

Spratton Conservation Area Appraisal and Management Plan



**Consultation Draft
March 2021**

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Appendix A: Listed Buildings

1 Introduction

1.1 Why has this document been produced?

Daventry District Council is currently undertaking reviews of existing conservation areas within the District, and assessing the designation of new conservation areas where appropriate. This review is the first opportunity to set out the architectural and historic interest of Spratton to aid the sensitive management of change with regard to the historic environment. Hence, this document has been produced to inform that review, and is published in draft form alongside the proposed boundary of the conservation area for consultation purposes.

A public online meeting was held on 7th January 2021 to inform this draft document. Advice on how to comment is set out in Section 1.4 below.

1.2 What status will this document have?

It is intended that, following consultation, this document will be adopted as a Supplementary Planning Document. As such it will be a material planning consideration in the determination of future planning decisions.

1.3 What is the purpose of this document?

Conservation area appraisals identify and describe the features which

contribute to the special architectural or historic interest of a conservation area. As a Supplementary Planning Document, the appraisal is a 'material consideration' in the determination of planning decisions, and as such the information contained within the document should be used to manage change in a manner sensitive to the character and appearance of the conservation area.

A Management Plan for the conservation area has also been produced, which can be found at Section 11. The appraisal identifies both positive elements of the conservation area and those under threat.

Recommendations have been provided in the Management Plan to address any specific issues identified in the appraisal and to guide the future management of the conservation area.

This appraisal has been produced in accordance with current guidance from Historic England *Conservation Area Appraisal, Designation and Management 2019*, as well as national and local policy and legislation.

1.4 How do I comment on this document?

Any comments on this document or the proposed conservation area designation should be made in writing no later than 5pm on Monday 26th April 2021 (late representations will not be accepted).

Comments can be made:

by completing a questionnaire which can be accessed via the website www.daventrydc.gov.uk/ConservationAreas;

by email to heritage@daventrydc.gov.uk;

by letter to Anna Wilson, Heritage Policy Assistant, Daventry District Council, Lodge Road, Daventry, NN11 4FP.

1.5 How is this document structured?

The appraisal begins with an introduction to conservation areas and background policy and legislation at Section 2. Details of the proposed conservation area boundary can be found in Section 3, followed by a Summary of Special Interest for the proposed conservation area in Section 4. Section 5 provides information on the location of the proposed conservation area and its wider landscape context, whilst Section 6 contains a brief explanation of the historic development of the conservation area including historic mapping. A spatial analysis is set out in Section 7, including examination of the contribution of important green spaces, areas of archaeological potential, views and an open space analysis.

Following on from this, Section 8 provides details on local architectural styles, materials and building forms, including boundary treatments. Section 9 expands on this, setting out design guidelines within the proposed conservation area.

Section 10 sets out opportunities to enhance the character and appearance of the conservation area, based on the findings of the review. This includes proposals for Article 4 Directions and Local List candidates. Details of proposed boundary changes can be found in Section 10.4.

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

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

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

1.6 Who is this document intended for?

This document is intended for anyone with an interest in development which may affect the character or appearance of the proposed Spratton Conservation Area. This includes, but is not limited to, homeowners, developers, statutory undertakers, planning officers and inspectors.

2 Policy and Legislation

2.1 What is a conservation area?

A conservation area can be defined as an

“...area of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance”.

Section 69 Planning (Listed Buildings and Conservation Areas) Act 1990.

These areas contain features and characteristics which make them unique, locally distinctive, historic places. Conservation areas can take many and varied forms; those in Daventry District are largely centred on rural villages, but also include several historic parks, the Grand Union and Oxford Canals, Daventry Town Centre, and the Daventry Reservoir.

2.2 Why do we designate conservation areas?

Conservation areas protect our nation's distinct, local heritage. Daventry District Council has an obligation to assess and designate areas of special architectural or historic interest as conservation areas. In undertaking this duty, the Council must then pay special attention to the desirability of preserving or enhancing the character or appearance of designated conservation areas. The intention of conservation area designation is not

to stop development, but rather to manage change in a way which preserves rather than erodes the qualities which make it special.

The National Planning Policy Framework (2019, paragraph 185) also encourages Daventry District Council to provide a positive strategy for conservation, allowing for,

- the desirability of sustaining and enhancing the significance of heritage assets;
- the wider social, cultural and economic benefits which the conservation and enjoyment of the historic environment can bring; and
- the desirability of new development making a positive contribution to the local character and distinctiveness; and
- the opportunities to draw on the contribution made by the historic environment to the character of a place.

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

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

Demolition

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

Trees

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

Other works

Some works within conservation areas require planning permission:

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

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

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

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

If you are considering undertaking work to your property and are unsure about whether it requires permission, please contact the District Council at plancare@daventrydc.gov.uk. Please note that works may also require Listed Building Consent.

Energy Efficiency and Heritage

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

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

Setting

Conservation areas are “designated heritage assets” and as such, their setting is given protection under national policy. This means that development in the area *around* a conservation area should have regard to

any impacts on the character or appearance of the conservation area whether they require planning permission or benefit from permitted development rights.

2.4 Further Information

Further information regarding conservation areas can be found on our website at www.daventrydc.gov.uk/ConservationAreas. For advice relating to development within conservation areas, please contact the District Council's Development Management department via

Email: plancare@daventrydc.gov.uk or

Telephone: 01327 871100.

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

www.historicengland.org.uk/advice/your-home/owning-historic-property/conservation-area/

A Village Design Statement for Spratton was adopted as a Supplementary Planning Document by Daventry District Council in May 2013 and the Neighbourhood Development Plan was adopted in July 2016 and forms part of The Plan.

If adopted, the Conservation Area Appraisal and Management Plan will have the status of a Supplementary Planning Document.

3. Summary of Proposed Conservation Area Boundary

Starting in Smith Street, the conservation area boundary includes nos. 27 and 28 and their gardens before crossing the road at the end of the garden of no. 27 and immediately turning eastwards towards High Street, including the banked verge. The boundary turns south down the west side of High Street, including a small area of land now used for parking. The boundary continues south including a number of stone boundary walls to properties on the west side of the street but excluding the properties themselves. Those on the west side are included.

At the end of High Street, the boundary turns west up Brixworth Road to include the grass verge. At the corner of the garden of no. 15a the boundary crosses the road and turns east, including the grass verge, before turning south just before Spratton Village Store. It then follows the boundary of the land behind the village store and those of the properties on Church Road until it reaches the junction of Church Road and St. Luke's Close. Here it crosses St. Luke's Close and continues down the west side of Church Road, including the properties on the east side but not those on the west side.

At the end of Church Road the boundary turns up Holdenby Road to include the cob cottage and its garden (2 Holdenby Road) before crossing the road and turning east to include Radley House on the corner of Holdenby Road and The Walk. The boundary then turns south down The Walk, including nos. 1 and 3 but excluding properties on the west side of the road. The boundary follows the garden of no. 3 eastwards to Yew Tree Lane where it turns south, following the east edge of the road until it is

opposite the garden of no. 21. Here, it crosses the road and follows the boundary of the garden, eventually turning northward and, hence, including no. 21 within the conservation area. It continues northwards following the garden boundaries of properties on the west side of Yew Tree Lane, including them.

When the boundary reaches the rear of 1 Olde Hall Close it excludes all the properties in that development but follows the property boundaries of nos. 6, 8 and 10 in Brixworth Road. Immediately to the east of this property it crosses Brixworth Road and then returns westwards up the road until it reaches no. 39 where it turns north to follow the property boundary, including all the properties in Brixworth Road to the west and all those in School Road. The boundary includes Spratton Primary School but excludes properties in Erskin Wood and then continues along the rear of properties in Manor Road, including them but excluding the buildings of Spratton Hall School except for the former hall itself, which is a Grade II listed building, and several historic outbuildings on its east side. The boundary also includes a belt of trees immediately north of Spratton School and it then continues westwards to include Home Farmhouse. Continuing to follow the boundary of the garden, it then returns to the corner of 28 Smith Street where it began.



Figure 1: Map showing the proposed conservation area boundary and designated heritage assets

4 Summary of Special Interest

Special architectural or historic interest can manifest in a variety of forms. Current guidance from Historic England sets out types of special interest which have led to designation, including;

- Areas with high numbers of designated heritage assets, and a variety of architectural styles and historic associations
- Those linked to a particular industry or individual with a particular local interest
- Where an earlier, historically significant, layout is visible in the modern street pattern
- Where a particular style of architecture or traditional building materials predominate
- Areas designated because of the quality of the public realm or a spatial element, such as a design form or settlement pattern, green spaces which are an essential component of a wider historic area, and historic parks and gardens and other designed landscapes, including those on the Historic England Register of parks and gardens of special historic interest.

The special interest of the Spratton Conservation Area derives from the following key characteristics:

- Spratton has nine listed buildings including the Grade I listed Church of St. Andrew. Within the village there is also a large number of non-designated historic buildings of local interest.
- Historic mapping¹ shows that the road layout in Spratton was in existence in the early 19th century but it is likely to have much earlier origins given that some of the existing buildings in the village date to the 16th century and the settlement, recorded in Domesday book as 'Spretone' is known to have existed here in the 11th century. The relative importance of some routes to, from and through the village changed during the 18th century with the building of the Welford turnpike road in 1721, but several historic routes that went out of use as a result still remain as footpaths.
- Within Spratton a variety of architectural styles can be seen. There is a strong vernacular architecture, especially in the north half of the village and along Yew Tree Lane. Ironstone is the predominant building material but a significant number of buildings are constructed from cob and red brick. Slate is commonly used as a roofing material but there are several examples of thatch also. The widespread use of ironstone, red brick and slate brings a coherence to the visual character of Spratton's streets and lanes.
- Several higher-status buildings with finer detailing also exist within the proposed conservation area, with the greatest concentration being along Church Road. As the majority were built in the late 18th century/early 19th century they are predominantly built from red brick.

¹ Bryant's Map of Northamptonshire (1824-1826)

- Historic plot formation dating back to at least the 1880s survives well. In reality, historic plots may have a much earlier origin. They survive well in the area between the north end of Church Road and Yew Tree Lane; along Brixworth Road; between High Street and Manor Road; and parts of School Road.
- A number of buildings within the conservation area formerly had non-domestic uses. Some have been converted to residential use and others remain as outbuildings. They include, coach houses in Brixworth Road and Yew Tree Lane; the smithy in Brixworth Road; the former Baptist Chapel in Brixworth Road; the abattoir buildings in School Road; outbuildings at Spratton Hall School, and the former granary in Yew Tree Lane. Many of these buildings retain their original plan form, window and door openings, giving clues to their former use and a visible link to former industries in play in Spratton during the 18th and 19th centuries.
- Other buildings that have a connection to industries important to Spratton's economy still exist, although this may not be immediately obvious from their architectural form. They include several former public houses such as The Fir Tree in Yew Tree Lane; The Live and Let Live, later The Bricklayers Arms, in Yew Tree Lane; and Chequers in Manor Road. Buildings associated with the lace-making industry are 1 Holdenby Road and Rose Cottage in High Street, lace-makers cottages; and 26 High Street which was a lace-making school during the late 19th and early 20th century.
- Spratton stands on an east-facing slope with the Church of St. Andrew near its highest point at the centre of the village. This elevated position affords long views outwards from various locations to the undulating countryside to the east, reinforcing its

rural setting, as well as long views towards the village in which the spire of St. Andrews is a prominent landmark.

- Between the areas north and south of Brixworth Road there is quite a contrast between the scale of buildings and their density. For example, between Yew Tree Lane and Church Road buildings are on a larger scale, detached and situated in generous plots. This creates a sense of space. By contrast, further north, terraced buildings and semi-detached buildings in small plots are more prevalent, which creates a close-knit, enclosed atmosphere.
- Tall ironstone, cob and brick boundary walls are an important aspect of Spratton's character, creating a sense of enclosure in many parts of the proposed conservation area. They contribute to the coherent character of the village.
- Trees play an important part in the visual amenity of the village and soften views of the built environment. There are 23 individual tree preservation orders within the proposed conservation area, 4 tree preservation order areas, and several other important trees.

5 Location and Settlement Context

The village is located in the Parish of Spratton in Spratton Ward. It is located 7 miles north of Northampton on the east side of the A5199 Welford Road. Spratton is situated at a height of approximately 136m OD at the southern end of a ridge. The land slopes away to the east and affords long views over valleys to the neighbouring village of Brixworth.

Spratton lies within the Central Northamptonshire Plateaux and Valleys Environmental Character Area and the Hemplow Hills, Cottesbrooke and Bringtons Special Landscape Area (SLA)². It is a rural landscape with a distinctive ridge and vale topography. Typically in this area the plateau tops are sparsely settled and retain a quiet, rural character with wide views over the surrounding undulating landscape. Within the plateau, Spratton sits on an elevated ridge running from southeast to northwest along which runs the A5199 road. This forms the west boundary of the village. The land slopes away to the east and affords long views over valleys to the neighbouring village of Brixworth.

In addition, Spratton is located within the Brampton Brook Ironstone Uplands Historic landscape character area, which is characterised by modern fields, although the study notes that there are areas around Spratton that have retained their early parliamentary landscapes³.

