northwards, as the new homes being built required local amenities. This area was so close to the Timken plant, that it is where many of the new residents would have been employed, as a result the area was attractive to local businesses. The volume of people coming to use the amenities would have necessitated the creation of parking facilities; which led to the demolition of a building next to the Squirrels Public House, and the demolition and rebuilding of the Co-operative Store. These new uses that were introduced into the village have irrevocably changed its character; Duston has become a local centre for a large areas of suburban Northampton like Upton, New Duston, Dallington and St James, and the villages to the north west of Northampton such as Nobottle, the Bringtons, and the Harlestons.

The changes made to Duston have also had an impact upon the physical character of the historic core. While many of the historic



*The Squirrels PH*

buildings have been retained some key units on the north side of Main Road have been constructed which do not assimilate well with the older buildings. The Co-operative building is just such a building, which is constructed out of modern wire cut bricks, which do not match the red locally made moulded bricks used in other buildings in the vicinity. It also introduces half-eaves dormer windows, which are not a feature of the other vernacular buildings in the street.



*Main Road – new shops*

The character of this part of Duston is vulnerable to changes of use. Currently the balance of uses; A1 (retail), A2 (estate agents, financial offices etc) and A3-A5 (food & drink) is fairly even; however if any one of these uses were to become more dominant, then the historic character of the area could be detrimentally impacted upon. As such development control should aim to prevent changes of use that could upset the balance. This area is also vulnerable to the installation of inappropriate shop fronts, advertisements and fascia signs. Many of the commercial units already have modern shop fronts, which cumulatively has had a detrimental impact upon the character and appearance of the conservation area. When the opportunity arises every effort will be made to ensure any replacement shop-fronts and adverts harmonise with the locality. The levels of traffic and on-street parking are also detrimental to the character of this area. The Borough Council will discuss the possibility of addressing these issues with the Northamptonshire County Highways Authority.

### Saxon Rise Junction

This area to the west of the commercial centre is the location of some of the finest stylised architecture in Duston village; as such its character is representative of how increased affluence in Duston in the 19th

century led to stylistic developments in the nature of the village buildings. The Chantry (no. 64 ), on the north side of Main Road, is an important building dating from the early 19th century. This house shows how fashionable architectural features were slowly introduced into vernacular architecture. The form and general construction of the house has the appearance of a typical local building, especially the use of ironstone. However, features like the recessed sash casement windows and the canted bay window on the frontage are features from the Regency style common in late 19<sup>th</sup> century Georgian architecture.



*The Chantry, 64 Main Road*

Almost opposite, on the corner of Saxon Rise, is no. 51, is another architectural gem. Constructed from rough coursed local stone with limestone dressings, the house represents the 'Arts and Crafts' or 'Picturesque' style of architecture that was popular in the late 19th and early 20th century. This style references some elements of vernacular building, and focuses on utilising the work of craftsmen as opposed to using materials that are produced by mechanised or industrial methods.



*Nos 47-51 Main Road*

The largest and most architecturally fashionable house in this area is Duston House, which was built by William Samwell in 1822. The house was built in the middle of the period of Neo-Classical revival, and as such it utilises many of the archetypal elements of this style, such as a Corinthian<sup>7</sup> porch, sash windows with decorative architrave surrounds and a pitched roof behind a balustraded parapet.

Adjacent to Duston House is a large classically proportioned house with Georgian features such as well-ordered fenestration with recessed vertical sliding sash windows, Flemish bond brickwork and a portico topped with a neo-classical pediment (a low pitched gable). The building adds considerable value to this part of the conservation area, as it is stylistically complimentary to Duston House itself and it has retained all its original external features.

Detrimental forms of development are limited through the exercising of listed building controls on The Chantry and Duston House. However the two other fine dwellings in this area, at 51 and 53b Main Road, which are not listed, are susceptible to detrimental piecemeal development such as replacement windows and rear extensions.

### **Boundary Extensions**

Having carried out the character assessments necessary to complete the appraisal it was considered that there were areas of historic Duston that were outside the boundary designated in 1974. The buildings were considered to be of sufficient architectural or historical value to warrant inclusion in the conservation area. Therefore these were included within the boundary of the conservation area in October 2009.

### **Main Road East**

This area of Duston is at the main eastern approach into the village, and as such its character influences the context for the rest of the village. This area also has some key features that inform the understanding of Duston's past, and some aesthetic elements that add significant value to the conservation area as a whole.

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<sup>7</sup> The Corinthian Order is the final order of classical Greek Architecture. The capitals (the decorated top section) of the pillars represent Ascanthus Leaves in stone.





