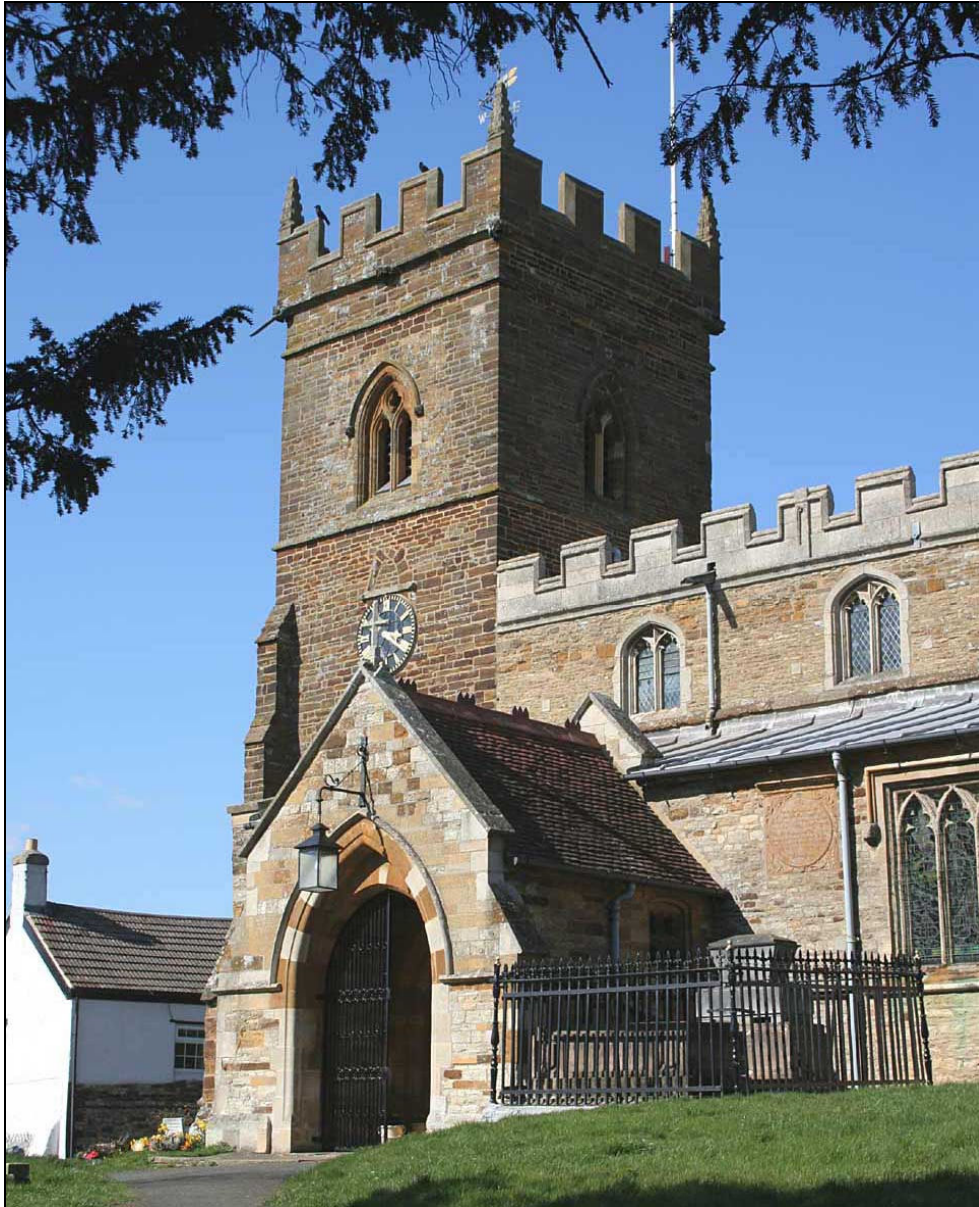


WOOTTON CONSERVATION AREA



Church of St George the Martyr

CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN

Planning Policy & Conservation Section
Northampton Borough Council
February 2010

Wootton Conservation Area

Draft Conservation Area Appraisal & Management Plan

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આ માહિતી બીજી 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 ending on 18th January 2010.

The Re-appraisal and Management Plan was considered at a meeting of the Council's Cabinet on 10th February 2010.

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

WOOTTON CONSERVATION AREA was first designated in May 1978 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 re-appraisal of Wootton conservation area undertaken during January 2009.

Planning policy context

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

The concept of conservation areas was first introduced in the Civil Amenities Act in 1967. This was succeeded by Section 69 of the Planning (Listed Buildings and Conservation Area) Act 1990, which 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".¹ Local authorities must also formulate and publish proposals for the preservation and enhancement of their conservation areas.¹ This is normally provided in the form of generic guidance as to how the area has been assessed, and the formulation of a Management Plan which is specific to each conservation area.

Planning Policy Guidance 15 *Planning and the Historic Environment* (Section 4) also sets

out Government policy, which 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 include the identification of buildings and structures, open spaces, views, trees and areas of the public realm² which make positive contributions to the area.

Summary of special interest

Wootton conservation area includes many architecturally and historically important buildings centred around the Church of St George the Martyr. The oldest buildings predominantly line the High Street and follow the established road pattern of Green Lane, Church Hill and Sunnyside. Older buildings, which once lined Water Lane and Berry Lane, have only rarely survived.

There are a number of reasons why the area has been designated as a conservation area. These include:

- The concentration of historic buildings from the 16th to the 19th centuries within the core of the village visually pull the village together.
- There is an important collection of buildings which demonstrates the evolution of a village over time. It contains a variety of housing types and architectural styles reflecting tastes during the main periods of development.
- The village retains some evidence of its early establishment in its nucleated plan form. That shows how the village has developed around a central core.
- It contains 25 nationally recognised buildings (listed under 22 register entries). These have been recognised for their

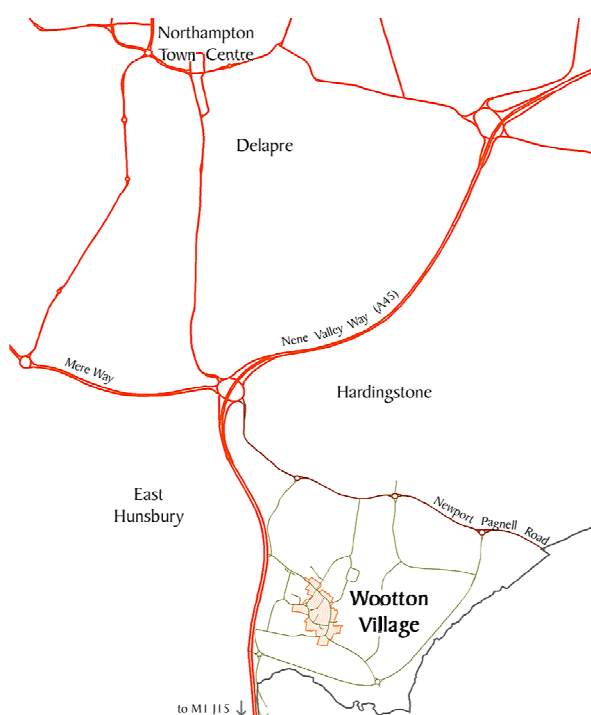
¹ See Section 71 of the 1990 Act

² The public spaces, squares and pavements.

architectural and historic interest and many more have been identified as being of considerable quality and local interest.

- The overall scale of the village, the layout of the buildings and boundary walls, the spaces and relationships between them and, importantly, the use of local stone, combine with important trees and green areas to create a distinctive location with a strong sense of place which is worthy of protection and enhancement.

Location and context



The village of Wootton is situated three miles south of Northampton town centre and lies on a gentle southerly slope down to Wootton Brook, which flows westwards to the River Nene. It is bounded to the north by the road to Newport Pagnell and to the west lies the A45 which is the main southerly access from Northampton to the M1.