The local geology is Northampton Sand Formation, comprising Sandstone, Limestone and Ironstone beneath a cap of Boulder Clay. This is reflected in the buildings of the village, many of which are constructed using Ironstone. The dark red bricks used to construct some of the later historic

buildings within the conservation area are likely to have been produced at the 19th century brickworks to the east of Spratton.

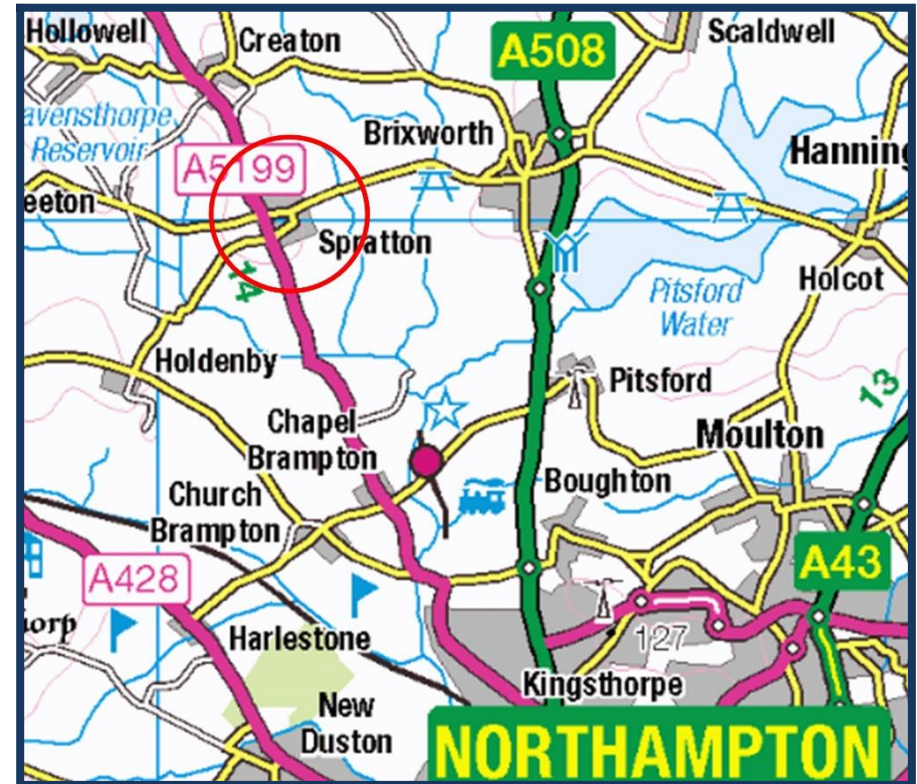


Figure 2: Map showing the location of Spratton

² Special Landscape Area Study, Daventry District, TEP (2017)

³ Northamptonshire Historic Landscape Character Assessment

6 Historical Development

It is probable that people were living in the area of Spratton in later prehistory, possibly from the Bronze Age. Cropmarks evident on aerial photographs show a series of enclosures, ring ditches and a ditched trackway immediately north of the village, now largely under the playing fields of Spratton Hall School. Similar archaeological features are also visible on aerial photographs on the west side of the village on the opposite side of Welford Road. Evidence for Roman occupation in the immediate area is sparse and extends to just a couple of Roman coin finds⁴.

The place name 'Spratton' is thought to come from the Old English 'spreot', which means 'a pole' and 'tun' meaning a farmstead. This suggests the settlement began as a farmstead, perhaps enclosed by straight young trees⁵. To the east of the village, on the south side of the Brixworth Road, Saxon pottery has been found, suggesting this as a possible settlement site⁶ and, perhaps, the beginnings of what became, by the time of the Domesday Survey in 1086, an established settlement with two mills, 6 ploughs and a population of 28, with Spratton lands divided into three manors⁷. Earthworks formerly recorded in an area to the northeast of Spratton Hall School may be the site of a manor house, which would explain the name of the lane running north from the church towards Spratton Hall School being Manor Road.

⁴ Northamptonshire Historic Environment Record

⁵ Spratton: A Village History (2005) Enid Jarvis and Michael Heaton

The oldest standing building in the village is the Church of St. Andrew (Grade I listed). It may well have originated in the Saxon period but was enlarged in 1120. It started as a simple building with only a nave but a bell tower was built around 1195 and a north aisle was also added. Some architectural details survive from the Norman period, such as the arched south doorway with its zigzag pattern, moulded capitals and double columns.

Prior to the construction of the A5199 Welford Road in the early 18th century as a turnpike road, the main north-south route through Spratton would have been from Entry Hill in the south to the southern end of Church Road, across Brixworth Road and along High Street, which would have continued north towards Creaton along a route that survives as a holloway earthwork in the field west of Home Farmhouse. The other north-south axis along Yew Tree Lane, School Road and into Manor Road would also have been an important route through the village and it is along these roads that most of the village's oldest surviving buildings can be found, some dating to the late 17th century. These include Olde House Farm (1691) and Stonehouse, 2 Yew Tree Lane (1684, Grade II listed); 6-8 Church Road (early 1700s), Home Farmhouse (late 1600s, Grade II listed); and Northbank in Manor Road (late 1700s, Grade II listed). These would have been relatively high-status buildings, being mainly constructed from ironstone and some displaying architectural detailing such as stone mullion windows, date stones and stone gable parapets and kneelers.

⁶ Royal Commission on the Ancient and Historic Monuments of England, 1981, An Inventory of the Historical Monuments in the County of Northamptonshire, Volume 3, Archaeological Sites in North-West Northamptonshire

⁷ Spratton: A Village History (2005) Enid Jarvis and Michael Heaton



Figure 3: Stone House, 2 Yew Tree Lane, as viewed from Brixworth Road

In between these higher status buildings there would have been more modest workers' cottages built in smaller plots. Although some cottages in Brixworth Road, Manor Road, School Road, High Street and Holdenby Road had been demolished by the mid-20th century, examples still exist, especially in the north half of the village, for example 2-10a School Road (Figure 4) and 29-31 Brixworth Road.



Figure 4: Cottages in School Road

The turnpike (Welford Road) became the principal route to the village from the north and south after its construction in 1721 and Brixworth Road may have become a more prominent route used to arrive at the village by dropping down from the Welford Road. A map of the village in 1953⁸ records it as Middle Turn and Holdenby Road as First Turn. Brixworth Road was also called Station Road, being the route to Spratton Railway Station which was situated between Spratton and Brixworth. So the development of both the turnpike road to the west of Spratton and the railway station to the east variously led to the main thoroughfare

⁸ <https://www.sprattonhistory.org/photo-archive.php?start=9&keyword=maps>

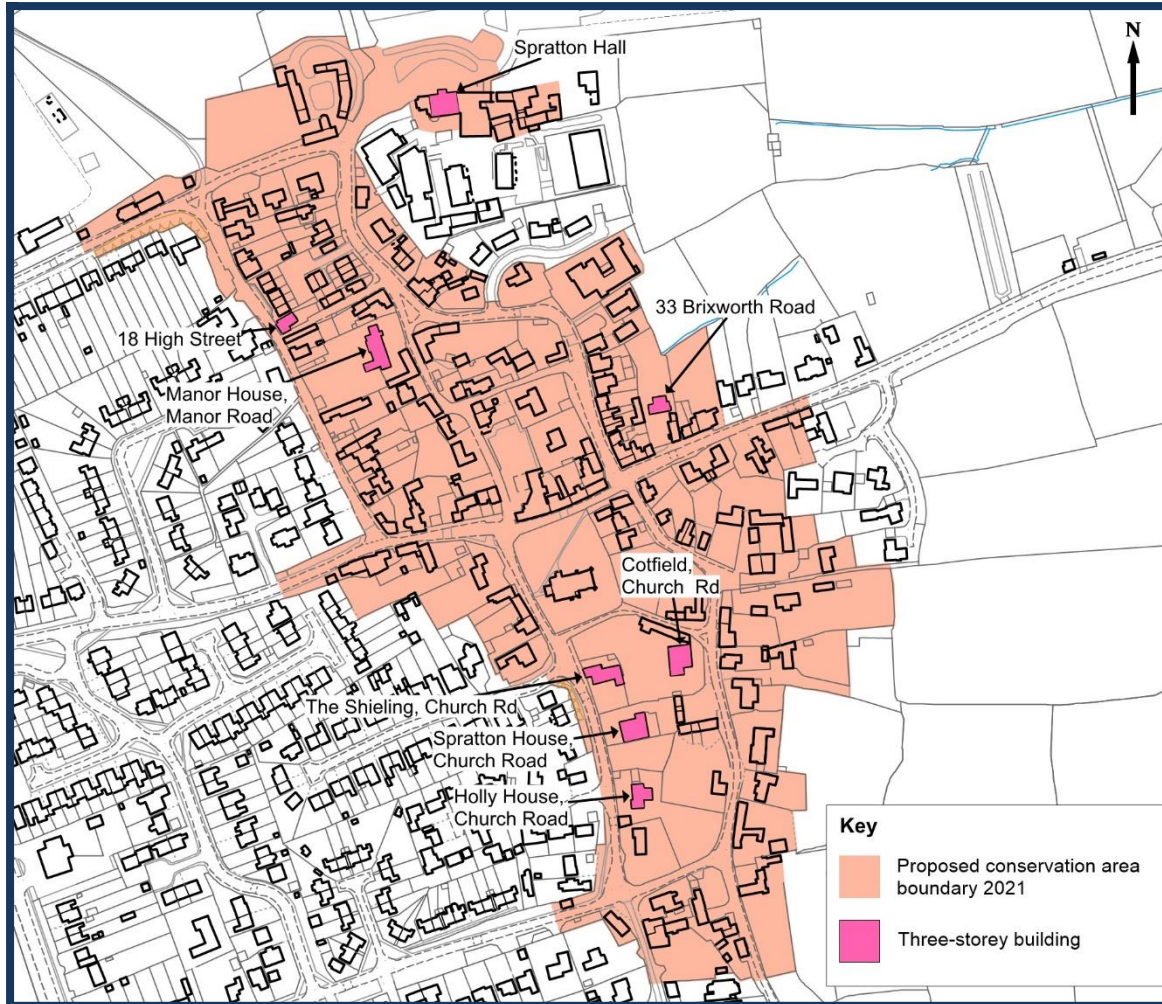


Figure 5: Map of Spratton conservation area showing the location of historic three-storey buildings

through the village changing during the 18th and 19th centuries to an east-west axis rather than north to south.

During the 18th century the wealthier residents of the village built larger houses of three storeys along Church Road in particular, for example Cotfield, Spratton House and The Hollys. Spratton House and The Hollys were built by members of the Butlin family. They were considerable landowners in the area and wool merchants. Following a downturn in the wool industry in the mid-1800s they turned to the iron industry. Elsewhere, a third storey was added to several of the larger existing houses, for example, Manor House in Manor Road.

Spratton Hall (Grade II listed), at the north end of the village, also dates to this period, being built in c. 1760 by Francis Beynon, another significant landowner in the area. The status of the building, and therefore its owners, was not only created by the scale and architecture of the Hall, but also its setting in the four and a half acres of grounds in which it stood. The Hall and a range of ancillary buildings to its east, was separated from the village by its gardens immediately to the south of the building and plantations which wrapped around the west and south sides of the lawned garden. In the 1950s Spratton Hall became a school and as it expanded in subsequent decades the gardens and plantations were replaced with new school buildings.

To the south of the school site Erskin Wood housing development incorporates trees from the plantation and is now a Tree Preservation Order Area. Despite the presence of these trees and the survival of several ancillary buildings, the development of much of the gardens and plantations for school buildings has resulted damage to Spratton Hall's setting and the sense of its importance as a high-status residence standing separate from the village in its own grounds.

Like most villages in rural West Northamptonshire, agriculture provided many inhabitants with a means of subsistence; in the medieval period through the feudal system and, following the enclosure of the open fields in 1766, as labourers for local landowners.

Several of the larger ironstone buildings in the village were farmhouses and there are several associated farm buildings that still stand which have subsequently been converted for residential use, for example The Granary in Yew Tree Lane.

Agricultural work was not the only occupation practiced in the village, however, and during 19th century inhabitants of the village were making bobbin lace commercially. In the 1851 census 33 lace makers are recorded as living in Spratton⁹. The work was usually carried out by women in their own homes to supplement the household income. No. 2 Holdenby Road is a former lace-maker's cottage and is the only surviving building where there used to be a row of cottages. At 26 High Street there was a lace-making school during the 19th and early 20th centuries.

Rope making was also carried out in Spratton and the lane now called The Walk was formerly known as The Rope Walk. A wheel supported on two posts was placed at the far end of The Rope Walk and lengths of hemp were fastened to it. The wheel would then be turned and the hemp would be twisted into a strong rope. Radley House situated at the north end of

The Walk may have been associated with rope production as two round storage pits were found behind the house where hemp and finished rope may have been stored.¹⁰

It was not until the 1930s that the village saw significant expansion with houses constructed along Smith Street and Holdenby Road. From the 1960s to the 1980s there was further expansion with the area between the village and the A5199 Welford Road being infilled with housing as well as some infilling of individual plots within its historic core. The 21st century has also seen some infilling within the historic core, namely in School Road and at Brampton Row. Despite this, the historic village lanes and roads, on the whole, remain unchanged from the 19th century, as Figures 11 to 22 illustrate (historic images reproduced by permission of Spratton Local History Society).