*Main Road in the eastern part of the conservation area*

The first important feature of this area is the Old Vicarage, which stands on the south side of Main Road. There are five large trees to the front of this large detached building, which add considerable value to the character and appearance of this part of the conservation area and Duston as a whole.

The former Rectory is built from local ironstone, with a Welsh slate roof with sections of the wall finished in cream render. This highlights decorative elements like the ironstone window surrounds and the ironstone quoins on the north-east facing façade. The north-west façade is the most decorative, as while finished entirely in local ironstone there is a gothic arch staircase window complete with simple bar tracery finished with trefoils in the top section.

The rear of the building, facing the churchyard, is finished in cream render and conforms to the Picturesque style popular in the early 19th century, and is characterised by the Gothic arched door and decorative hood moulded architraves.



*The Old Vicarage*

The next key feature of this area is the brick piers that were the gateposts for the 'arena' entrance to the British Timken Works. The site itself is currently being developed as a residential area, so very little of the actual factory remains except for these brick piers. The developer of the site has retained the gate piers; their inclusion in the conservation area is important because they are material

evidence of the significant role that the Timken works played in shaping modern Duston.

Another feature of this area which adds value to the conservation area is the row of three bungalows which front on to the north side of Main Road. These small bungalows are of the same late Arts and Crafts style, with centrally placed front doors with bay windows either side, timber detailing and verandas on the front façade.



*Timken Gate Piers*

#### Main Road North-west

This area is characterised by its architecturally styled residential buildings, which are built in a style complimentary to Duston House. Like the buildings in the Saxon Rise Junction Character Area, the dwellings in this area are also indicative of how the styles of architecture in Duston have changed. This shift from the vernacular buildings in the east and centre of the village, shows how the village moved north-west and how the many layers of development that have taken place over the centuries add to the rich variety of buildings in the village.



*Main Road north-west*

Even in this character area the shift in the general approach to architecture is apparent. The southern most building in this area (no. 1A Sycamore Road / 68 Main Road) is a semi-detached dwelling which probably dates from the early 19th century, and can

be seen on the 1887 map. The gable end of the building faces Main Road. The conjoined dwellings have the appearance of being a single house as the ridge line of the roof is the partition between the two dwellings, adding a sense of grandeur to the properties. The building has a Welsh slate roof, with exposed decorative purlins on the gable end. It is finished in coursed rough-cut ironstone with dressed ironstone blocks forming the decorative features such as quoins and window surrounds. The building has retained many of its original features, including its windows and the decorative brick chimneys; as such it adds considerable value to this part of the village.



No 1A Sycamore Road / 68 Main Road

Immediately adjacent to the north-west are two pairs of semi-detached town house style dwellings built in the late 19th century. They are brick built with some parts of the façade finished in stucco/render. They conform to the high Victorian principles of stylistic simplicity and respecting the truth of the materials, the result being well-proportioned dwellings with some brick detailing, vertical sliding sash casement windows and clay tiled roofs.

These elements of the buildings represent the movement away from mass produced building techniques that rely on mechanised means of production, towards a use of building techniques that rely on mechanised means of production, towards a use of materials and architectural styles which is more focused on utilising local crafts.

At the junction of Main Road and Peveril Road is Oak Lodge, a former dwelling that has since been converted into a nursing home and extended considerably to the rear. Oak Lodge was built in 1899 and



Oak Lodge

represents the high Victorian Gothic Revival style which again relies on local crafts, like stonemasonry, and includes features like double height canted bay windows with stone mullioned lights, parapet gabled ends and a below-eaves dormer window. All these features give the building the appearance of an Elizabethan Manor House: as such the building adds significant value to the built environment of Duston and is worthy of inclusion within the conservation area.



72-74 Main Road

#### St Luke's School – Copse

Due to the positive impact the copse has on the character and appearance of the Duston Conservation Area, the area is hereby included within the 2009 revised boundary. The trees in the copse are protected by a blanket Tree Preservation Order, however as the trees have such a positive impact upon the character of Melbourne Lane they are a key feature of the character and setting of this part of the Duston Conservation Area. Furthermore the copse forms part of the curtilage of the former St Luke's Primary School, so regularisation of the boundary



enables a consistent approach to be applied to the school site as a whole.

### **Deletion**

The following area was removed from the conservation area in October 2009.