Wootton was incorporated into the Borough of Northampton when changes were made to local government boundaries in 1974.

Modern development now surrounds the village so that it has taken on the character of an historic core to a large and densely populated parish.

The conservation area defines this historic core of the village. It is centred on the church and includes the High Street, which winds

north to south; the loops of Green Lane, Church Hill and Sunnyside and the spurs of Berry Lane and Resthaven Road.

The civil boundary of Wootton has been subject to changes over time. A combination of these changes – the building of the London & Northwest Railway to the west of the parish in the 19th century, the marked impact of the 20th century road network and recent extensive residential and commercial development – have altered the historic relationship between the village centre and its parish as a whole. For example, Wootton Hall (to the north west of the village) was the principal house of high social status of the parish. At the other end of the social scale was the Workhouse to the north of the village on the Newport Pagnell Road. Together with various outlying farmsteads such as Rectory Farm and Wootton Grange they represent influences which have shaped the character of the village over the centuries.

The parish covers 536 hectares (1324 acres) and lies at 110 metres (360 feet) above sea level at the north and 60 metres (200 feet) above sea level at the south. The village centre sits in a slight hollow with the Church commanding a mound.

Local geology includes Greater Oolitic Limestone and Middle and Upper Lias. The 1880s 1st edition O.S. map reveals nearby quarrying, kilns and brickworks. The map also shows 16 wells in the village which indicates that although there is no surface water, it lies not far below. A stream, now in a culvert³, ran along the east side of Water Lane, probably both giving it its name and accounting for the much later development of that side of the road.



³ Culvert - a tunnel carrying a stream or open drain under a road or railway.

Historic development

Although readily available information about the history of the village is patchy, a picture emerges of a settlement with ancient origins which has enjoyed a long established and little altered form for perhaps more than 800 years. Surrounded by productive farmland and sources of building stone, clay and lime, Wootton is likely to have enjoyed relative stability and modest prosperity, neither shrinking nor expanding significantly in area or population over the centuries. Map and documentary evidence indicates that agriculture has been the predominant occupation throughout the centuries and that farms and domestic accommodation have accounted for the majority of buildings within the historic settlement. With major surrounding development and infill in the second half of the 20th century came an era of more rapid change in the character of the village.

The easy availability of spring water and its sheltered location on raised, fertile ground make early settlement in the area of Wootton likely. The Iron Age hill fort of Danes Camp lies just outside the north-west boundary of the parish and an ancient cross-country path linked this with other settlements to the east and south, passing along a route which now forms the northern parish boundary as the Newport Pagnell Road.

Roman settlement in the parish is not fully understood but there is evidence of a Roman villa to the south of the present village centre, although it is not thought that there was a permanent Roman settlement in the village. Wootton makes its first documentary appearance in the Domesday Book of 1086, with its name, thought to mean homesteads near woods, being of Saxon origin.

Wootton has always been essentially a small rural settlement adjacent to the main route from Northampton to London. Documentary evidence suggests that there may well have been a church in Wootton serving an early community before the 13th century Church of St George the Martyr was built. Surviving evidence of an earlier structure may be found in the tower base. Archaeological evidence from the Quinton Road suggests that the village, like so many others, suffered some contraction in the mid-14th century following the population decline caused by the Black Death.

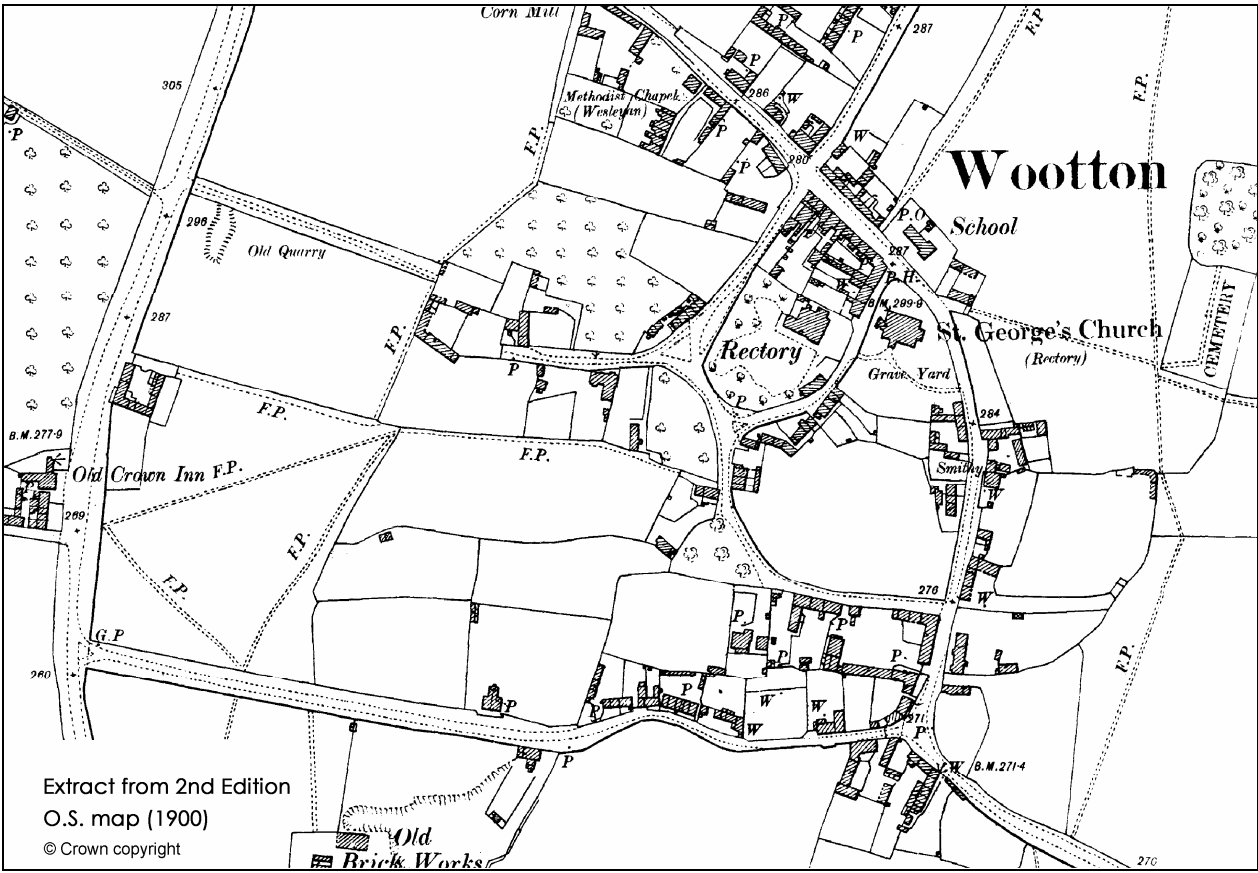
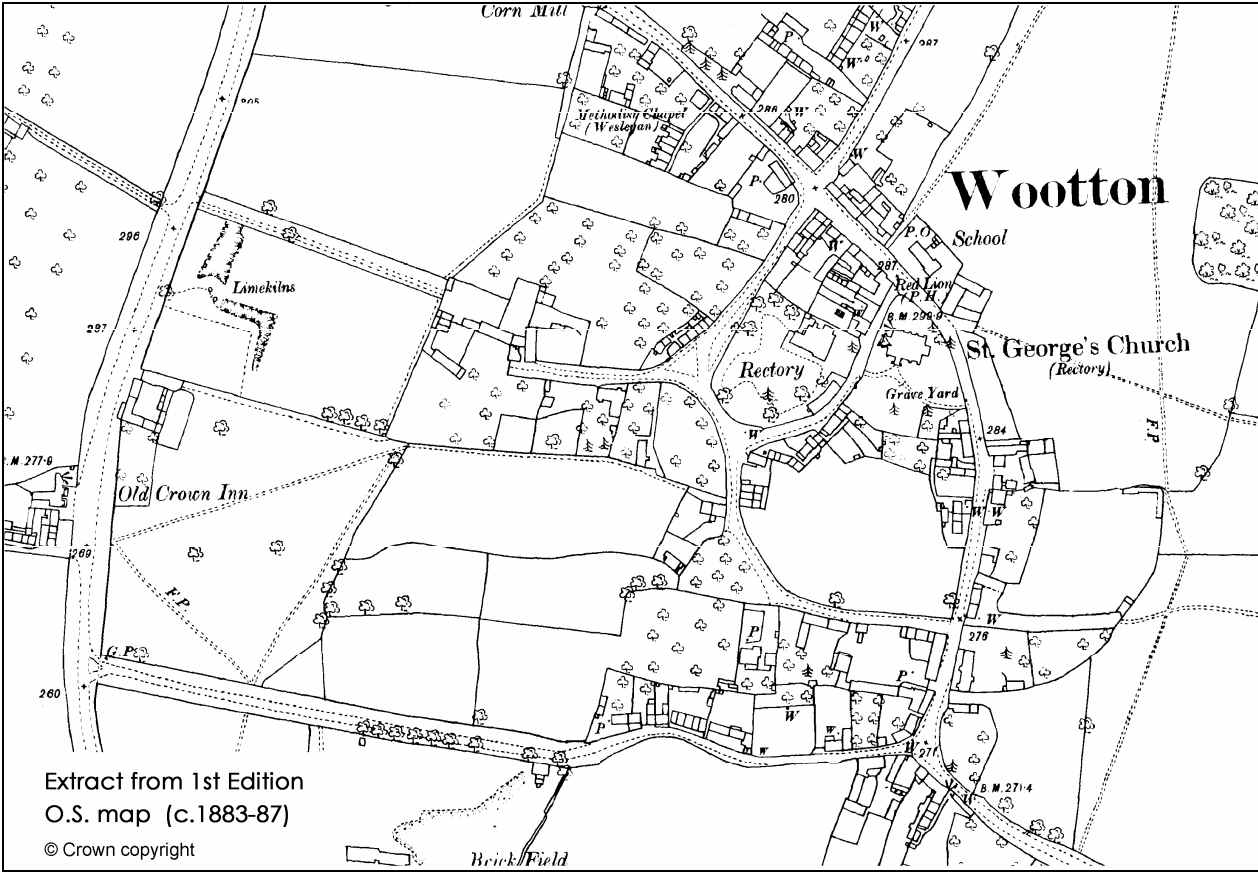
Village life would have revolved around the agricultural year. Up until the enclosure of the parishes open fields in 1778 it would have followed the Midland custom of operating a three-field rotation system to manage with the farmsteads in the village. Some of these former farmhouses can still be seen, for instance at numbers 3 and 20 High Street. Following the enclosures in 1778, when land holdings were rationalised, new farmsteads were built outside the village. Wootton Hill, to the west was owned by the dominant landowner, Mr Harris, whose increasing prosperity enabled the family to build Wootton Hall in the late 18th century.