⁹ Spratton: A Village History, Jarvis, E. and Heaton, J. (2005)

¹⁰ <https://www.sprattonhistory.org/photo-archive.php?start=17&keyword=thatch>

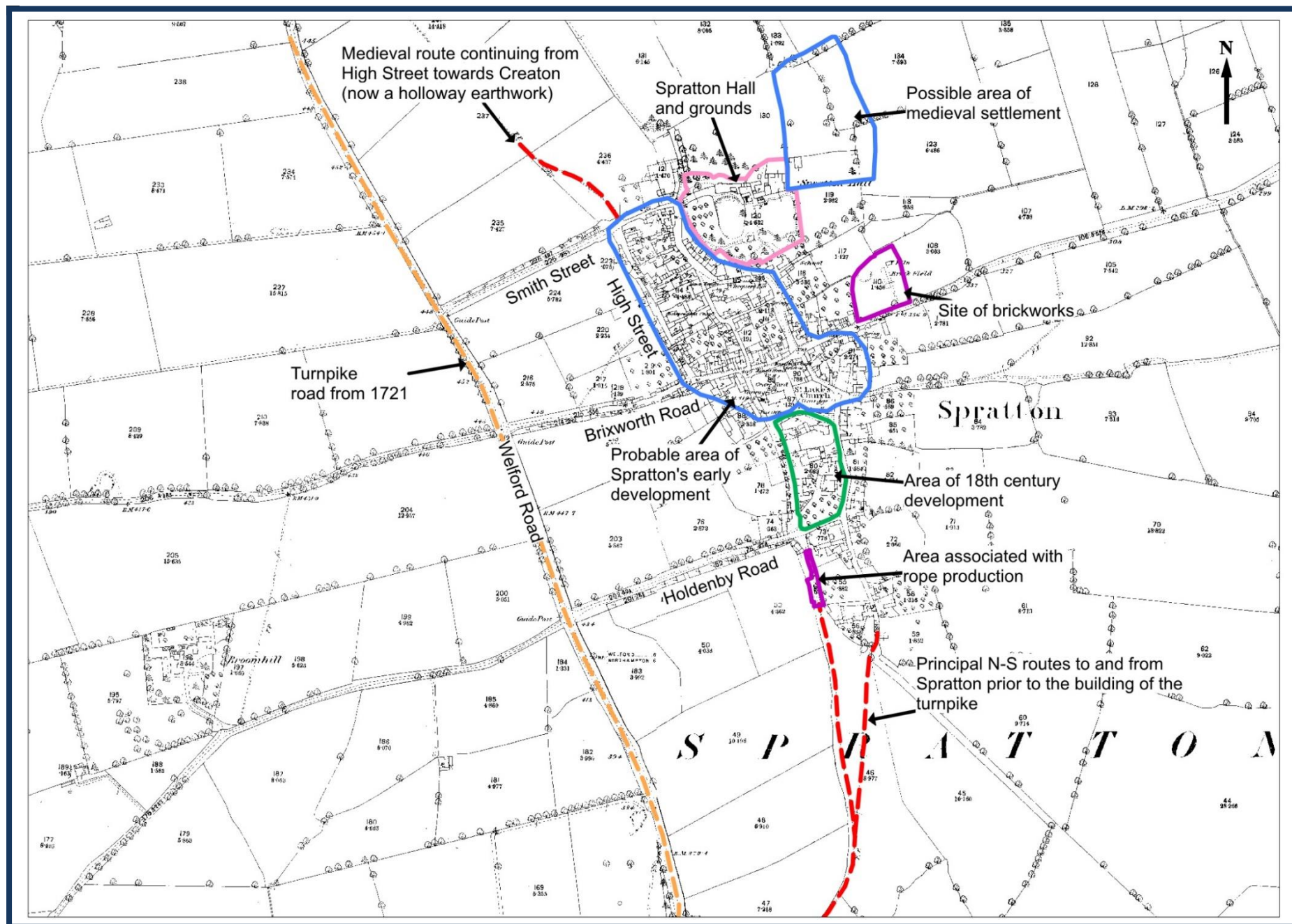


Figure 6: Map showing features of the development of Spratton, overlaying the 1885 Ordnance Survey Map

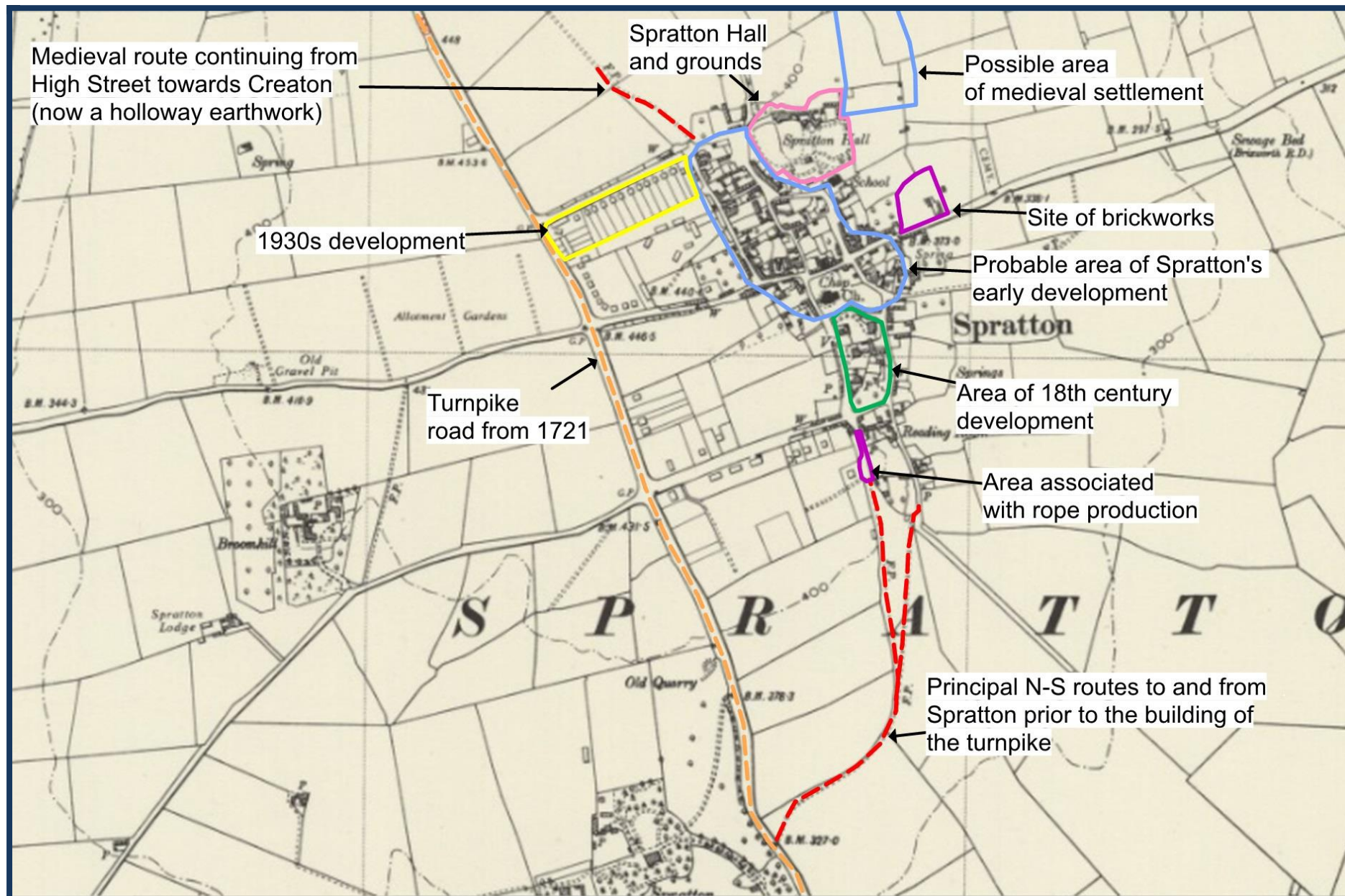


Figure 7: Map showing features of the development of Spratton, overlying the 1950 Ordnance Survey Map

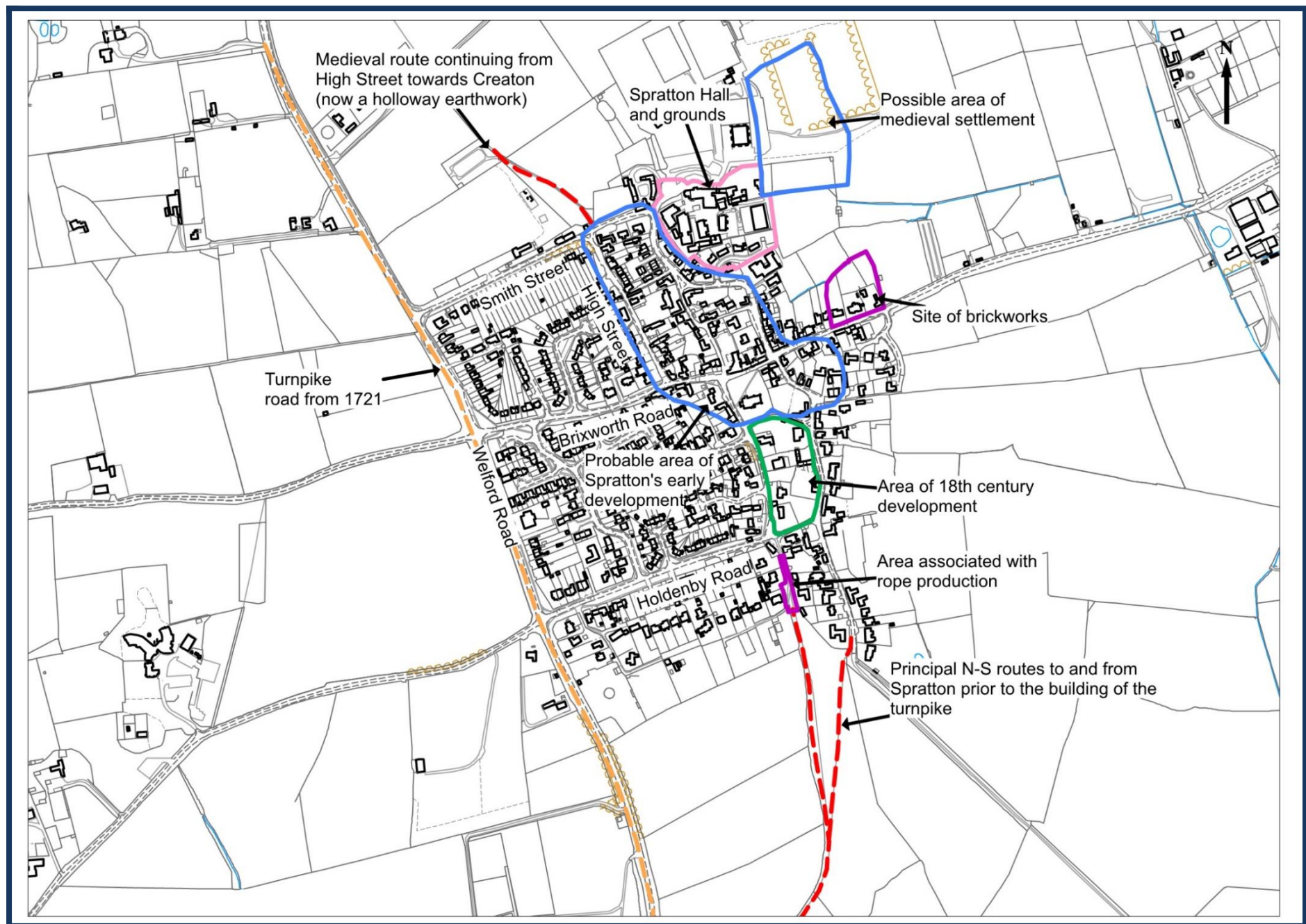


Figure 8: Map showing features of the development of Spratton, overlying the 2021 Ordnance Survey Map