#### **8 Ashtree Way**

The original boundary of the conservation area was, in October 2009, altered to exclude the modern dwelling to the rear of The Squirrels Public House on the modern cul de sac, Ashtree Way. This area was originally included as part of the garden of The Squirrels in 1977 when the conservation area was first declared. The land has subsequently been sold off for a new dwelling. This is not visible from Main Road, and is built in a style that is not complimentary to the style and form of the buildings within the conservation area. It is not deemed appropriate for this dwelling to have its permitted development rights restricted should an Article 4 Direction be adopted in the Duston Conservation Area, as the permitted development at this property would not have a detrimental impact on the historic environment.

Furthermore any significant development proposals at this dwelling would, in any case, require input from the Conservation Team as it adjoins the boundaries of both the listed Squirrels Public House and the conservation area.

## **Management Plan**

### **Introduction**

The designation of Conservation Areas is an important aspect of the role of Local Authorities in recognising and managing the historic assets under their jurisdiction in a sustainable manner for the benefit of this and future generations.

Northampton Borough Council has currently designated 19 Conservation Areas, of which 9 lie within the urban areas of Northampton and 10 are villages or historic village centres.

Every area has a distinctive character derived from its topography or landscape, historic development, current uses and features such as the street pattern, trees and green spaces, buildings, structures and open areas. Understanding and appreciating these elements together with the shaping effect of the social and economic background is the starting point for making decisions about the management of a Conservation Area.

The character appraisal, which forms the first part of this document, has provided the basis for developing management proposals for Duston Conservation Area. These fulfil the general duty placed upon local authorities to draw up and publish such proposals.

Conservation Areas are distinguished as being of '*special local interest*' but this does not necessarily make them any less dynamic than other areas. Careful and active management is required if the essential character and appearance which makes an area special, is to be suitably protected and enhanced during periods of change.

Proposals for the enhancement of the character and appearance of the Conservation Area are aimed at reinforcing those qualities and characteristics which provide the special interest that has warranted designation.

### **Government Advice**

The primary Government advice relating to conservation areas is contained in Planning Policy Guidance note 15: Planning and the Historic Environment. This document offers clear advice on the designation of Conservation Areas and the importance of appropriately assessing the areas' special interest.

English Heritage offers advice on undertaking Conservation Area appraisals and this statement has been prepared in accordance with this advice.

### **Management proposals**

These management proposals take the form of a strategy, setting objectives, addressing issues and making recommendations for action arising from the appraisal process.

The availability of resources will have an impact upon delivery of the plan. Northampton Borough Council recognises both the needs of the area and its own aspirations to meet those needs wherever and whenever they are able to do so within the constraints which will apply.

The principal ways in which the Conservation Area will be managed fall into two broad categories of protecting the existing fabric and works of enhancement.

These will be achieved by :

- The application of generic and specific policy guidance
- The provision of published and online policy guidance, augmented from time to time
- Protection of locally important buildings, structures and trees and the review of protection measures on a regular basis
- An enforcement strategy
- Ensuring that new development compliments the existing scene
- Ensuring that works within the public realm reinforce the character of the area
- Seeking pro-active opportunities for restoration of lost elements and repair of important historic elements which are damaged or in danger
- Monitoring change and modifying priorities and policies accordingly

### **Protection**

#### **Listed Buildings**

Certain buildings are considered to be of national importance, and have been placed on a statutory List of Buildings of Architectural or Historic Interest. The older and more rare a building type is, the more likely it is to be listed. These buildings have the benefit of added legal protection from demolition, and insensitive alterations and extensions. There are three different grades of listing: I, II\* and II. The majority (over 92%) of buildings nationally,

are Grade II Listed. Grade I and II\* listings apply to those which are of outstanding architectural and/or historical importance or rarer examples of a building type.

The conservation area contains 21 listed buildings (see Appendix 2). All material change<sup>8</sup> to listed buildings (inside and out) is controlled through the listed building consent regime. Certain works will, in addition, require planning consent and maybe Conservation Area Consent.

Listed Building Consent is required for the demolition of, or any works of alteration or extension, which would affect the character or appearance of a listed building. The regulations apply to both external and internal alterations. For the purposes of listed building control any object or structure which is fixed to the building or has formed part of the land since before 1st July 1948 is also treated as part of the listed building.

Repair works undertaken on a like-for-like basis do not normally require Listed Building Consent. However, it is always advisable to consult the Council's Conservation Officers before commencing work on a Listed Building.

Consideration will be given to putting forward for listing any buildings and structures within the Conservation Area if additional information about their significance comes to light which makes them worthy of protection.

Important buildings not put forward for listing or not adopted for inclusion on the national list will be included on the Local List.