The 19th century saw a rise in the population from 427 in 1801 to 746 in 1901 and with it a significant increase in the number of homes within the village. A school was established in 1838, in what now is no. 52 High Street, a building with gothic windows. This was replaced by the present school established by the Church of England in 1872/73 (which became state-run in 1948). By 1899, trade directories and maps show the centre of Wootton to have taken on a new commercial trend which still influences the character of the High Street today. There were three public houses, a post office, a blacksmith, two fish and chip shops, a bake house and two butchers on the High Street. This is a lot of food and drink to support a small village. It is tempting to surmise that at least some of these commercial concerns may have been set up to supply road and rail builders nearby, especially as coal merchants and carriers also operated out of the village.

Despite this era of expansion, there are still marked areas of open land (as can be seen from the 1900 map) – most noticeably the land to the north of Green Lane, the large garden of the Rectory, the land opposite on Green Lane, and also land to the west of the Church off High Street, now Farmclose Road.

Within the conservation area some conversions to residential use, infill houses and replacement of old properties, continued throughout the 20th century. These largely respected the established plot sizes, massing⁴ and orientation so that through gradual development the historically established character remains evident.

⁴ The relationship between the different elements of the façade of a building. For example the interplay between the size of the building itself and the scale of the roof, fenestration (windows) and blank walls.



Plan form

The irregular plan form of buildings that has built up around the historic village centre remains essentially unaltered since the earliest Ordnance Survey maps were drawn up in the 1880s. Judging by the locations of the surviving historic buildings, the earliest of which dates from 1630 (The Old Rectory built for Jeremiah Stephens, Rector, 1626-44), the village took the form it has today from at least the 17th century. One noticeable change in Wootton's current built form, when compared to the pre-1900 historic Ordnance Survey maps, is the large amount of modern development to the north of Water Lane and Berry Lane. With a few exceptions the historic buildings which once occupied these areas have been lost or altered out of recognition, so that the present day historic core no longer includes these sections of the village. This gives greater prominence today to the spine of the High Street with its raised pavement, as it winds on a north-south orientation: a busy through route. The looping side lanes which run to the west contain compact housing of various eras.

It is thought that the high ground on which the Church and Rectory (now Rectory Mews) stand may be artificial and that Church Hill represents the survival of an ancient boundary between two land holdings or Manors, with a third opposite the Church.

All the historic roads have a pleasing sinuous or winding quality, which does indicate that they follow ancient land holding divisions.

With surrounding modern development, mostly within the last 30 years, it is more difficult to appreciate the earlier shape of the village, but the conservation area boundary assists in its recognition.



High Street (south end)

Character



The Green & Church Hill, in the centre of the village

Wootton conservation area is relatively small and compact, containing approximately 100 buildings; but what it may lack in size it makes up for in diversity and architectural interest. Large and imposing stone houses of high social status mix with modest cottages, and a red brick 19th century terrace sits alongside a Gothick⁵ oddity at number 52 High Street.

The overall impression of the character of the conservation area is that of a mainly residential village which has become part of the conurbation of Northampton.

Nevertheless it retains a strong framework of its ancient street pattern seen in the survival of its historic buildings, a high proportion of these being pre-1850 houses. The village is linked together by a network of stone walls and green spaces which often give it a rural aspect, belying its location.

Roads and lanes follow sinuous lines, and often lie at a lower level than their bordering houses, perhaps worn down over time in the days before metalled surfaces. Church View, a recent development, is noticeable as being the only straight road in the conservation area.

The Church is the landmark building of the settlement. It has a 13th century chancel, nave and aisles. The tower dates from the late 14th century, although it may have an earlier base which pre-dates the chancel. The clerestory⁶ windows are 15th century and all other windows are later restorations; with

⁵ Gothick – C18 style of architecture only loosely based on historically correct Gothic, and more connected with a taste for the exotic, so really a branch of Rococo frivolity (Rococo is also a C18 decorative style).

⁶ Clerestory – The upper stage of the main walls of a church above the aisle roofs, pierced with windows.

the exception of the original (repaired) lancet window with hood mouldings and carved stops at the east end of the south side of the chancel. It was repaired in 1844 and restored in 1865 by William Butterfield

Other large or prominent buildings, such as the school, the pub and 3 High Street also act as focal points. A varied and pleasing mix of heights is in evidence, but the predominant impression is of 2-storey, 2- or 3-bay houses as being characteristic of the area. The differing heights are characterised by:

- Houses of 1 storey with attic dormers (11-9 Green Lane, 20 High Street);
- 1½ stories (3 Berry Lane);
- 2 stories (7-9 Church Hill), and 3 stories (3 & 19 High Street)

No thatched roofs remain in the village. The oldest buildings with steeply pitched roofs will formerly have been under thatch – for example numbers 4 and 20 High Street, 3 Resthaven Road, and The Yeoman of England public house. They also have the raised gable parapets and kneeler stones (see Appendix 5) typical of thatched roofs of the 17th and early 18th centuries. It is not uncommon to see evidence of changes to roof pitches in the gable walls of the buildings in the village, for example at Clare Cottage, Quinton Road where the shallow pitch for slate has replaced the steep pitch of thatch. In general the village contains a lively mix of roof pitches from as steep as 60 degrees to as shallow as 30 degrees. The flat roof of 29 High Street is a single example and noticeable as such.