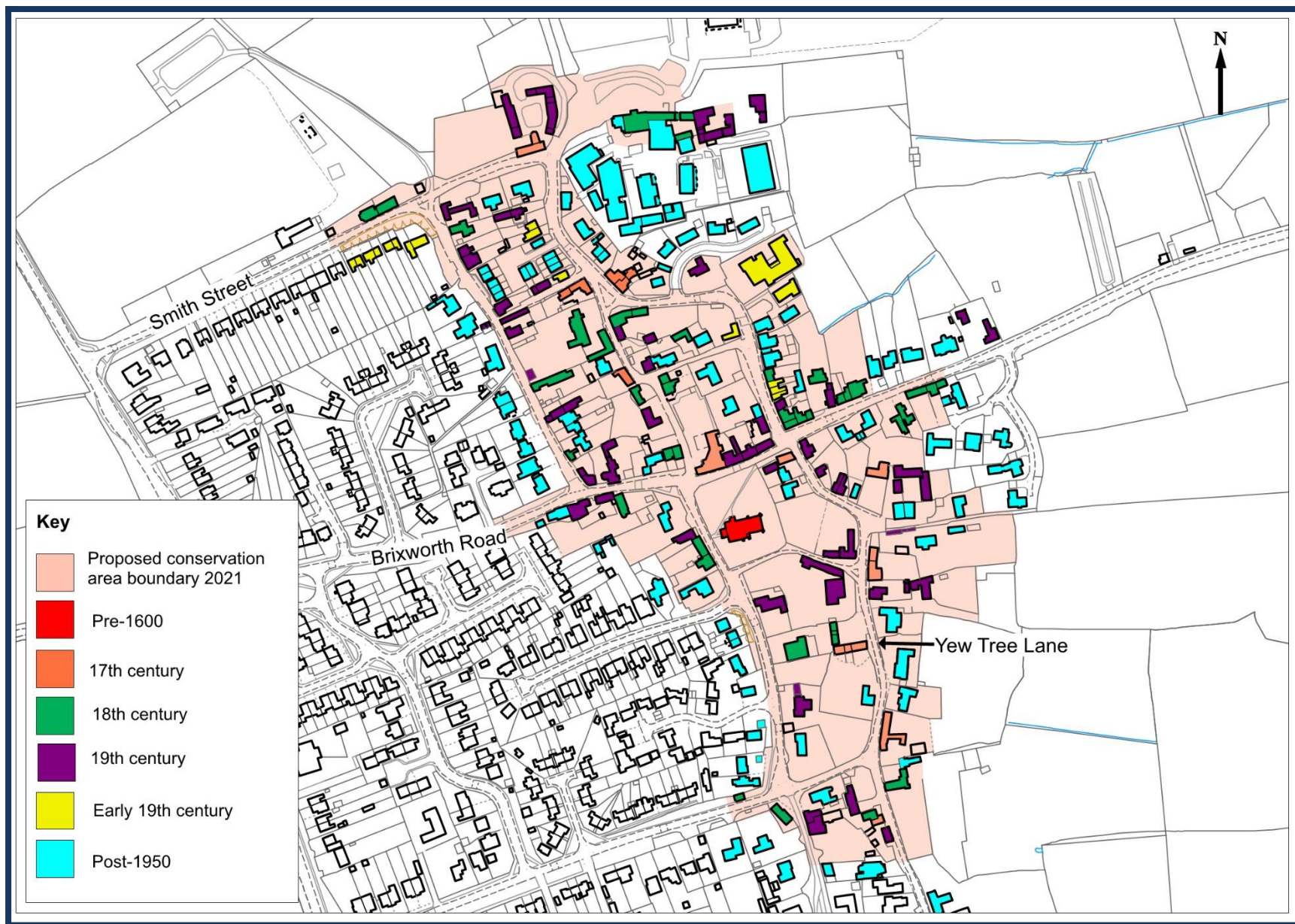


Figure 9: Map showing likely building dates of properties within the conservation area and on its fringes

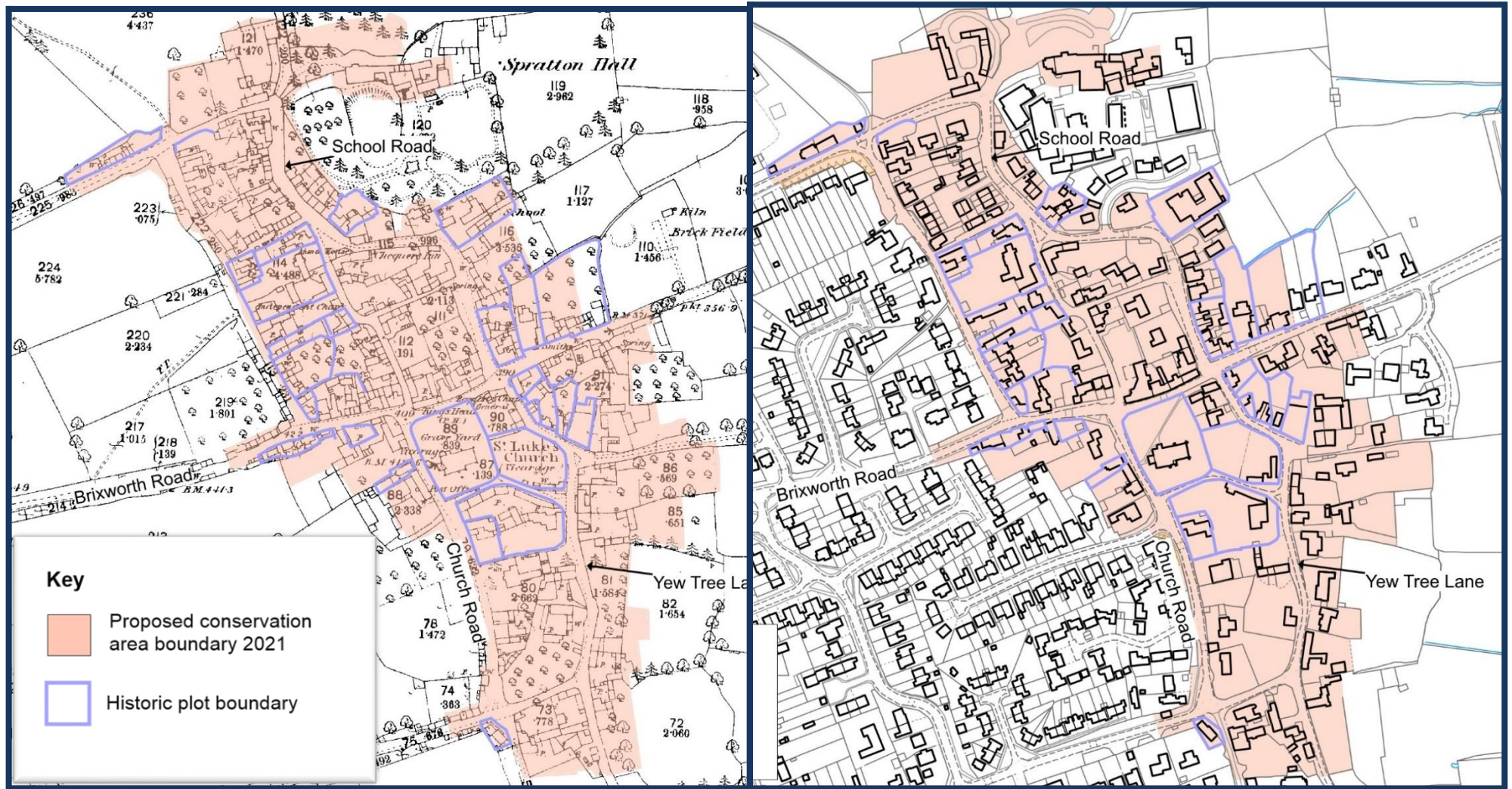


Figure 10: Surviving historic plot boundaries shown on the 1885 Ordnance Survey map (left) and on the 2021 Ordnance Survey map (right)



Figure 11 Holdenby Road looking northwest from the junction with The Walk, 1926



Figure 12: Holdenby Road looking northwest from the junction with The Walk 2020



Figure 13: Brixworth Road looking east from the junction with Church Road



Figure 14: Brixworth Road looking east from the junction with Church Road 2020



Figure 15: Manor Road looking northwest past Chequers



Figure 16: Manor Road looking northwest past Chequers 2020



Figure 17: View southeast along Manor Road past Chequers towards Northbank House, 1902



Figure 18: View southeast along Manor Road past Chequers towards Northbank House 2020



Figure 19: View north along Yew Tree Lane towards Threeways



Figure 20: View north along Yew Tree Lane towards Threeways, 2020

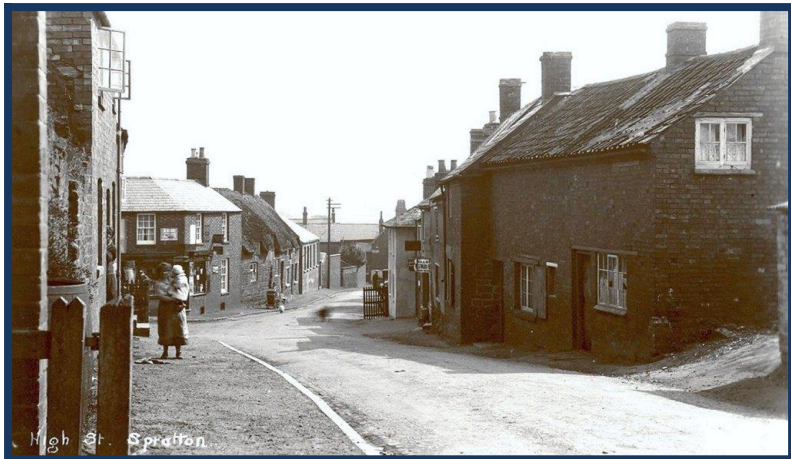


Figure 21: View east along Brixworth Road c. 1920



Figure 22: View east along Brixworth Road 2020

7 Spatial Character

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

7.1 Spatial Character Summary

- The historic village of Spratton is located just below the summit of a high ridge of land that runs roughly northwest to southeast. This position on the east-facing slope gives long, panoramic views towards Brixworth and the surrounding countryside and reinforces the village’s rural character.
- The historic core of Spratton is formed by no less than ten roads or lanes along which houses, farms and other buildings have been constructed over the centuries. It has an elongated plan formed by several roughly parallel roads connected by other roads or lanes. The street pattern within the historic core dates back to at least the 18th century but may have its origins in the medieval period, although the prominence of several roads altered after the building of the Welford Turnpike (now the A5199). Prior to this the principal north-south route through the village was via Church Road and High Street. However, once the turnpike had been built the approach to the village from Entry Hill to Church Road Lane became less well-used and access to

the village from the turnpike along what is now Brixworth Road became the dominant route. The 1885 Ordnance Survey map shows that by the late 19th century the route along Entry Hill had become a footpath.

- The continued existence of the historic plan of the village is reinforced further by the layout of individual property plots that have survived since at least the 18th and 19th centuries (see Figure 10).
- The spatial character of the village to the south of Brixworth Road is quite different to that to the north. The area between Church Road and Yew Tree Lane is dominated by large, detached houses that stand in large plots. Coupled with the churchyard, this creates a spacious atmosphere. In contrast, buildings and their plots in High Street, Manor Road, School Road and part of Brixworth Road are much smaller and there is a higher occurrence of terraced and semi-detached buildings, resulting in a close-knit, enclosed character.
- Historic Ordnance Survey mapping (1885) (see Figure 6) shows that roads and lanes widened out at junctions, a feature of when the road layout was less formalised. At these junctions there were often triangular grass verges (often known in the Midlands as ‘Godcakes’). These still survive at the junction of Yew Tree Lane and Church Lane, Smith Street and High Street and opposite Northbank in Manor Road (See Figures 24 and 25). They are an important survival of the historic road layout of the village.
- Several footpaths to and from the conservation area date back to at least the 19th century and probably originated at a much earlier date as prominent routes to and from Spratton, in particular, footpaths DP1 towards Creton from Smith Street; DP3 adjoining Yew Tree Lane at its south end; and DP4 (see Figures 6 and 32).

- Views within and from the conservation area are many and varied (see Section 7.6). Along Manor Road, Yew Tree Lane and Church Lane they tend to be relatively short due to the winding nature of the lanes. Longer views exist in both directions along Brixworth Road. There are long views to the rural landscape beyond the village and the church spire of Brixworth from the elevated position of the churchyard, between several buildings in Yew Tree Lane and looking east from Brixworth Road.

7.2 Areas of Archaeological Potential

Archaeological interest can be both remains surviving below the ground or evidence for past activity that is contained within standing buildings and structures.

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

There is potential for non-designated archaeological remains to survive within the currently occupied areas of Spratton medieval settlement i.e. the area covered by the proposed conservation area.

Areas of archaeological potential that are within the conservation area but which are currently unoccupied are shown in Figure 23 and include:

- AP1: The churchyard of St. Andrew's Church for potential deposits relating to an early medieval church building.

Areas of archaeological potential on the fringes of the conservation area include:

- AP2: Possible holloway earthworks of medieval/post-medieval date north of Smith Street.
- AP3: A possible prehistoric enclosure north of Smith Street and east of Welford Road.
- AP4: Possible medieval settlement remains including paddocks, crofts.
- AP5: An area of ridge and furrow earthworks.
- AP6: Site of 19th century brickworks
- AP7: Possible area of Iron Age/Romano-British settlement north of Spratton Hall School

Areas of archaeological potential which make a particularly strong contribution to the immediate setting of the conservation area will be considered for inclusion within the boundary as per Historic England advice. Not all areas can reasonably be included within the conservation area. The exclusion of areas from the boundary does not reduce their positive contribution to the setting of the conservation area through their historic interest nor preclude the possibility of that area yielding significant archaeological evidence which may enhance our understanding of the past.