### **Locally Listed Buildings**

In addition to buildings that are statutorily listed and of national importance, there are also buildings that are of local architectural and/or historic importance. The Council is producing a separate Local List of these, and will endeavour to secure their long-term future. In the current conservation area, 20 buildings are included on the draft Local List:

- Main Road: nos 14, 16, 21, 22, 23, 39, 47, 50, 51, 52, 53b, 54, 58, 62, 70-72, 78-80 and (former) St Luke's Primary School.
- Melbourne Lane: nos 1, 3, 5, 7, 9.
- Peveril Road: nos 1 & 2
- Squirrel Lane: no 2

Details are listed in Appendix 3.

These buildings do not benefit from the same extent of protection as those on the national Statutory List but will require careful appraisal and justification when applications for change are under consideration.

The general presumption will be in favour of retaining buildings and structures which have been included on the Local List. Those, which have been identified through the appraisal process, as making a positive contribution to the character of the area will receive special scrutiny where major changes are proposed.

### **Upkeep and repair of historic buildings**

The general condition of buildings and structures within an area contribute to the overall ambience of well-being or decay and neglect. It is normally in the interests of owners to keep their historic and listed buildings in a good state of repair. The Borough Council has powers to take action and will consider using these where a historic building has deteriorated to the extent that its preservation may be at risk.

At present none of the Listed Buildings within the Conservation Area give cause for concern with regard to their structural condition.

### **Demolition in Conservation Areas**

Conservation Area Consent is required for certain demolition work within a conservation area. This includes:

- The demolition of a building with a cubic content of more than 115 cubic meters.
- The demolition of walls, fences or gates above 1 metre in height and adjoining the highway (2 metres elsewhere). The Council is unlikely to support the removal of significant boundary walls.
- Buildings subject to a statutory order or notice.

In the case of a listed building a separate listed building consent is required for demolition.

### **Enforcement strategy**

Where there is clear evidence of a breach of planning law; national and local policy will be enforced. In cases where this is necessary, it will be carried out in a fair, clear and consistent manner. Information and

<sup>8</sup> Alterations that are considered to affect the special architectural or historic character of the building.

advice will be available before any formal action is taken and an opportunity provided to discuss the circumstances of the case and to resolve problems.

#### **Article 4 Directions**

Owners of residential properties can undertake some alterations to their property without the need to apply for planning permission – this is known as “permitted development” (permitted development rights only apply to buildings in single residential use, and not to flats or businesses).

The Town and Country Planning (General Permitted Development) Order 1995 enables Local Planning Authorities to remove specified permitted development in sensitive locations by introducing Article 4 Directions. These are used only in special cases where alterations which could normally be undertaken without planning permission would have an adverse effect on the local environment.

Article 4 Directions are generally (though not exclusively) used as a tool in conjunction with conservation area designation to strengthen the protection afforded to those elements which form part of, or add to, the character and appearance of the area. Such directions are not used lightly but are given careful consideration before introduction.

Consideration will be given to the appropriateness of an Article 4 Direction for specified works within the Duston Conservation Area. This is because there is evidence that the cumulative effect of minor alterations would erode the character of the area with a generally negative effect. It is important that this erosion of character is avoided in the future.

#### **Management & protection of important trees**

The Town and Country Planning Act 1990 makes provision for the protection of trees in the interests of amenity and the Act makes special provision for trees within Conservation Areas. Well-established trees make an important and positive contribution to the local environment and therefore it is essential to safeguard these features for the benefit of the community.

Trees over 76mm (3”) in diameter within the Conservation Area are automatically protected from damage or felling. Six weeks prior written notice must be given to the

Council for any works likely to affect a tree within a Conservation Area (this includes work which may affect the roots). If a Schedule of Works cannot be agreed, the Council may decide to make a Tree Preservation Order (TPO). Once a tree is protected by a TPO, it is an offence to cut down, uproot, prune, damage or destroy a tree without the written consent of the Council.

Duston Conservation Area contains a number of trees which are currently protected by Tree Preservation Orders. Consideration will be given to a review of these orders from time to time and to the undertaking of a review of those trees which fall within the boundary of the Conservation Area or its setting.

#### **Local Plan Policy**

The Northampton Local Plan was adopted in June 1997. The plan sets out the Council’s aspirations for protecting and enhancing the Borough’s historic assets. It states how applications affecting Conservation Areas will be assessed. These policies will be strengthened by this Character Appraisal, which will offer greater detail regarding those elements that give the area its distinctiveness.

#### **Design Guidance**

Within Conservation Areas detailed examination is required of the design, siting and layout of development proposals of all types. This is necessary to achieve a high standard of development and to help preserve or enhance the character of the overall area.