The skyline is marked by an irregular rhythm of small brick chimneys which make a positive contribution to the traditional



The former Rectory (now Old Rectory Mews)

character of the village. The only stone chimney is at 3 Resthaven Road and may well be a modern replacement. Traditionally chimneys are always integral to the roof and often situated at the gable ends of a roof. External flues are a modern style.

There is a variety of traditional window types reflecting the varied ages of the buildings and their modifications over time. No particular style predominates or especially characterises the area. However there are a high number of 17th century houses and casement windows – similar to those which would have been seen originally. A good timber casement example is at 11 Church Hill and a leaded light at 4 Berry Lane. Conversely, small pane sash windows are uncommon, but a good example can be seen at 3 High Street, where the narrow glazing bars contribute to the elegant windows of this house (1730s, with early 19th century alterations). The arched lattice casement windows in the Gothick style of the early 19th century seen at 52 High Street are uncommon and noteworthy.



52 High Street

The quality of the historic environment within the village is undermined by the number and frequency of obviously modern window types in traditional buildings.

Part of what gives an area its individuality and creates richness and diversity are the details. There are a number of noteworthy examples of details in Wootton, the old door to the former Smithy at 16 High Street, the one original surviving gate pier to the entrance of the Old Rectory, the scratch dials on the south side of the Church, a few characterful old street lamps, house date stones, the old Granary with its stone steps in Frosts Court and the splendid door surround at 4 Berry Lane.

Character areas

Although small, Wootton conservation area can be loosely divided into two areas with distinctively different characters.

High Street



High Street has a busy character accommodating the amenities and services of the centre of a well-populated wider community. The shops, pub, medical centre, school, hall, club and church line the route and attract lively activity. Road junctions, signs, double yellow lines, overhead wires and standard modern streetlights combine to make this area feel more urban. This slight urban quality is accentuated by the greater width of the road and houses and other buildings fronting closely on to the footway. The urban feel is not fully counterbalanced by the notable trees along the street scene.

The Lanes



The Green

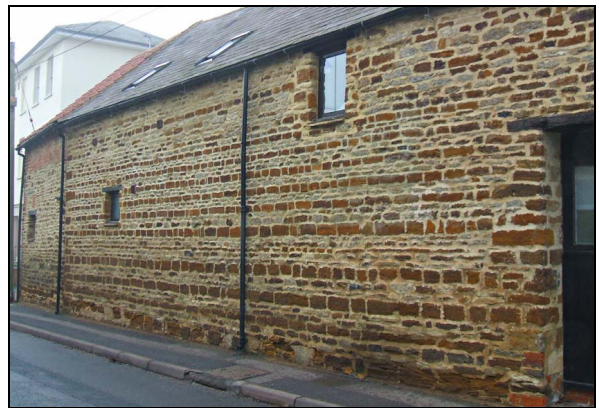
This character area comprises of the houses clustered around the Berry Lane junction, Green Lane, Church Hill and Sunnyside. Here the emphasis is on a more rural character, interrupted vistas, changes in perspective and changes in gradient. The grass islands and the open green space opposite 19 Green Lane combine with the trees and shrubs to make a calmer quieter atmosphere and greener environment.

Building materials

With over half of the buildings in the conservation area being over 100 years old a rich pallet of traditional materials is very much in evidence and lends a high degree of visual harmony to the street scene.

The extensive use of stone for buildings and walling is the single most striking element that can be seen on entering the historic core of Wootton from any direction.

The traditional warm colours of the local iron-rich sandstone and local pale limestone are both used individually or combined, sometimes in striped courses.



Outer wall of Frosts Court, showing stone banding

Stone for building is usually faced rubble,⁷ but notable exceptions to this are the fine cut stone faces of the ashlar walls of numbers 4 and 24 High Street and Old Rectory Mews. Buildings dating from the 17th and 18th centuries are stone, whilst those constructed from the early 19th century onwards tend to be brick. Stone is again being used for some contemporary buildings although not all have followed the local traditional coursing method.

Some historic mellow, probably local, brick can be found: for example at 3-5 Church Hill. The use of this material may date from the early to mid 19th century and may be more common in the village than is immediately apparent. This is because there are several surviving buildings from this period which are now rendered or painted, as at 16 High Street.

A single example of early decorative diaper brickwork made with red and burnt dark bricks (in a diamond pattern) can be seen in the car park of the Working Mens Club.

⁷ Rough stone which has had a smooth face that has been worked to form the external face of a stone wall.

The Ordnance Survey map of the 1880s shows a brick field with a kiln to the south of the village off Berry Lane and limekilns to the west. It is surprising then that more brickwork, which might have originated so locally, is not in evidence. Warmer tones of later mass-produced 19th century brick predominate in the late 19th century and early 20th century buildings, for example at 44-50 High Street. 40 High Street shows an attractive example of decorative Victorian polychrome (multi-coloured) brickwork. A special shape of bricks used for wall capping by the Victorians is also evident. It is common to the villages south of Northampton and can be seen on long stretches of the Church boundary wall.



Most later infill buildings have been constructed in modern brick, which have blended into the village character with varying degrees of success.

Roofs, both historic and more recent are commonly of Welsh slate although a number of historic buildings have had their original or earlier roof covering replaced by heavy concrete pantiles which detracts overall from the character of the area.

Render and paint finishes for walls are uncommon in Northamptonshire because of the good quality of the building materials, particularly the stone, which seldom need to be covered over. There are however a few rendered houses in the village, most notably the fine stucco finish at 3 High Street whilst at 20 High Street a later render has been removed to again reveal the stonework.

There is no historic street paving or furniture surviving in the village, except a small quantity of blue brick paving in the Churchyard. However there is good quality granite set curbing with longer curb stones around most roads, lanes and verges.

Trees and Green Spaces



Rectory Cottage seen through the trees surrounding The Green

The most important green open space in the village is the centrally located churchyard. Surrounded by a stone wall with brick and stone coping, it contains 10 mature yew trees amongst other deciduous and evergreen trees.

A general sense of varied vegetation provided by the trees and shrubs mainly residential properties with mature gardens containing . The prominence of fine stone boundary walls means that there are relatively few substantial boundary hedges in evidence.

Amongst the general green of the gardens a few individual trees are prominent in the streetscape. Yew trees and silver birches seem to particularly favour the conditions here and numerous mature specimens punctuate the village views. These include a row of sycamores outside the Yeoman of England Public House; a fine beech outside the Memorial Hall with an ancient yew opposite in the Churchyard. A single horse chestnut graces the green space on Green Lane. In particular, yew trees mark the bend at the bottom of Church Hill which once formed part of the grounds of the Rectory, and silver birches form part of the wooded garden of 19 Green Lane.

Grass-covered islands and wide verges, some with specimen trees planted, form an attractive part of Green Lane and Sunnyside and combine to form a distinctively more rural character to this lower area of the village. The green space and its boundary to the north of 19 Green Lane represent an opportunity for strengthening this character.

Key Views and Vistas

Wootton lies on a gentle south-facing slope and the heart of the village dips down from the Church southwards. This gives some of the best distant views out of the village from the vantage point of the south side of the Church. These should be protected if future development is proposed. The Church of St George the Martyr is the principal landmark within the village because of its central and raised location, and the views and glimpses of it are varied and frequent. The most imposing view is from the east but this is slightly marred by the traffic management measures and signs in the foreground (see illustration on p. 13).

The best views into the conservation area are from the north and south approaches. The warm-toned stone buildings and relatively green open space clearly indicate a change in character to one of historic interest. The same is true to a lesser extent on the approaches from Berry Lane and Resthaven Road. The approach from Water Lane to the High Street junction is visually unfocused. It is disappointing considering the high streetscape value of the public house with its mature trees and the corner shop of number 40 opposite.