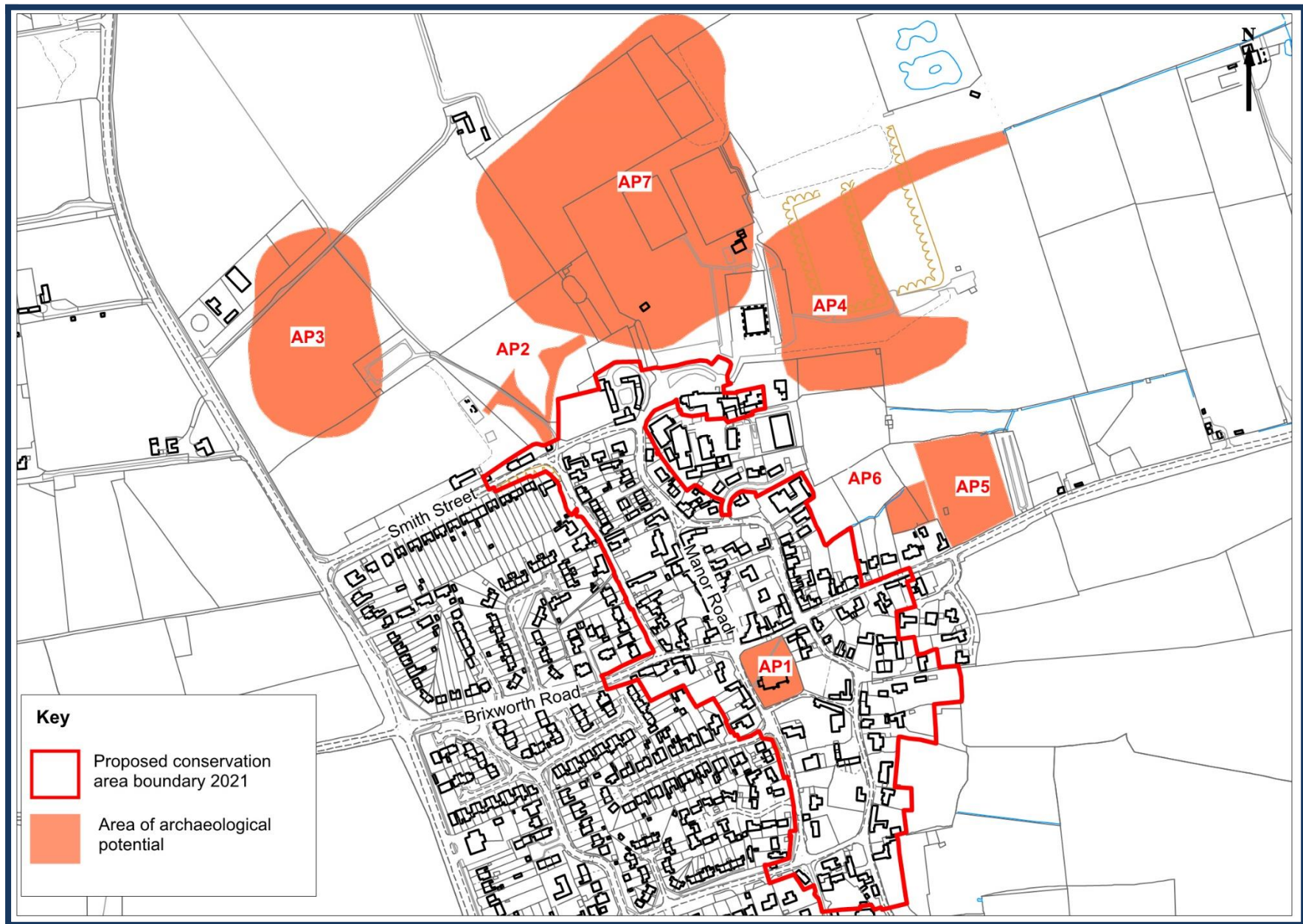


Figure 23: Areas of archaeological potential within and on the edge of the conservation area

7.3 Public Open Spaces

There are several important public open spaces within the conservation area (see Figure 32). The first is the churchyard of St. Andrew's Church at the centre of the conservation area. Its elevated position means it is a prominent feature in views along Brixworth Road, Church Road and Church Lane. The churchyard adds to the amenity of the village as well as forming the setting of the church (Grade I listed) and surrounding non-designated historic buildings (see Views 10 and 11, Section 7.6).

A second important open space is that in Yew Tree Lane to the front of Mulberry Cottage and the former coach house of Spratton House. This is an attractive space enabling views of the historic buildings on its south and east sides. It forms a pleasant contrast with the predominantly enclosed and narrow character of this part of Yew Tree Lane formed by high walls on either side of the lane (see View 4, Section 7.6).

Other important open spaces within the proposed conservation area take the form of wide grassed verges and banks that enhance the street scene, views of adjacent historic buildings and contribute to the rural character of the village. Examples include:

- The verge on the north side of Church Lane.
- Grassed banks on either side of Brixworth Road to the west of Spratton Village Stores that enhance views along the road on the approaches to the proposed conservation area.
- The verge on the west side of School Road.
- The grassed bank and verge in Smith Street and turning into High Street.

There are also three locations where there are triangular verges at road junctions that add to the historic and rural character of the village. In the Midlands such features are sometimes known as 'God Cakes', a reference to the triangular pastries that were made at Easter from the medieval period onwards. The 1885 Ordnance Survey map shows that triangular verges existed at the junctions of Welford Road with Brixworth Road and Smith Street as well as the junction of Church Road and Holdenby Road, and Yew Tree Lane outside Gilby's Farm. These verges no longer exist so those that remain are important survivals from a time when the street layout was less formal. They contribute to the historic and rural character of the village. They still exist at the junctions of Smith Street and High Street; Manor Road and School Road; and Yew Tree Lane and Church Lane.



Figure 24: Triangular verge at junction of Smith Street and High Street



Figure 25: Triangular verge at the corner of School Road and Manor Road

7.4 Footpaths

Leading outwards from the conservation area there are a number of footpaths that enable connectivity between the village and with the surrounding countryside. Most current public rights of way (see Figure 32) were in existence by the 19th century, but most were probably established routes prior to extant mapping.

Important historic footpaths traversing the conservation area include:

- The footpath (DP4) from the A5199 Welford Road through fields south of the village which meets the southern end of The Walk.

This probably formed the main route into Spratton prior to the A5199 being built as a turnpike in 1721.

- A footpath between DP4 and the southern end of Yew Tree Lane, which was probably a secondary route into the village prior to the turnpike road being built (DP3).
- Footpath DP2 leaves Yew Tree Lane and travels westwards through fields before meeting up with Brixworth Road and is a historic route depicted on the 1885 Ordnance Survey map. There are panoramic views from this location to the northeast, east and southeast of the rural landscape (see Section 7.6, Views 24, 25 and 26). Looking west from the footpath the rising topography is apparent and the church spire is a prominent feature on the skyline (see Section 7.6, View 20).
- At the north end of High Street footpath DP1 skirts the northeast side of a strip of woodland. At its southeast end it takes the form of a hollow way known locally as the Rolly Banks which represents the remains of the main route to Little Creton to the north prior to the 18th century turnpike road being constructed.

7.5 Trees

Trees make a significant contribution to the rural character of Spratton Conservation area. They contribute to the visual amenity of the village as well as softening the built environment. There are currently 23 individual trees with Tree Preservation Orders within the conservation area and four Tree Preservation Order Areas. One TPO Area lies outside the proposed conservation area at Erskin Wood but it is immediately adjacent to the boundary (see Figure 32).

There are also a number of trees which do not have Tree Preservation Orders but which make an important contribution to the rural character and setting of the conservation area. These include, but are not limited to:

- Two trees on the north boundary of the churchyard that are prominent in views looking east and west along Brixworth Road (see Figure 26 and Section 7.6 View 12).
- A tree southwest of Walnut House, 9 Church Road (Figure 27).
- Two trees southeast of Spratton House, Church Road (Figure 28)
- A tree south of Mulberry House, Yew Tree Lane (Figure 29)
- A tree at the northeast corner of the garden of The Fir Tree, Yew Tree Lane – it may be this tree which gives the property its name (Figure 30).
- A tree on the east side of Cokerford, Brixworth Road. This tree is prominent in views towards the village from footpath DP2 (Figure 31).



Figure 26: Important tree on the north edge of the churchyard



Figure 27: Important tree at 9 Church Road



Figure 28: Two important trees to the rear of Spratton House, viewed from Yew Tree Lane



Figure 30: Important tree in the garden of The Fir Tree, Yew Tree Lane



Figure 29: Important tree (Silver Birch) south of Mulberry House, Yew Tree Lane



Figure 31: Important tree east of Cokerford, Brixworth Road

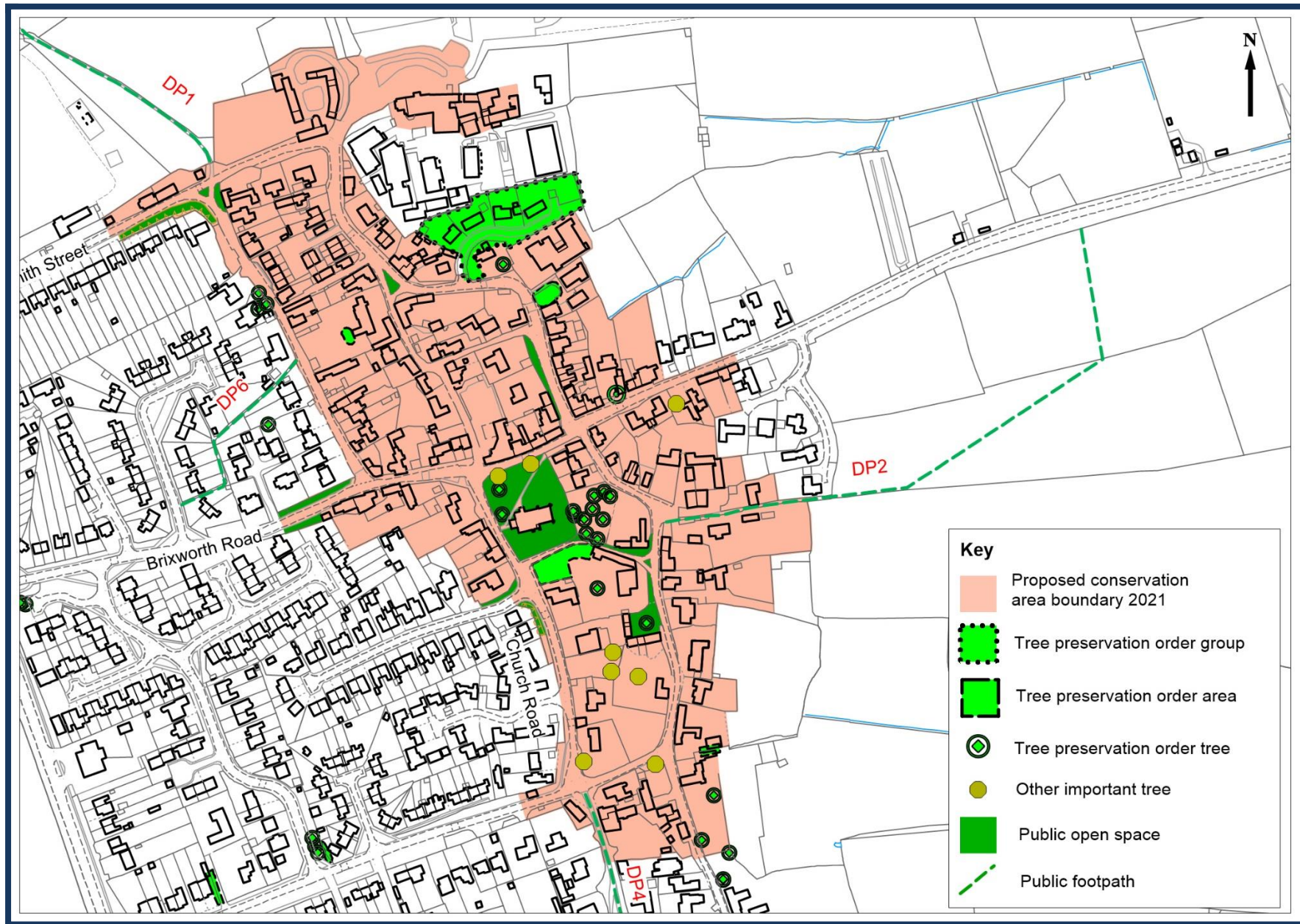


Figure 32: Map showing important public open spaces, footpaths and important trees in and around the edges of the proposed conservation area

7.6 Views and Vistas

Views and vistas impact upon and contribute to how the conservation area is experienced, both within the boundary and from outside the designation. Being a compact settlement with varying landform, views of the surrounding landscape are also an important consideration for the setting of the conservation area.

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

Important views within the conservation area:

V1: The view eastwards along Brixworth Road from outside the Village Stores

This view takes in the historic buildings situated around the junction of Brixworth Road and High Street, including at least one cob building, with the Kings Head public house terminating the view. The horizontal building line and proximity of buildings to the street frontage channel views along this part of Brixworth Road.

V2: The view eastwards along Brixworth Road from the junction with Church Road

This view takes in the Kings Head and other historic buildings on the north side of Brixworth Road, including the Baptist Chapel. The densely massed buildings on the north side of the road contrast with the open space on the south side provided by the churchyard, which affords views of the church, war memorial and TPO trees in their elevated position above the

road. Views along the road also demonstrate the topography falling away to the east, which allows views of the open countryside in the distance.