#### **Street furniture and highway treatment**

Many of the consultation comments related to the impact of the volume of traffic running through the village and the standard of the existing street furniture in Duston. These concerns are echoed by NBC as these factors can cause considerable material harm to the aesthetic and character of the Conservation area. Conversely sympathetic treatment of highways, public realm and street furniture can create successful places that promote interaction between the community and the historic environment.



Northampton Borough Council is fully committed to securing the protection of Duston's historic environment both now and in the future. As a result we will do our best to work in conjunction with our partners and

individuals to ensure a very high standard is achieved and maintained in Duston.

Below is a table containing a list of key issues that NBC would like to address.

### **Public realm action plan**

#### **Enhancement / Areas for enhancement**

<b>Location</b>	<b>Issue</b>	<b>Action</b>	<b>Term</b>	<b>Responsibility</b>
<b>Main Road (corner of Holmleigh Close)</b> (photo 1, p. 26)	<i>Former gateway in stone wall at corner of Holmleigh Close and Main Road has been blocked with plywood. The wall itself is in a poor state of repair (especially the lower courses), and as such would benefit from refurbishment.</i>	Establish who the owner is, and encourage them to make the necessary repairs to the wall.	Short	Site Owner
<b>Main Road, Peveril Road, Sycamore Road, Melbourne Lane</b> (photo 2)	<i>The stone-walls throughout the historic core of the village make a positive contribution to the character of the area and therefore would benefit from a holistic process of assessment and reconditioning.</i>	Encourage owners to make the necessary repairs. This could be supported by Townscape Heritage Initiative funding which could be secured by Northampton Borough Council.	Medium	Respective site owners / Northampton Borough Council.
<b>Main Road / Melbourne Lane</b>	<i>The soft landscaping to the garden of the property on the corner of Melbourne Lane and Main Road has been removed. This is deemed to have a considerable detrimental impact upon the visual amenity of the Conservation Area due to its prominent location.</i>	Northampton Borough Council enforcement team are currently pursuing works to fulfil the provisions of the landscaping condition on the Change of use application.	Short	NBC
<b>Main Road</b> (photo 3)	<i>The Squirrels Public House car park constitutes a wide void in what is otherwise a fairly densely populated street-scene. The fence that borders the highway is incongruous in heritage terms as it is a modern galvanised post and chain fence. This area would benefit immeasurably from the installation of some soft landscaping, i.e. some low-lying shrubs or small trees.</i>	Encourage the owner to introduce some sympathetic soft landscaping.	Medium	Site Owner with Northampton Borough Council
<b>Main Road</b> (photo 4)	<i>The beer garden of the Squirrels Public House has had some large trees removed from its road frontage. This has increased views into the area and also made the garden a lot lighter, however the loss of key trees on the frontage has had a detrimental impact upon the visual amenity of the conservation area and suitable replacements should be considered.</i>	Discuss the issue with the owners of the Public House.	Short	Site owner.

<b>Location</b>	<b>Issue</b>	<b>Action</b>	<b>Term</b>	<b>Responsibility</b>
<b>Main Road</b>	<i>The large raised bed outside the Duston United Reform Church would benefit from having at least one tree planted in it.</i>	Discuss the issue with the Church.	Short	Site owner.
<b>Main Road</b> (photo 5)	<i>The area surrounding the bakery on Main Road would benefit from a comprehensive improvement scheme. Firstly the railings, bin and bench should be replaced with more heritage sensitive types of street furniture. Secondly there is unkempt vegetation including nettles and ivy, which should be removed and replaced with more sensitive plants and possibly a decorative native tree.</i>	This adopted area of highway would be the responsibility of Northamptonshire County Council.	Medium	NCC
<b>Squirrel Lane</b> (photo 6)	<i>Squirrel Lane has a large bush of overgrown brambles, which is unsightly. This should be removed and replaced with more appropriate landscaping, which would have a positive impact upon the amenity of the conservation area.</i>	Discuss the issue with the owners	Medium	Site owners.
<b>Main Road</b>	<i>Main Road suffers from much unnecessary street clutter, in the form of signs, Bus stops and steel railings. The railings impact detrimentally upon the village like character of the Conservation Area. It should be considered whether Duston would benefit from the removal of the railings in front of St Luke's School, and adjacent to the zebra crossing in front of the Bakery. The removal of the barriers could be brought forward in conjunction with a reduction in the speed limit through the centre of Duston.,</i>	Approach NCC to discuss ways to secure a better public realm for the historic core of Duston.	Medium	NBC and NCC

For development within or adjacent to the conservation area the Council may seek financial contributions through Section106 planning obligations to assist in delivering the improvements to the conservation area as set out in the Management Plan.