The open, linear views up and down the High Street are of moderate streetscape value. There are high points that can be seen in the properties at 16-20 High Street and the glimpses into a farm complex, now Frosts Court, imposingly guarded by the former farmhouse at 3 High Street. This part of the village provides a rich focus for views with numbers 2 and 4 and the houses clustered around the bend in the road.

Enclosed and intimate views down and up Church Hill and Sunnyside are of high streetscape value and worthy of careful protection.



Frosts Court



High Street west of the churchyard (with Church Hill)

Buildings making a positive contribution to the area (see map 2, p. 18)

In Wootton the pattern and phasing of development over the centuries means that there are numerous buildings of sufficient historic interest to be nationally statutorily listed, or to warrant potential inclusion on the Local List currently being compiled by Northampton Borough Council.

Those houses which have been built in the conservation area in the late 19th, 20th and 21st centuries have mainly been added with a reasonable degree of sensitivity to the context in terms of sites, massing and choice of materials. These would be said to be making a neutral contribution. The two buildings making a negative contribution are the extension to the Club and 29 High Street/ 1a-1c Sunnyside. Whilst currently having a negative impact, it is clear that this has come about as a result of cumulative unsympathetic alterations over the years. The former grain store has stood here since the late 18th century, but evidence from historic photographs shows that in its current form the building is virtually unrecognisable. The provisions of the management plan should enable the Council to negotiate improvements to the buildings in the light of any development proposals.



4 Berry Lane

Summary of Issues

The Wootton conservation area contains a high proportion of buildings of historic and architectural interest. Change to the 25 buildings currently protected by their listing is controlled through the planning process. A number of other buildings are of sufficient quality and historic interest to warrant inclusion on a Northampton Local List. This list will be considered as part of any planning decisions. Together these buildings account for approximately 50% of the buildings in the conservation area.

The Borough Council will seek to protect these important buildings and structures by actively encouraging appropriate management and sensitive change. This should allow the character of the area to be suitably protected.

Further issues include:

- Opportunities for improvements to the public realm (streets, spaces and squares)
- Opportunities for nature conservation, tree planting and ensuring the sustainability of the contribution which trees and green spaces make to the appearance of the area.
- Boundary walls play an important roll in the character of the area and care will be needed to protect and repair existing walls and take opportunities to add new ones where appropriate.

Suggested boundary Changes

These are shown on Map 1 (page 17).

Currently the conservation area is drawn to include High Street; Sunnyside; Church Hill and Green Lane, with short sections of Resthaven Road; Berry Lane and Quinton Road. It is proposed to enlarge the boundary so that it includes the Primary School and the Memorial Hall and all of the gardens of 2 and 4 High Street.

The School and the Memorial Hall are an integral and valuable part of the street scene, forming an important part of the community. Although plain, the school has architectural merit. The Memorial Hall is a testament to the determination of the local village community to honour those who fell in

combat in World War 1. It was paid for by local fundraising and work started in 1932. For these reasons these two buildings should be included within the conservation area.

The line of the conservation area boundary should wherever possible follow rational land divisions and boundaries readily discernable on the ground.

The remaining changes are very minor adjustments to make the boundary consistent and logical.

It is also suggested that as a result of the urban expansion of the Wootton residential area in recent years that the name of the conservation area should be amended. What is currently known as simply the Wootton Conservation Area, could be known as Wootton Village Conservation Area to distinguish it from the new development and highlight the existence of Wootton's historic core.

Generic Guidance

Northampton Borough Council publishes guidance on Conservation Areas, Listed Buildings and Tree Preservation Orders. Information is available on the Council's web site, www.northampton.gov.uk or from the Planning Policy & Conservation Section.

This document is not intended as guidance on the various planning consent regimes which will apply in this Conservation Area.

Anyone wishing to make changes within the Conservation Area or its setting is strongly advised to contact the Planning Department at the earliest opportunity to discuss their proposals and any requirements for formal consent at

Cliftonville House, Bedford Road,
Northampton. NN4 7NR

Tel: (01604) 838915 (option 2)

e-mail: planning@northampton.gov.uk

Please note: a charge may be applied for pre-application advice.

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 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 foregoing character appraisal has provided the basis for developing management proposals for the Wootton 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 therefore 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.

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 where ever and when ever 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: 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 on-line 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 complements 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

The conservation area contains 25 listed buildings (covered by 23 entries in the register- see Appendix 4). All material change to listed buildings (inside and out) is controlled through the listed building consent regime. All of the building identified in the Statutory List is protected – the interior as well as the exterior. It includes all ancillary buildings, structures and boundary walls (curtilage) which were in the same ownership at the time of listing and built before July 1948. It also includes any object or structure fixed to the building or forming part of an historic designed decorative scheme. Certain works will, in addition, require planning permission, conservation area consent and /or building regulations approval.

Consideration will be given to putting certain additional buildings and structures within the conservation area forward for inclusion on

the national register of buildings of special architectural or historic interest (i.e. listing) if additional information about their significance comes to light which may make them worthy of protection.

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

The Local List

Northampton Borough Council is drawing up a list of those buildings throughout the town which it considers to be of outstanding local significance for their architectural or historic interest. 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.

The draft local list of buildings of architectural or historic interest in Northampton is currently in preparation. A review of buildings and structures within the conservation area will be undertaken to assess their suitability for inclusion on the local list.

These may include in particular –

- 4-8 and Club, Church Hill
- 3-5 Church Hill
- Frosts Court
- 15, High Street
- Primary School, High Street
- Memorial Hall, High Street
- 32 High Street
- 34 High Street
- 40 High Street
- 44-50 High Street
- The Old Post House, Sunnyside
- Sunnyside Cottage, Sunnyside

Additional Protection

An important aspect of the character of Wootton arises from the traditional roof coverings, particularly Welsh slate and clay

pantiles. Traditional timber casement and sash windows and timber doors are also significant elements which help to reinforce the character of the conservation area.

Consideration will be given to the potential benefits of an Article 4.2 direction. This would protect in particular surviving original and interesting historic roof coverings and windows and doors in unlisted buildings and also provide the opportunity for the reinstatement of suitable elements and features where the traditional ones have been unsympathetically replaced over the years.

The numerous, and sometimes imposing, traditional boundary walls are a highly significant characteristic of Wootton. Those walls which are making an important contribution to the character and appearance of the conservation area are marked on Map 3. Conservation Area Consent is required for the demolition of most walls within the conservation area. The Council is unlikely to support the removal of identified significant boundary walls as shown on Map 3.



Wall in Green Lane

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.

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 an historic building has deteriorated to the extent that its preservation may be at risk.

At present all of the listed buildings within the proposed conservation area appear to be structurally sound, and not giving cause for concern. The same applies to most other buildings and structures; the only exception to this is the condition of the low boundary wall at the junction of Sunnyside and High Street.

Management & protection of important trees

See Map 3

Trees over 75mm (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). It is an offence to cut down, uproot, prune, damage or destroy a protected tree without the written consent of the Council.

Wootton conservation area contains a number of individual trees and important groups of trees. None is currently protected by Tree Preservation Orders although the beech tree, which it is proposed to include in the new boundary, is specifically protected.

Consideration will be given to a review of orders from time to time and to the undertaking of a review of those trees which fall within the boundary of the proposed new conservation area boundary or its setting, for example, the group of trees which form an important part of the views into the conservation area on approaching from the Quinton Road and those within the churchyard.

Enhancement

Summary of enhancement potential

- Improving the public realm
- Drawing up a conservation strategy for tree planting and management of existing green spaces and possible creation of new ones.
- Conservation of traditional stone and brick boundary walls
- Re-instatement of traditional materials and features

Improving the Public Realm

The quality of street works and the public realm in the conservation area is generally fair, but some enhancement works would strengthen the character of the village.