V3: Looking west along Brixworth Road from outside nos. 35-39

This view along Brixworth Road looks up hill towards the green space of the churchyard and the mature trees within it. This provides a contrast with the enclosed character of the road in the foreground created by buildings situated close to the road frontage and high boundary walls. Views along this part of Brixworth Road incorporate an important grouping of historic buildings, largely built of ironstone which is characteristic material used in the historic core of Spratton village. The K6 telephone kiosk and pillar box also contribute to the historic character evident in views west along the road.

V4: Looking west from Yew Tree Lane at the historic buildings around the green at Mulberry Cottage

This view takes in the former workers' ironstone cottages associated with Spratton House and the rear of the coach house along two sides of a rectangular green. This important open space, on which stands a TPO tree, provides a spatial contrast with what is otherwise a lane with a narrow, enclosed character. Views across the green past the aforementioned buildings take in a curving ironstone wall and the larger scale building known as Cotfield. Together the buildings form a coherent view in terms of their predominant building materials of ironstone and slate.

V5: The view northwest along Church Lane from the junction with Yew Tree Lane

Looking along Church Lane from the junction with Yew Tree Lane there is a view along the narrow lane enclosed on either side by the long former barn on the left side and the ironstone wall of the churchyard on the right. In the foreground is the small triangular grass verge at the road junction and the adjacent historic building, Threeways. Looking up the lane the Church of St. Andrew, a landmark building in the village, forms the focal point.

V6 and 7: Views of historic buildings around the triangular green at the junction of Manor Road and School Road

Looking west from the end of School Road and southeast from Chequers there are views of several large historic buildings, including the Grade II listed Northbank House, situated around the small triangular green, which softens views of the built environment. The buildings are largely constructed from ironstone and slate and typify the architectural character of Spratton in terms of their building materials.

V8: Looking northwest from the mid-point of Manor Road

The view from this slight bend in Manor Road looks towards the Grade II listed thatched and ironstone cottage, 7 Manor Road but also incorporates several other historic buildings; the cob cottage adjacent to no. 7; the brick cottage opposite; and the ironstone Manor House in the distance. The view illustrates the variation in materials that are in use within the proposed conservation area. Beyond 7 Manor Road, the view of Manor House and its associated outbuildings form a grouping with an interesting roofscape of slate roofs with varied ridge heights and orientations.

V9: The view north along Church Road from the junction with Church Lane

Looking north along the road, St. Andrew's Church dominates the view in its elevated position above the road. The open space of the churchyard provides a contrast with the enclosed atmosphere created by Manor House and no. 4 Church Road and the ironstone boundary wall of the churchyard that lie opposite each other. Several trees within the churchyard soften the views of the built environment.

V10: Looking northeast from the churchyard towards Brixworth Road and beyond

There are long views from the churchyard, in its elevated position, to the northeast and east, across the valley towards Brixworth and its church whose spire is visible on the horizon. In views to the northeast, the row of historic buildings in Brixworth Road, including the King's Head and the former Baptist Chapel, stand in the foreground and enhance and create a contrasting view of the historic built environment and the natural environment as a backdrop.

V11: The view from the churchyard over Church Lane to Cotfield

From the south side of the St. Andrew's Church, there is a view across the churchyard, Church Lane and the tall stone boundary walls to Cotfield, a large ironstone double-fronted building and nearby trees, some of which are protected by Tree Preservation Orders. Central to the front elevation is a two –storey projection at the top of which there is a Dutch gable design, giving the building a distinctive appearance.

V12: Looking southwest from the junction of Brixworth Road and School Road

With the Grade II listed building, 2 Yew Tree Lane in the foreground, the eye is drawn to the green open space of the churchyard and the spire of the church, a local landmark. The greenery of the trees within the churchyard provides a contrast with the ironstone of the buildings and boundary walls in this part of Brixworth Road. The view highlights the height at which the church and churchyard sit above Brixworth Road.

V13: The view northwest across the slope to Church Road from Yew Tree Lane

This view highlights the more dispersed settlement pattern in this area of the conservation area and its verdant character between Yew Tree Lane and Church Road as it looks over the gardens up the slope towards Holly House.

V14: The view looking northeast along Smith Street past 28 High Street and towards Home Farm

As the historic core of the village is approached, this view provides a glimpse of the steeply-pitched thatch roof of Home Farmhouse and the white rendered no. 28 High Street with the triangular green in the foreground and a backdrop of trees.

V15 and V16 looking southeast and northwest respectively along High Street

Views in both directions along High Street demonstrate the characteristic long, linear form of the village as well as the high density of buildings on

east side, which are connected by boundary walls built against the pavement and road edge.

Important views towards the conservation area:

V17: The view westwards along Brixworth Road from the pocket park

This view looks westwards along Brixworth Road which slopes upwards, demonstrating Spratton's location on the east-facing slope and ridge. The spire of St. Andrew's Church is visible above the roofline at the top of the slope. The view also incorporates the lych gate entrance to the pocket park, which adds to the visual interest of the view.

V18: The view from Brixworth Road northwest towards Spratton House School

The view from this location takes in the rural landscape immediately east of the village. There are views across an area of pasture to a tree preservation order area of trees through which the roof of Spratton Hall can be glimpsed. Several specimens of TPO trees at Erskin Wood make a striking contrast to surrounding trees in terms of their height and form. The view highlights the rural setting of the conservation area and its verdant character.

V19: The view from Footpath DP1 towards Home Farmhouse

On approaching the conservation area along Footpath DP1 there is a view across an area of pasture to the late 17th century Home Farmhouse (Grade II listed) which helps to create the impression of Spratton as an historic settlement. Beyond the thatched roof of Home Farmhouse there are long views to the open countryside to the east of the village.

V20: Looking southwest from footpath DP2

As this footpath is traversed there are views across two enclosed pasture fields on the edge of Spratton in which the thatched roof of 8 Brixworth Road is visible. The focus of the view is the spire of St. Andrew's Church rising amongst the trees on the skyline.

V21: Looking southwest from Brixworth Road

There are long views looking southwest along Brixworth Road towards the conservation area which highlight its rural setting and its topographical position on an east-facing slope. The views highlight the position of the church at the top of the slope, whose spire is a prominent feature on the skyline, along with many trees, which demonstrates the verdant character of the conservation area.

Important views outwards from the conservation area:**V22: Long view northeast between Dale House and 17 Yew Tree Lane**

Views between buildings in this location take in the varied ridge lines of the houses and their associated outbuildings and the gently undulating hills in the countryside beyond Spratton with Brixworth in the distance which reinforces the rural setting of the village.

V23: Looking south from the end of Yew Tree Lane across the open countryside

There are long views south from the end of Yew Tree Lane across the agricultural land that lies to the south of Spratton, highlighting its rural setting.

V24, V25 and V26: Panoramic views to the northeast, east and southeast from footpath DP2

As footpath DP2 leaves the village on its east side there are long, panoramic views of the open countryside that highlight Spratton's rural setting in a landscape of gently rolling hills. Views also incorporate Brixworth in the distance standing on elevated land with the church spire visible on the skyline.

V1



V2



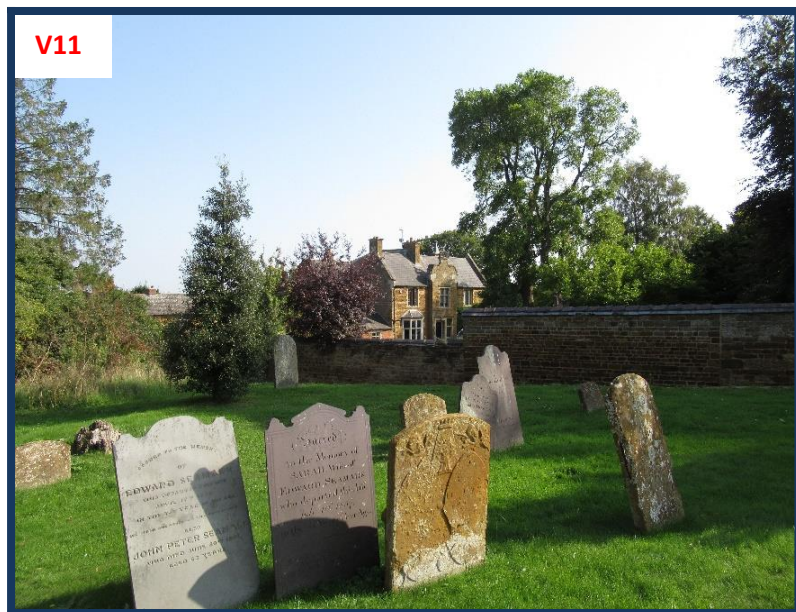
V3



V4







V13



V14



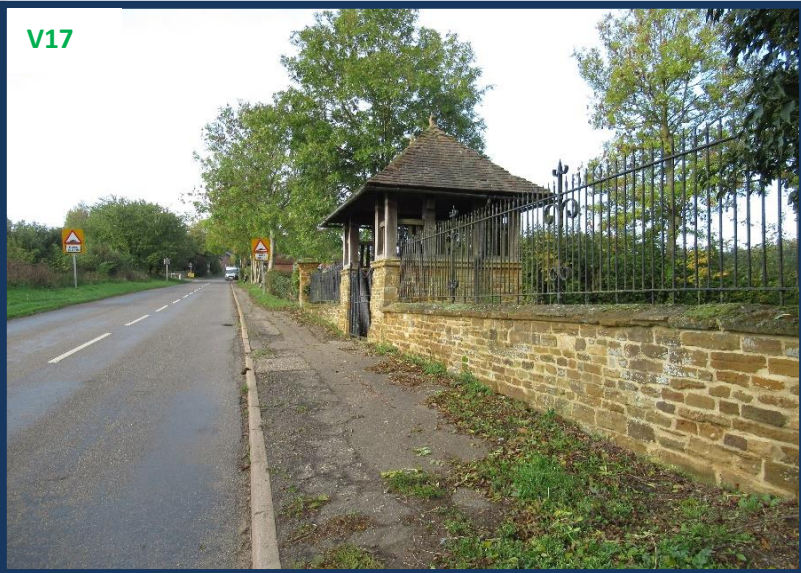
V15



V16



V17



V18



V19



V20



V21



V22



V23



V24





Figure 33: Important views within, towards and from the proposed conservation area

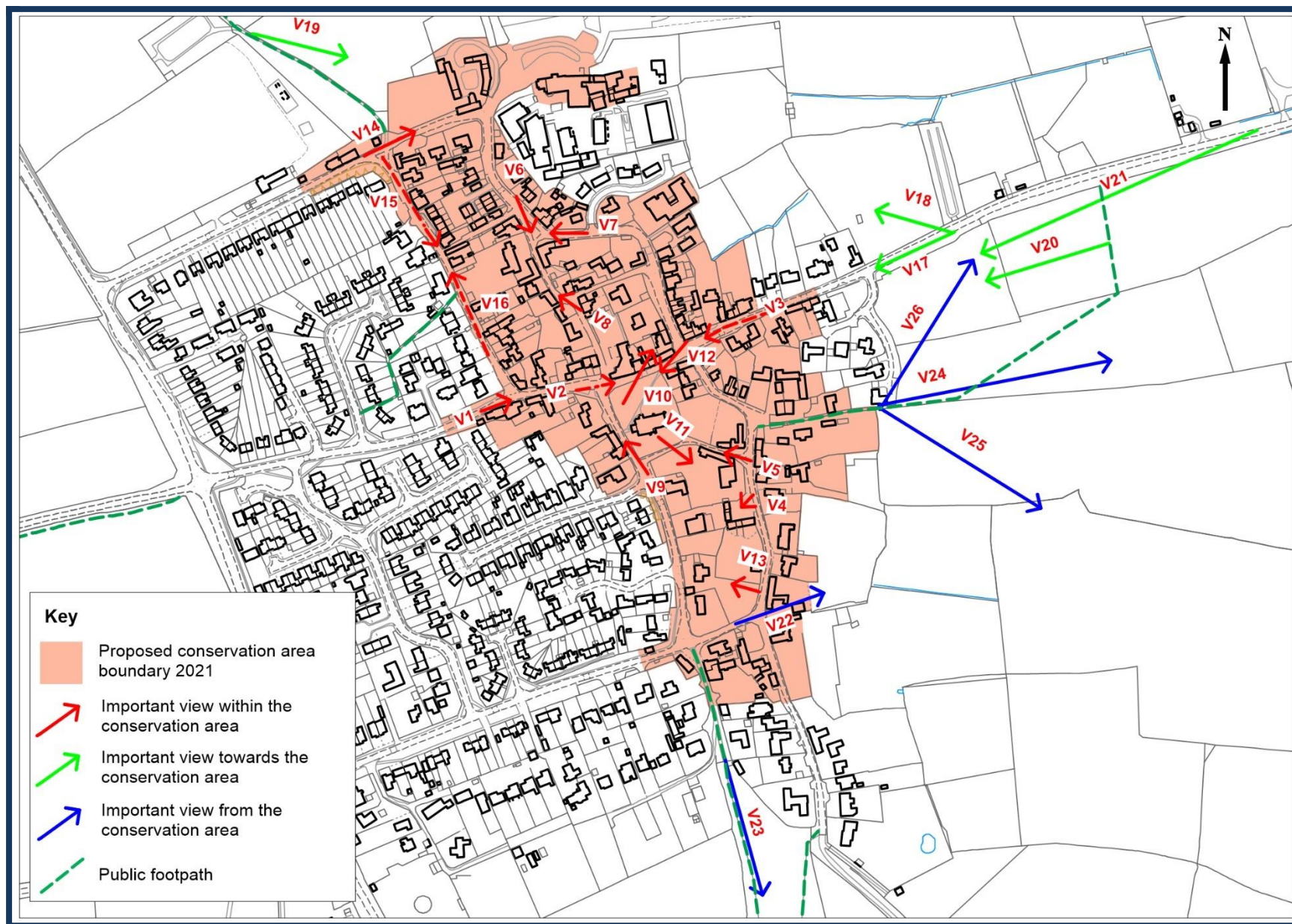


Figure 34: Important views within, from and towards Spratton Conservation Area

7.7 Open Space Analysis

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

The rural nature of the majority of Daventry District is such that landscape often makes a significant contribution to the character and appearance of conservation areas within it.