1- gap in wall near Holmleigh Close

2- stone wall near roundabout

3 – Squirrels car park fence

4 – Squirrels beer garden

5 – street furniture near bakery

6 – brambles in Squirrel Lane

Photographs referred to in the Public Realm enhancement table.

### **Opportunities for redevelopment**

New development in the conservation area should aspire to a quality of design and use of materials which is clearly related to its context. This normally involves demonstrating that the values set out in the Conservation Area Assessment have been respected. To an extent the character of the area derives from its natural evolution over time. New development should complement this pattern and the established grain and settlement pattern.

New development within the grounds or curtilage of listed buildings and local list buildings will be discouraged, where it is considered that the setting of those buildings or the open character would be compromised.

### **Monitoring Change**

The appearance of conservation areas is subject to change over time and results from the implementation of permitted alterations and approved schemes and sometimes unauthorised alterations. The physical fabric of the area and the public realm may also change for the better or worse. This will be monitored and the effects reviewed and policies modified accordingly with the aim of maintaining a sustainable equilibrium.

### **Mechanisms for monitoring change**

Changes will be managed through the planning, listed building and conservation area consent regime and a logbook recording the formal planning history of the conservation area will provide an overview of accepted changes within the area.

A dated photographic record of the conservation area will be created during the appraisal process and kept up to date to maintain its usefulness.

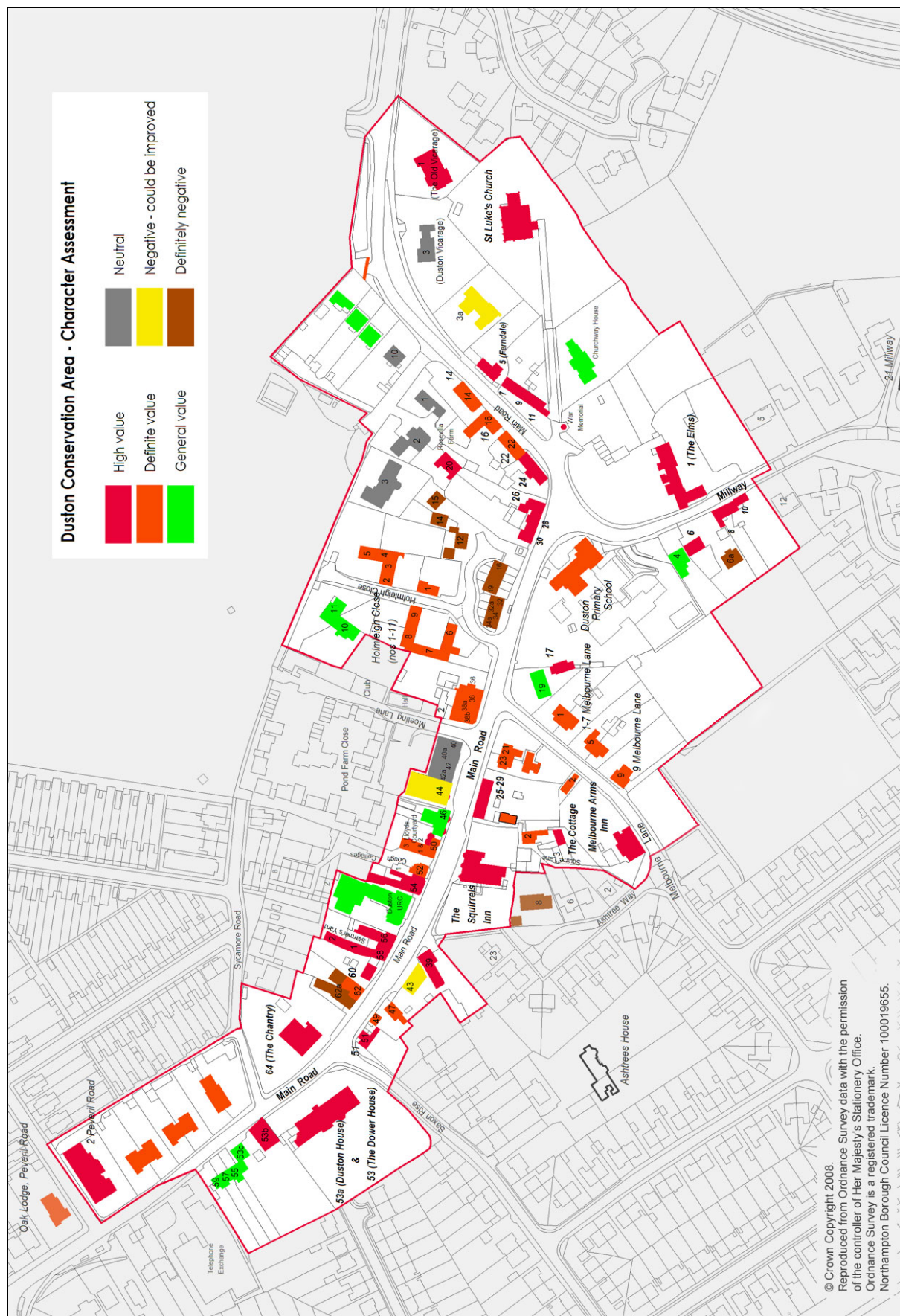
An annual visual inspection by a suitably qualified person will take place to monitor change within the conservation area.