There are a number of locations where there are opportunities to introduce more sympathetic designs and materials into the streetscape and where the urbanising impact of former works could be reduced or avoided by the introduction of landscaping. In general the aim should be to enhance the rural village character which has been gradually eroded especially in High Street as it has become a busy through route, and at its junction with Water Lane.

Poor and varied footway surfacing, visually intrusive and unnecessary signage and street clutter together with overhead wires all detract from the visual harmony of the area and the setting of the historic buildings.



Salt bin and wall outside the Yeoman of England



Traffic management measures at the junction of High Street and Farmclose Road

List of priorities for public realm improvements to the conservation area

Location	Issue	Action	Term	Responsibility
High Street, outside The Yeoman of England	Poor, visually intrusive location of yellow salt bin in the setting of an important location and setting of a listed building. Also stone boundary wall in need of repair	Re-site salt bin and repair wall	Medium	NCC / Owner of wall
Junction of Farmclose Road and High Street	Although there are trees visible in the High Street the rural character has been eroded over time so that roads and traffic management have become visually dominant elements. Unsympathetic design and materials, unsightly road signing and associated street works, unsightly embankment and parking in front of Memorial Hall.	Assess and redesign to introduce tree planting and landscaping to strengthen the village character without compromising safety or visibility. Explore opportunity to create new green space including seating.	Long	NBC / Parish Council
High Street, junction of Berry Lane and Quinton Road	Poorly sighted road signs and parking on the green verge	Re-site signs and discourage parking or rationalise parking space.	Medium	NCC / Parish Council / Owner
Throughout, but especially High Street	Double yellow lines and overhead wires, poorly sighted road signs and street lamps of utilitarian design.	Undertake audit of yellow lines and where they are essential use narrow pale yellow lines when repainting. Review the street scene and recommend mitigation measures. Liaise with utilities to explore use of changing technology / underground wires. When lamps come up for renewal explore provision of lamps to match old style lamps found in Green Lane	Long	NCC / NBC / Utility companies
High Street: raised pavement outside nos 44-50	Utilitarian concrete and iron hand rail to raised walkway does not do justice to this character feature of the area	Explore replacing in timber or iron to agreed design	Medium / Long	NBC / NCC / PC
High Street: outside no. 36	A long run of bare galvanized railings and gate to the medical centre is visually intrusive at this entry to the area and within the setting of a listed building. The corner is also visually weak and ill-defined with vehicles being given priority over pedestrians.	Provide painted finish to the railings and gates, explore opportunities for planting a specimen tree or a row on or near the boundary and providing better streetscape definition.	Medium	Owner / NCC / NBC / PC

For development within or adjacent to the Conservation Area the Council may seek financial contributions through Section 106 planning obligations to assist in delivering the improvements to the conservation area as set out in the Management Plan.

Conservation Strategy for Green Spaces

The Churchyard

The churchyard is a green area which lies at the heart of the conservation area and forms the setting for its most important and oldest building; the Church of St George the Martyr. There are opportunities for developing a maintenance plan which would have beneficial outcomes for nature conservation, bio-diversity and the conservation of the funerary monuments.

Open green opposite 19, Green Lane



This is a rare open space which has been improved through the planting of three new trees. In time the trees will strengthen the rural character of the lane, and complement the existing mature horse chestnut tree.

Conservation and restoration of the historic fabric

Boundary walls make a particularly important contribution to the special quality of the conservation area. The walls are commonly a mixture of local stone and brick. Where these have been repaired in the past work has frequently been undertaken using inappropriate materials and mortar. Over time ill-advised work will further undermine the appearance of the area and can reduce the life of surviving historic walls. Owners are therefore encouraged to seek specialist advice before considering such work, and to employ specialist craftspeople. It is equally important to retain and repair historic elements such as windows and doors and roof coverings on historic houses and make appropriate repairs on the basis of specialist advice.

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 which have been established through the conservation area assessment have been respected. To an extent the character of the area derives from its natural evolution over time. New development which complements this pattern and the established grain and settlement pattern will therefore be encouraged.

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

There are a number of sites which are capable of sustaining sympathetic redevelopment and which have the potential to enhance the character of the conservation area.

These include:

The modern extension to the Working Men's Club and car park



The rear extension to the club and the entrance to its car park are visually weak and out of character with the conservation area. The traditional buildings which also form part of the club are of historic interest but this has been undermined by the introduction of modern alterations. Some sensitive restoration of features, including windows and doors, to these buildings combined with reduction of the opening and / or screening of the parking area by tree planting would greatly enhance this section of the High Street.

It is noted that the remains of a fine diaper brickwork wall survives in the car park and every opportunity should be taken to ensure that this is retained and kept in good repair. It is the only visible example of decorative brickwork in the village and is the remaining evidence of a building of quality.

29 High Street and 1a-1c Sunnyside



Evidence suggests that this former grain store, situated at the crossroads between High Street, Water Lane and Sunnyside, was built before the 18th century. This is a pivotal point in the conservation area, which has become visually weak and now fails to make a positive contribution. Conversion or sympathetic re-development of the site would be advantageous. The negative impact of this building has come about as a result of cumulative unsympathetic alterations that have been carried out over the years.

Restoring some of the buildings original features, like the gauged brick window arches, the original shop-front (which still largely remains intact) or the replacement of the pitched slate roof, would be beneficial to the building and the surrounding area.

Car park and access to the Yeoman of England PH

The car park itself is outside the conservation area boundary, but within its immediate setting and, being on higher ground it has views into the village, especially the Church and Rectory Mews. Were this area to be proposed for development it would be important to preserve and enhance the views eastwards.

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

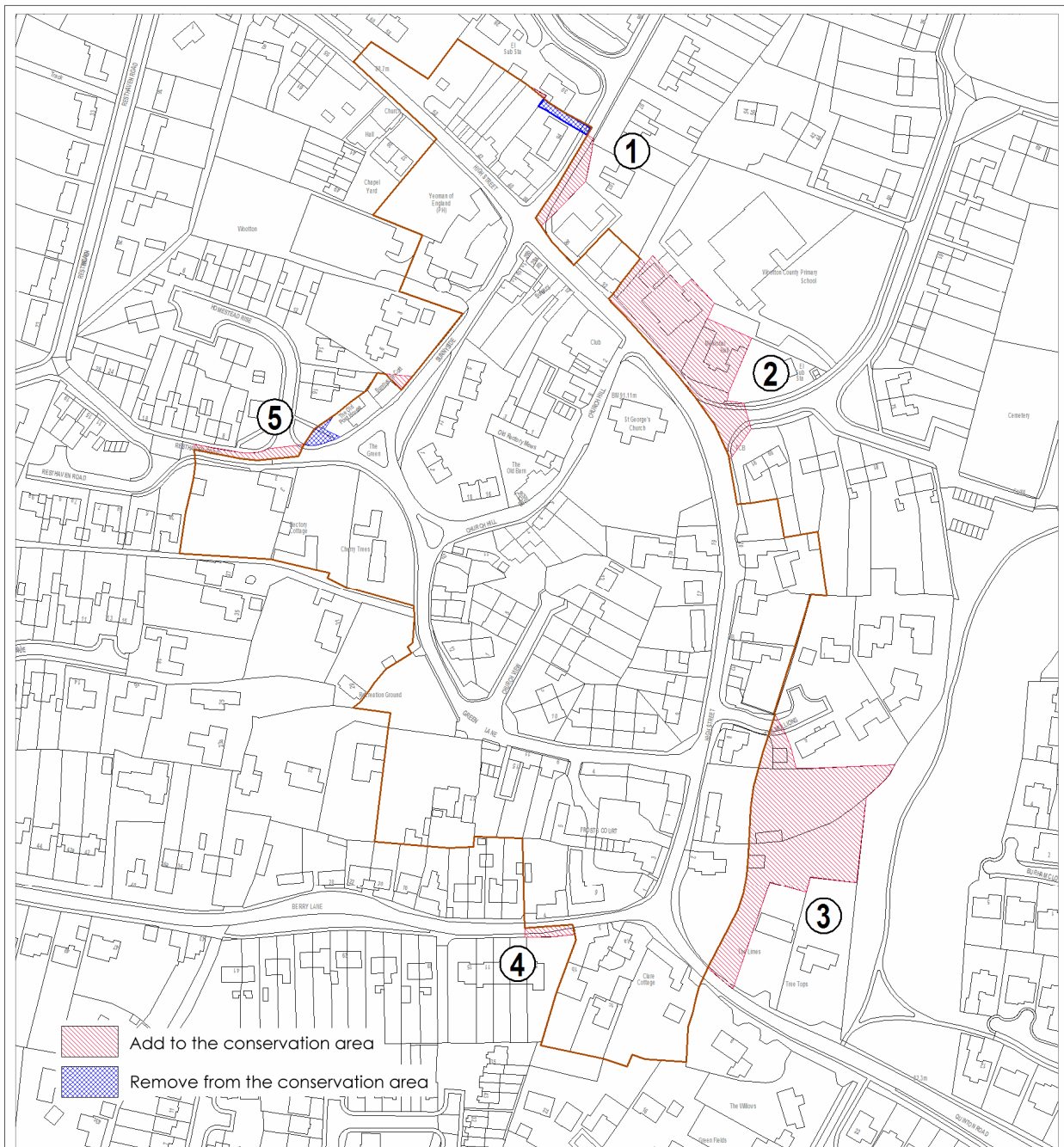
Changes will be managed through the planning, listed building and conservation area consent regime and a logbook recording the formal planning history of the conservation area will provide an overview of accepted changes within the area.