In 2016, a methodology for analysing the contribution of landscape within Craven District was formulated by Historic England.¹² This methodology has been employed to assess the contribution of open spaces to the proposed Spratton Conservation Area.

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

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

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

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

The following categories have been used to assess the contribution of open space to the proposed Spratton Conservation Area and are mapped in Figure 38:

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

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

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

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

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

OS1: An area of pasture immediately east of 15-17 Yew Tree Lane

This area of pasture makes a **significant** contribution to the character and setting of the conservation area. The open nature of this land enables long views out of the conservation area over the gently undulating landscape to the east of the village reinforcing its rural setting and its location on the east-facing slope (see View 22, Section 7.6).

OS2: An area of pasture divided into five enclosures of various sizes between Brixworth Road and Spratton Hall School

An area of pasture that makes a **significant** contribution to the character and setting of the conservation area. This area enhances the rural setting of the conservation area. It contributes to views of the conservation area as Brixworth Road is traversed from east to west, in particular views of the Tree Preservation Order trees at Erskin Wood on the skyline (see View 18, Section 7.6). The area immediately west of Spratton Pocket Park has within it ridge and furrow earthworks and archaeological potential to yield information about the 19th century brickworks which also existed in this area.

OS3: The churchyard of St. Andrew's Church

At the very centre of Spratton, the churchyard makes a **significant** contribution to the character of the conservation area and the setting of the Grade I listed church as well as other historic buildings in its vicinity. Located at the highest point in Spratton, there are long views from the churchyard over the rooftops in Brixworth Road to the open countryside to the east and north east, highlighting the rural setting of the village. The churchyard provides a peaceful and picturesque space for residents to enjoy and also has within it two Tree Preservation Order trees and other important trees which contribute to its amenity value.



Figure 35: Open space provided by the churchyard

OS4: An area of pasture to the northwest of Home Farmhouse

An area of pasture that makes a **significant** contribution to the setting of the conservation area. The public footpath DP1 runs through this area and the open space enables a view towards the Grade II listed Home Farmhouse as the conservation area is approached from the northwest (see View 19, Section 7.6). At the southeast end of the open space there is a holloway earthwork that would have been a continuation of High Street and the main route to and from the village prior to the construction of the A5199 Welford Road. Along the southwest boundary of the space there is a high bank which is planted with shrubs and trees. This screens the playing field immediately adjacent and the Welford Road, which enhances rural character of the village.

OS5 and 6: An area of pasture on the south side of Brixworth Road east of Spratton

This area of pasture, divided into four large enclosures, makes a **significant** contribution to the setting of the conservation area. There are views towards the conservation area from footpath DP2 which runs through this area and when approaching from the east along Brixworth Road. These views incorporate the spire of St. Andrew's Church. Looking to the east across the pasture there are views towards Brixworth, whose church spire is also visible on the skyline. This open space highlights the rural character of the area lying on the east side of Spratton and enables long views from and towards the conservation area.

OS7: An area of pasture to the east of Yew Tree Lane

This area of pasture makes a **moderate** contribution to the setting of the conservation area. It enhances the rural, peaceful character of this part of Yew Tree Lane.

OS8: An area of playing fields to the north of Spratton House School

This area makes a **moderate** contribution to the setting of the conservation area. The open character of the land enables long views of the countryside to the east of Spratton as the village is approached along footpath DP1, thus reinforcing its rural setting.



Figure 36: View across open space OS5 back towards the conservation area



Figure 37: View across open space OS6 to the countryside surrounding Spratton

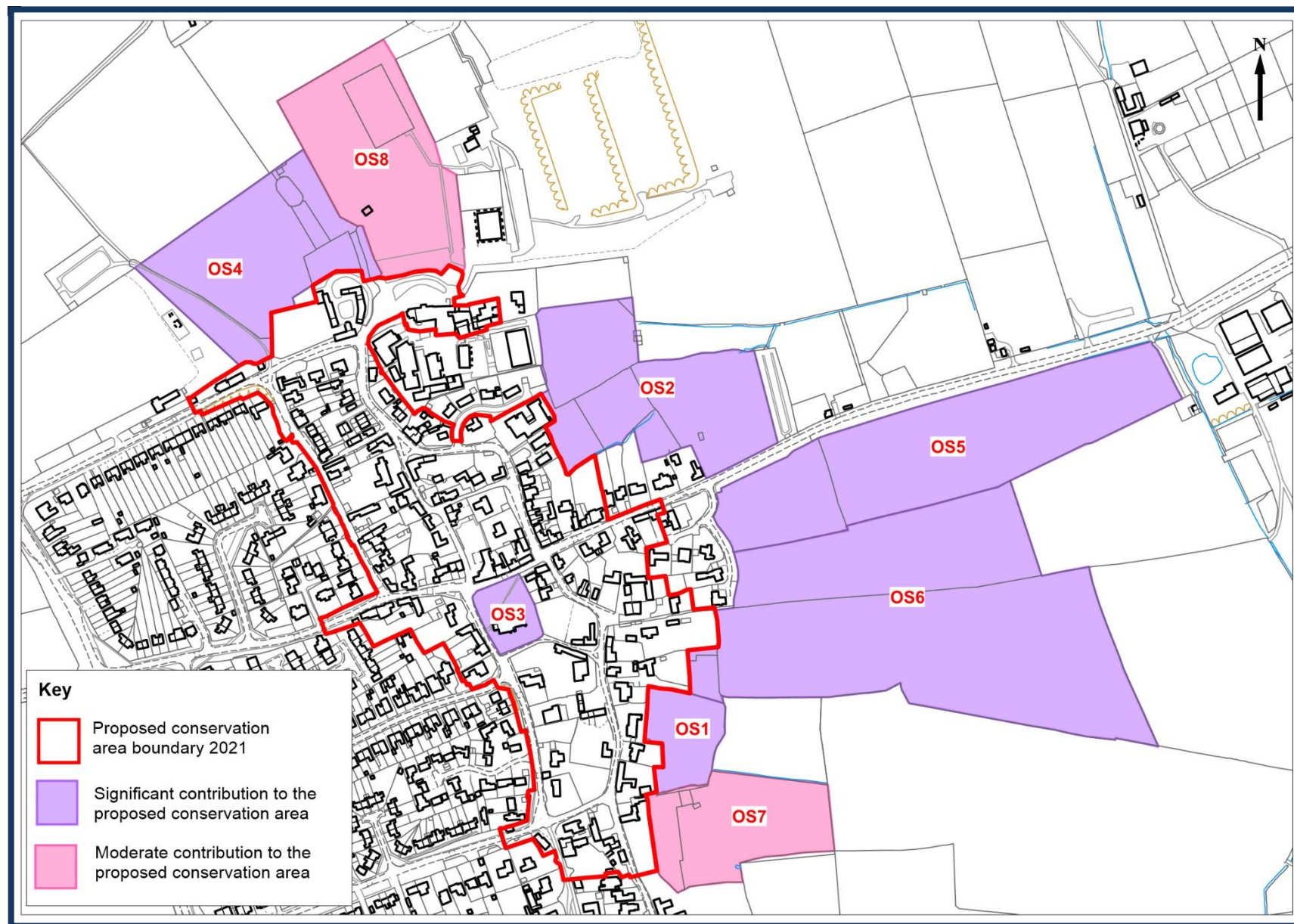


Figure 38: Map showing the open space analysis for Spratton

7.8 Public Realm and Other Features of Value

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

- The war memorial cross in the churchyard of St. Andrew's Church which commemorates those from Spratton who died in the First and Second World Wars.
- The K6 telephone kiosk and adjacent pillar box that stand in Brixworth Road contribute to the historic street scene.
- Historic street name plates in Church Lane, Holdenby Road and Manor Road.
- The vehicle size restriction sign at the corner of Manor Road and Brixworth Road.
- Narrow pavement widths and the presence of pavements on only one side of the road, which contributes to the rural character of the village.
- A lack of kerb stones delineating grass verges and some triangular verges at road junctions creates an informal line between verges and the road. This also helps to maintain the village's rural character.



Figure 39: Clockwise from top left, the War Memorial, the K6 telephone kiosk and pillar box, the vehicle restriction sign and historic street signage

8 Architectural Character

Architectural form is a key aspect of the character and appearance of the conservation area. Set out below is a summary of building types and materials; including the characteristics of the form of the built environment within the conservation area; and pictorial examples of common materials, form and detailing, set out in the “palette” (see Section 8.4).

8.1 Building Types and Materials

The majority of Spratton’s buildings are in residential use and have a strong vernacular character. The use of ironstone, red brick and render, the latter sometimes over cob walls, is well-represented throughout the village and there are no areas where buildings constructed from one of these materials are located together in a distinct grouping.

The red bricks used in the construction of a number of 19th century buildings were probably produced at a local brickworks that was operational until the late 1800s, and Spratton Hall is built from limestone ashlar with later additions in buff-coloured brick. Several recent buildings constructed on plots within the conservation area have also been built using ironstone, which helps them blend in with the historic character of their surroundings (see Section 9 – Design Guidance, and Figure 62).

Cob was used for more modest dwellings and a significant number of buildings survive that have cob elements to them, including no. 2 Holdenby Road, Radley Cottage in The Walk; 2, 4 and 12 School Road;

Drovers Cottage, Homeleigh Cottage, and April Cottage, Brixworth Road; The Old Bakery, Brixworth Road; nos. 35, 37 and 39 Brixworth Road; 5 Manor Road; and nos. 27 and 28 Smith Street. These buildings are all rendered except for 35-39 Brixworth Road, which are pebble-dashed. A good example of exposed cob exists in the boundary wall at the south end of Church Road, turning into Holdenby Road and then Yew Tree Lane.

Spratton’s oldest building is The Church of St. Andrew which dates largely to between the 12th and 15th centuries with later additions and alterations carried out during the 19th century. Doorways on its southern and western elevations have zig-zag decoration, moulded capitals and shafts, which is typical of Norman architectural design.

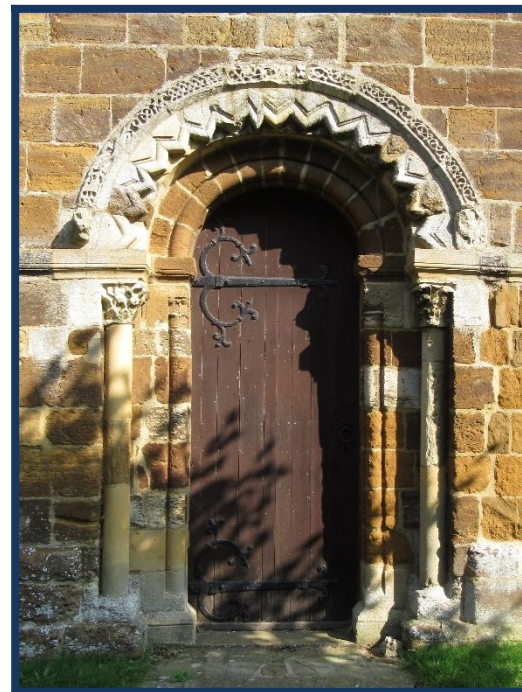


Figure 40: The west door at St. Andrew's Church

However, the majority of historic buildings within the conservation area date to between the 16th and 19th centuries. Amongst them, several buildings stand out as being of higher status due to their size, architectural detailing and the larger plots of land in which they stand, located away from the street frontage. Three such buildings are Spratton House (mid-18th century), Holly House and Cotfield (both circa 1830) all at the southern end of the village. These buildings are all of three storeys and display detailing such as string courses, decorative quoins and splayed lintels with key stones above windows. The door surround at Holly House has classical entablature. Spratton House is stuccoed. In the late 19th century an ironstone block was added to the west side of Cotfield which included a new entrance to the building. It was built in the Arts and Crafts style, having stone mullion windows and a Tudor-arched doorway. Above the doorway is a Dutch gable with ball finials.