## Appendix 1

### Character Assessment



## Appendix 2

### Schedule of Listed Buildings

The description is that given at the time of listing.

Photo	Building	Grade	
	Church of St Luke, Main I Road Late C12 parish church with C13 aisles & C14 chancel. Restored 1884.		
	The Old Vicarage, Main II GV Road C18, enlarged C19. Coursed rubble and ashlar ironstone, Roof: tile & Welsh slate.		
	No. 5 Main Road II GV (Ferndale). C19: squared rubble and ashlar. Welsh slate roof.	II GV	
	Nos 7,9 & 11 Main Road II GV C18 row of cottages. Coursed ironstone, partly whitewashed. Thatched roof.	II GV	
	No. 17 Main Road II C18 or earlier: ironstone, thatched roof. [Roof subsequently tiled].	II	
	No. 24 Main Road II GV C18, altered C19. Ironstone ashlar, tiled roof	II GV	
	Nos 25-29 Main Road II GV C18, altered: stone, thatched roof.	II GV	
	Nos 26 Main Road II GV 1890: coursed rubble.	II GV	
	Nos 28 & 30 Main Road II GV 1732 according to date panel under eaves. Ironstone ashlar, Welsh slate roof.	II GV	

### **Appendix 3**

#### **Local List Candidates**

**Main Road: (former) St Luke's Primary School:** Church of England School, 1856, built for the education of the poor.

**14 Main Road:** Squared rubble, tiled roof. Four modern casement windows. Central skylight window.

**16 Main Road:** Part of the former Rose Villa Farm buildings (see no. 22). Stone with tiled roof. Converted to dwelling.

**21 Main Road:** "The Old Post Office". Semi-detached building squared rubble, tiled roof. Modern windows under stone arches, dormer windows on first floor. Large brick chimney on RH side.

**22 Main Road:** Semi-detached building squared rubble, red tiled roof. Part of the former Rose Villa Farm buildings, which comprised a group of 3 buildings, 2 buildings adjacent to the road and 1 located within an inner courtyard.

No. 22 was a single storey barn, with two small windows near the eaves to right of centre. Along with no. 16, it has since been converted to residential, with new wooden windows and cross-ties. Four dormers and a brick chimney have been added to no. 22.

**23 Main Road:** Gabled front section, modern windows under flat stone arches. Plaque above first floor window with date 1876.

**39 Main Road:** Cottage of traditional character, stone, welsh slate roof. Modern bay windows either side of central door, modern casement windows on first floor.

**47 Main Road:** Cottage, heightened rubble walls, tiled roof. Modern casement windows, wooden lintels. Modern porch.

**50 Main Road:** Coursed rubble, tiled roof. Modern windows, wooden lintels. Central brick chimney.

**51 Main Road:** Squared rubble, tiled roof. Main section of the elevation set forward. Ashlar surround to windows, stone mullions divide the ground floor window into 3 lights and the first floor window into 2 lights.

**52 Main Road:** Ashlar, tiled roof. Central doorway with doric pilasters and entablature. Modern windows with glazing bars.

**53b Main Road:** a large house with Georgian features such as recessed vertical sliding sash windows, Flemish bond brickwork and a portico topped with a neo-classical pediment.

**54 Main Road:** Rendered (white), slate roof. Large modern shop windows, fold-away canopy above. Replacement casement windows first floor. Brick chimney on the left and stone chimney on the right.

**58 Main Road:** Ashlar, Welsh slate roof with coped side gable with kneeler. Stone band runs between ground and first floor. Casement windows under flat arches. Modern gateway to Starmers' Yard.

**62 Main Road:** Coursed rubble, red tiled roof. Central recessed doorway, large modern shop windows. Fold-away canopy above window.

**Nos 70-72 & 78-80 Main Road:** Large, late C19 semi-detached town houses. Red brick and render, with tiled roof. Wooden sash casement windows throughout. Some ironstone detailing.