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

Map 1 – showing proposed changes to the conservation area boundary



- | | |
|--|--|
| <p>1 Adjustment to include full width of Water Lane, including full width of footway outside 36 High Street</p> <p>2 Include Primary School (old buildings) and Memorial Hall, with full verges and splay of Farmclose Road</p> <p>3 Include all of gardens of nos 2, 4 & 8 High Street</p> | <p>4 Adjustment to include full width of Berry Lane</p> <p>5 Adjustment to include full width of Resthaven Road and follow boundary of gardens of the Old Post House and Sunnyside Cottage</p> |
|--|--|

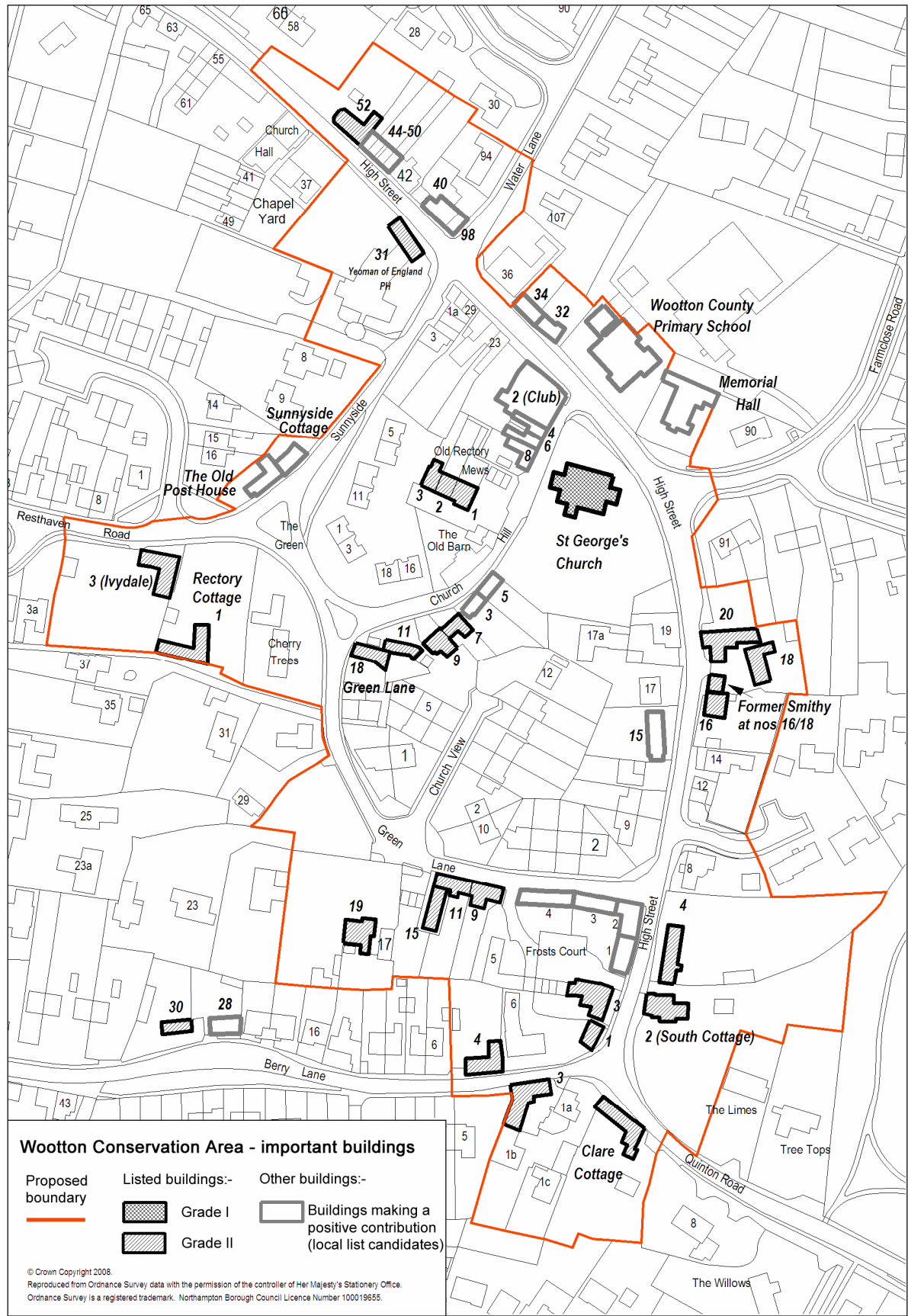


Wootton Conservation Area: proposed boundary changes

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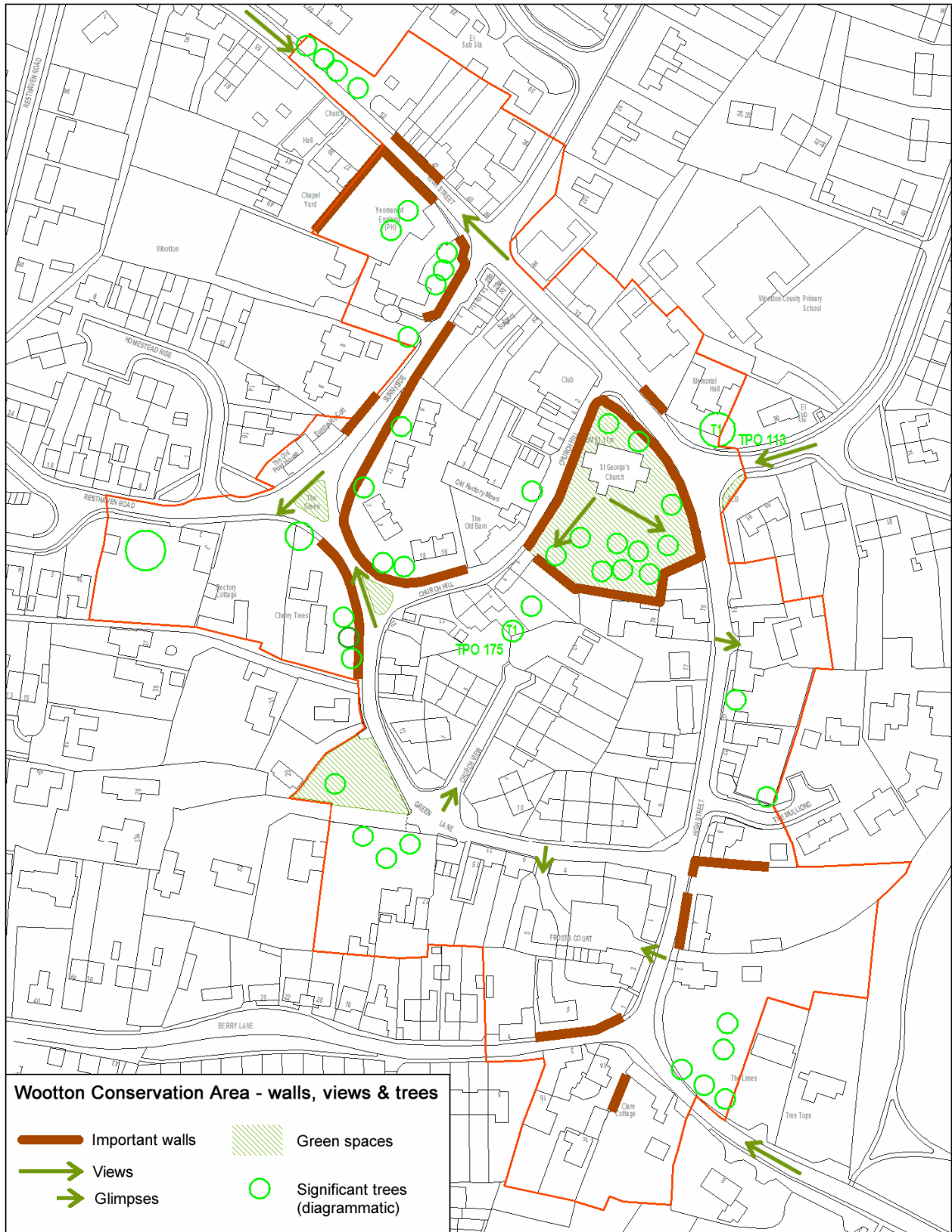
Appendix 2

Map 2 - showing, listed buildings and buildings making a positive contribution to the area.



Appendix 3
























Map 3 - significant boundary walls, important views, important trees & tree groups, and green spaces



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Appendix 4 – Schedule of Listed Buildings

(Brief description is that given at time of listing).

Photo	Building	Grade			
	No. 3 Berry Lane C17. altered. Coursed rubble, tiled roof (formerly thatched).	II		No. 2 High Street Dated 1726. Coursed rubble, tiled roof (formerly slated)	II
	No. 4 Berry Lane c. 1600, altered. Ashlar, modern tiled roof with stone copings	II		No. 3 High Street Dated 1736, altered early C19. Stone, with stucco east front, slate roof	II
	Church of St George the Martyr C13 nave, aisles & chancel, C14 tower. Restored 1865. Limestone with ironstone dressings	I		No. 4 High Street Dated 1763 but appears older. Squared ironstone rubble, slate roof	II
	No. 7 & 9 Church Hill C18. Coursed rubble, tiled roofs	II		No. 16 High Street Mid C19 blacksmith's cottage. Colour-washed brick, slate roof	II
	No. 11 Church Hill C19. Whitewashed brick, slate roof	II		Former Smithy at nos 16/18 High Street C18. Colour-washed stone, pantiled roof	II
	Nos 1-3 Old Rectory Mews, Church Hill 1630, enlarged 1835. Mainly limestone, with slate roof	II		No. 18 High Street Early C19. Colour-washed rubble, slate roof	II
	Nos 9 & 11 Green Lane Dated 1710. Coursed rubble, pantiled roof	II		No. 20 High Street C17, restored. Colour-washed rubble, thatched roof	II
	No. 15 Green Lane C18. coursed rubble, slate roof	II		No. 31 High Street (Yeoman of England PH) Dated 1715. Squared rubble, slate roof	II
	No. 18 Green Lane Dated 1695. Coursed rubble, tiled roof	II		No. 52 High Street Early C19. Whitewashed roughcast & pebbledash, slate roof	II
	No. 19 Green Lane Dated 1707. Coursed stone, modern pantiled roof	II		Clare Cottage, Quinton Road C17, altered C19. Coursed rubble, slate roof	II
	No. 1 High Street Dated 1692. Squared rubble, pantiled roof	II		No. 1 Resthaven Road C17. Coursed rubble, slate roof	II
				No. 3 Resthaven Road C18, altered. Squared rubble, slate roof	II

Appendix 5

Buildings making a positive contribution

(local list candidates)



4-8 and Club, Church Hill
Cottages: nos. 4/6 - mirrored pair, stucco, tile roof. No.8 - stone with stucco (over brick) upper half, tile roof. Club: stone, slate roof.



3-5 Church Hill
Yellow brick, slate roof. Small irregular well-separated casement windows with glazing bars.



Frosts Court
Farm buildings, formerly part of 3 High Street, now converted to residential use. Stone, slate roofs.



15, High Street
Stone, slate roof. Irregular windows, all uPVC replacements.



Primary School, High Street
1872. Red brick, slate roof with small gabled dormers (all blocked). Large modern windows with concrete sills and lintels.



Memorial Hall
Begun 1932. Memorial to those lost in the Great War. Red brick, tiled roof, plastic windows. (Historical significance).



32 High Street
Stone, slate roof. Small casement windows with glazing bars under wooden lintels.



34 High Street
Stone, modern tile roof. Casement windows with glazing bars and wooden lintels.



40 High Street
Red brick, slate roof. Polychromatic (yellow/blue) brick band at 1st floor level.



44-50 High Street
C19. Red brick, slate roofs



The Old Post House, Sunnyside
Stucco, slate roof, brick chimney stacks. Modern uPVC windows.



Sunnyside Cottage, Sunnyside
Stucco, slate roof, brick chimney stacks.

Appendix 6

Glossary of Technical Terms

Ashlar	Blocks of stone with smooth faces and square edges laid in horizontal courses with vertical joints.
Coping	A capping to a wall.
Coursed rubble	see "Rubble".
Cruciform	Shaped like a cross.
Clerestory	The upper stage of the main walls of a church above the aisle roofs, pierced with windows.
Diaper brickwork	A diamond pattern, achieved by using bricks of different colours.
Enclosure	The change from the mediaeval agricultural system of communal open fields to the hedge-enclosed fields familiar in the landscape today.
Ensemble	A collection or group.
Faced Rubble	Unhewn stone, generally not laid in regular courses, but with the outside face smoothed .
Glebe Land	Land belonging to the Church from which revenue was raised.
Jamb	The vertical face of the side of a doorway or window frame.
Kneeler stone	Large stone at the base of the eaves on a gable end.
Lattice Casement	A sideways-opening window with diamond shaped leaded lights, or wooden glazing bars arranged like an open-work screen.
Listed Building	A building of high architectural quality and/or with historical value, identified by the Secretary of State as subject to special protection measures to preserve its character.
Mansard roof	A roof with a double slope, the lower being steeper and longer than the upper.
Massing	The relationship between the different elements of the façade of a building. For example the interplay between the size of the building itself and the scale of the roof, fenestration (windows) and blank walls
Pantile	A traditional roofing tile of curved S-shaped section.
Paviors	Paving stones, usually of small size and laid in a pattern (picture, p. 10)
Plinth	Projecting base of a wall or column, generally with a chamfered or moulded top.
Quoins	Dressed stones at the corners of buildings, usually laid as alternating large and small stones.
Rubble	Unhewn stone, roughly dressed and generally not laid in regular courses (if in regular courses it is Coursed Rubble).
Stucco	Render. A plaster of gypsum, sand and slaked lime, with other substances to ensure durability, used as a protective coating to walls.
String course	A continuous horizontal band in stonework or brickwork, sometimes projecting forward from the wall surface.
Three field rotation	From the Middle Ages until the 20 th century, the three-field or three-year rotation was practiced by farmers in Europe to maintain soil productivity. A crop of rye or winter wheat would be followed the next year by spring oats or barley, then the field would be left fallow for the third year.

Appendix 7

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