**Nos 1 & 3 Melbourne Lane:** Semi-detached stone house with tiled roof. Central double gable, modern windows with stone sills, and flat arches above. Doorways set back (i.e. to the side of the gables). Central stone chimney. No. 1 has single storey extension and adjoining garage, modern casement windows with shutters. No. 3 has modern sash windows and a separate brick garage which is set back.

**Nos 5 & 7 Melbourne Lane:** Semi-detached stone house with tiled roof. As per 1-3, but has all sash windows and there are narrow slits above the first floor windows.

**9 Melbourne Lane:** Squared rubble, interlocking tiled roof. 2 modern casement windows in the centre, flanked by modern bay windows. Above first floor casement windows there is a plaque with "Melbourne Cottage". Central brick chimney.

**Nos 1 & 2 Peveril Road:** Semi-detached stone dwellings, constructed to look like one house. Coursed rubble, with ironstone quoins, architraves and drip-stones.

**2 Squirrel Lane:** Detached ironstone building of important local interest. Includes double-height brick porch, modern casement windows and bulls-eye window with brick surround.



## **Appendix 4**

### **Glossary**

Architrave	A lintel between two pillars, the bottom of an entablature (q.v.) or the moulded frame surrounding a door or window.
Ashlar	Blocks of stone with smooth faces and square edges laid in horizontal courses with vertical joints.
Balustraded parapet	A low wall made up of individual posts or pillars that support a rail or coping (a capping to a wall). Generally used in places with a sharp drop, like the tops of houses or retaining walls.
Bar tracery	A means of creating decorative windows from stone, whereby the stone work intersects and forms arches to create openings that can be filled with glass, whilst retaining structural strength.
Below eaves dormer	A dormer roof window which sits below the eaves of the roof line.
Bull's-eye	A small circular window.
Canted bay window	A bay window with angled corners, as opposed to one which is rectangular (known as a box bay).
Coursed rubble	Roughly dressed stone laid in regular courses.
Doric pilasters	Pilasters are columns (pillars), often flat rather than round, and attached to walls, not freestanding. Doric pilasters have fluted shafts with shaped plates on top and no base.
Drip stones	A projecting moulding or window-sill to throw off rain, on the face of a wall, above an arch, doorway or window. Also known as a hood mould.
Eaves	The bottom of a roof ridge, where it meets the exterior wall of a building.
Entablature	The section above a column (pillar) consisting of an architrave (the lowest part of the entablature), frieze (the middle section – can be decorated) and cornice (the top projecting section of the entablature).
Faced Rubble	Unhewn stone, generally not laid in regular courses, but with the outside face smoothed .
Fenestration	The arrangement of windows on the exterior of a building.
Flemish Bond	A means of laying bricks which is both decorative and strong. The bricks are laid alternate ways so that the headers (the sides of the brick) and the stretchers (the long side of the brick) make a regular pattern on the face of the wall.
Ironstone	Locally-quarried iron-rich Jurassic sandstone.
Listed building	A building of high architectural quality and/or with historical value, identified as such by the Secretary of State and subject to special protection measures to preserve its character.
Material change	Any works deemed to affect the special architectural or historic character of a listed building.
Mullion	A vertical post or other upright dividing a window or other opening dividing it into two or more 'lights' – often of stone in historic buildings
Neo-Classical	A style of architecture which uses visual details and proportions to emulate ancient Greek and Roman Architecture.
Parapet gable ends	The end profile of a building finished with a low wall.
Pediment	A low-pitched gable above a portico, door or window.
Portico	A porch with columns and pediment.

Purlin	A horizontal roof timber that supports the plane of the roof.
Pantile	A roofing tile of curved S-shaped section.
Paviors	Paving stones, usually of small size and laid in a pattern.
Quoins	Dressed stones at the corners of buildings, usually laid in alternating large and small blocks.
Regency	A transitional period between the Georgian and Victorian eras in the early 19 <sup>th</sup> century.
Rubble	Unhewn stone, roughly dressed and generally not laid in regular courses (if in regular courses it is coursed rubble).
Sash windows	Traditional wooden windows which use a system of weights and pulleys to facilitate the vertical opening of the window.
Stucco	Render. A plaster of gypsum, sand and slaked lime, with other substances to ensure durability, used as a protective coating to walls.
Trefoils	A lobe or leaf-shaped curve formed by the CUSPING (projecting points formed at the meeting of FOILS) of a circle or an arch. The number of foils involved is indicated by a prefix e.g. – trefoils, multifoil etc.
Vernacular	Method of construction using local materials and traditions of building.

## **Appendix 5**

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