The Manor House, (nos. 6 and 8) Church Road, also has the appearance of a higher status building due to its scale, although it is built immediately adjacent to the street frontage. Originally of ironstone, the east elevation was re-faced with dark red brick, probably in the 18th century, and a chequered pattern created with the use of burned bricks.

Decorative brickwork is also used in the arched brick lintels above windows and the front door at Woodbine Cottage in High Street and nos. 5 and 7 Yew Tree Lane with alternating red and burned brick or blue engineering bricks. A number of brick cottages have decorative dentil courses using dog-tooth dentils, for example at 3, 5 and 7 Yew Tree Lane.



Figure 41: Late 19th-century extension to Cotfield

Neither of these decorative methods is widespread throughout the conservation area however. More common is the use of stone gable parapets and kneelers, especially on some of the larger ironstone buildings that may originally have been built as farmhouses, for example at no. 2 and Mulberry Cottage in Yew Tree Lane, 11 Manor Road, Northbank in School Road and Home Farmhouse in Smith Street, the latter two being Grade II listed.

Elsewhere in the conservation area vernacular buildings display simple detailing, for example wooden lintels above doors and windows.



Figure 42: Vernacular buildings in Spratton, typical of materials, detailing and scale

A variety of different window types can be seen in historic buildings within the conservation area. Timber sash windows (see Section 8.4, photographs A, E and F) which are usually divided into 12 or 16 lights by narrow glazing bars can be seen in a number of dwellings usually, but not exclusively, those of higher status. A good example can be seen at 4 Church Road. Lintels above sash windows tend to be of stone and either flat segmental arches (Section 8.4, photograph A) or flat gauged arches with keystones (Section 8.4, photograph F). A small number of buildings have Victorian sash windows. They are usually buildings of brick that have arched brick lintels (Section 8.4, photograph B). Timber casement windows are common on buildings of a vernacular style and have timber lintels above them (Section 8.4, photographs D and G) or, where buildings are built of brick, arched brick lintels.

Stone mullion windows are uncommon within the conservation area but examples exist in the gable ends of 2 Yew Tree Lane and 14 Manor Road (Section 8.4, photograph C) and in the late 19th century extension to Cotfield. Molded stone window surrounds can be seen at Home Farmhouse in Smith Street and The King's Head, Brixworth Road.

There are two main types of historic door in the conservation area; the timber plank and batten door (Section 8.4, photographs K and N) and the timber panelled door (Section 8.4, photographs M and O). Good examples of timber plank doors can be seen at The Cottage, 4 School Road, no. 12 School Road, 7 Manor Road and Mulberry Cottage in Yew Tree Lane. Examples of historic panelled doors, which tend to be found at 18th and early 19th century buildings, are Northbank in School Road, 4 Church Road and at Holly House, Church Road. They all have windows above and at 4

Church Road the door surround has classical entablature and a flat canopy above (Section 8.4, photograph L).

The predominant roofing material in the Spratton Conservation Area is Welsh slate and this helps to give coherence to the street scene, especially where buildings are grouped closely together, for example along the east side of School Road and from The King's Head eastwards along Brixworth Road.



Figure 43: Row of cottages in School Road with slate roofs

Whilst many of the buildings use slate they may previously have been thatched and the steep roof pitch of some properties provides a clue that

this was the case, for example at The Old Coach House, Brixworth Road and The Manor in Church Road. Buildings that retain their thatched roofs are no. 2 and The Fir Tree (Grade II listed) in Yew Tree Lane, nos. 4 and 7 Manor Road (no. 7 being Grade II listed), April Cottage 8 Brixworth Road, Home Farmhouse in Smith Street (Grade II listed), and Radley Cottage in The Walk.

In addition to the domestic architecture of the village, Spratton's streets and lanes also have within them a number of buildings formerly connected to agricultural, religious or commercial use, some of which have been converted to residential or other uses (see Figure 46). They make a valuable contribution to the character of the conservation area for the visual interest they add given their varied appearance and retention of original architectural features, for example original plan form, window and door openings, and detailing such as date stones. In addition, they add to the historic interest of the conservation area for the information they hold about how the village has developed over the centuries. These buildings include:

- The single-storey converted barn at Cotfield
- The coach house to Spratton House, visible from Yew Tree Lane
- The former granary building, Yew Tree Lane
- The former smithy building adjacent to 35 Brixworth Road
- Outbuildings at Manor House, Manor Road
- The abattoir buildings to the rear of Saul's, 27 Brixworth Road
- The converted coach house at 6a Brixworth Road.
- The former chapel at 23a Brixworth Road
- Outbuildings at Spratton Hall School



Figure 44 Former forge building in Brixworth Road



Figure 45: Former coach house for Spratton House viewed from Yew Tree Lane

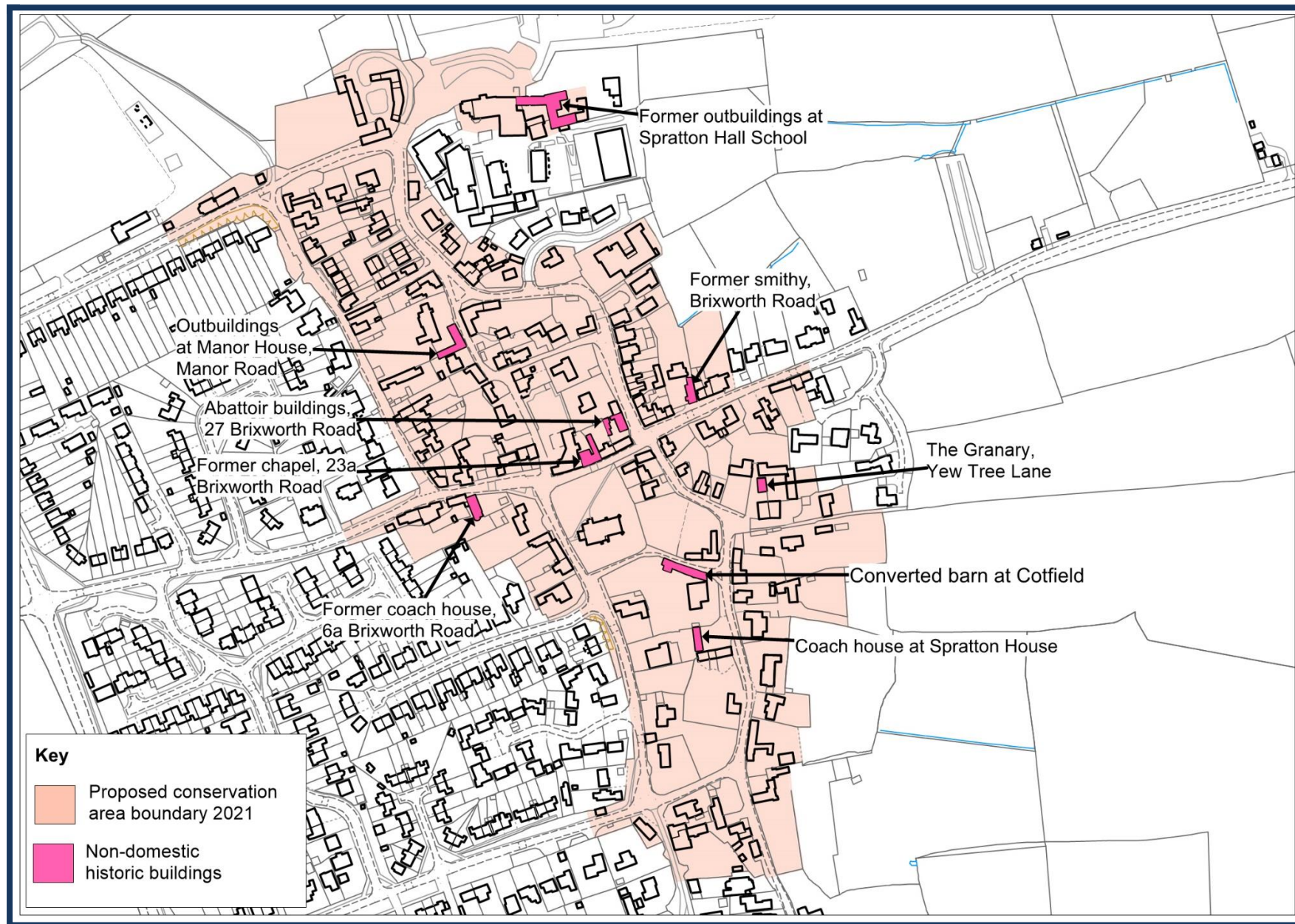


Figure 46: Non-domestic historic buildings in Spratton Conservation Area

8.2 Scale and Massing

Buildings vary in scale across the conservation area. The majority are of two storeys and modest size but there are a significant number that have a third storey; some may have added the third storey at a later date whilst for others it was part of their original design.

Between Yew Tree Lane and Church Road there are several high-status three-storey buildings of 18th century origin; Cotfield, Spratton House and Holly House. The Sheiling, a fourth house of three storeys, is also located in this area, although it does not display the same level of detailing as its three neighbours.

To the north of Brixworth Road, Spratton Hall (now part of Spratton Hall School), Manor House in Manor Road and The Olde White Horse Pub in Brixworth Road, are also buildings of three storeys. The latter two buildings may originally have been of two storeys with the third storey added at a later date. This may also be the case with West View, 18 High Street, a further three-storey dwelling built on the street frontage.

With the exception of The Manor in Manor Road, Spratton Hall and the 19th century addition to Cotfield, the aforementioned buildings are constructed from red brick.

Throughout the conservation area there are a number of large two-storey buildings constructed mainly from ironstone. Several of them were formerly farmhouses. They include Manor House in Church Road, Home Farmhouse (Grade II listed) in Smith Street; nos. 14 and 16 Manor Road;

The Chequers in Manor Road; Northbank in School Road (Grade II listed); Stone House, 2 Yew Tree Lane; 9 Yew Tree Lane; and 17 Yew Tree Lane.

Contrast exists within the conservation area between the areas north and south of the Brixworth Road in terms of the massing of buildings. South of Brixworth Road, in the area between Church Road and Yew Tree Lane buildings, although generally large in scale, are situated in generous plots with large gardens and generally set back from the road. This gives this particular area a sense of spaciousness. From Yew Tree Lane there are glimpsed views between buildings through gardens up the sloping ground to the buildings in Church Road (see Section 7.6, View 13). Other open spaces also contribute to the spacious atmosphere, for example the green next to Mulberry Cottage, the churchyard and the garden of Threeways which is visible from Church Lane and Yew Tree Lane.

Along Brixworth Road and in the lanes and roads to its north buildings are generally more densely massed. There are several groups of terraced buildings standing within small plots, for example the Kings Head public house and nos. 3 to 27 Brixworth Road; and nos. 2 to 10a School Road (see Figure 33, view 2 and Figure 43 above). Elsewhere semi-detached and detached houses stand close together adjacent to the street frontage. This gives the north half of the conservation area a more confined and enclosed character. The narrowness of some roads also contributes to this atmosphere of enclosure, for example the southern half of Manor Road, Haynes Lane and Bakers Lane.



Figure 47: Looking west along Haynes Lane showing its narrow and close-knit nature

There are some examples of buildings that are situated with their main elevation facing away from the street frontage, usually where the building was a farmhouse and therefore situated around a courtyard. Examples include Home Farmhouse in Smith Street, 17 Yew Tree Lane and 10 Brixworth Road.

Throughout the conservation area there are buildings that stand gable-end on to the street. The highest concentration of examples is in High Street for example at 10, 12, 16 and 24 High Street.



Figure 48: The rear of Home Farmhouse, which is adjacent to Smith Street



Figure 49: 24 High Street standing gable-end on to the street

8.3 Boundary Treatments

Boundary walls are an important feature within the conservation area (see Figure 56) especially in Brixworth Road, Church Road, Church Lane, High Street, School Road and Yew Tree Lane. Throughout the historic core of Spratton, walls between buildings and adjacent to the roadside create narrow, winding lanes, giving the village its elongated form. The majority of walls are tall and built from ironstone, although Church Road is an exception. Here the predominant material is red brick. At the southern end of Church Road there is a substantial wall with its lower half built from ironstone and the upper half built from cob, which curves round into Holdenby Road and then Yew Tree Lane. It was the former boundary to Spratton House prior to the southern portion of its land being sold and developed. The wall is a dominant feature in this part of the conservation area and, although it has been repaired in several places, it makes an important contribution to the historic character of the aforementioned roads.

The long stretches of ironstone, brick and cob walls create a sense of enclosure and seclusion and have the effect of channelling views along Spratton's roads and lanes. This is especially the case in the southern half of the conservation area in Church Road, Church Lane and Yew Tree Lane. To the north of Brixworth Road, boundary walls are generally shorter in length making them less of a dominant feature in the street scene. One exception to this is in School Road where there is a tall ironstone wall on the west side of the road enclosing two late 20th century dwellings. The 1885 Ordnance Survey map indicates that the wall enclosed an area of open ground at this time which may have been an orchard.

Although shorter in length, the stretches of wall in the northern part of the conservation area still play an important part in creating a coherence to the street scene, especially in areas where they and the buildings they enclose are both built from ironstone or brick, for example in High Street.

There are several locations where ironstone or brick walls have close-board fencing added to the top of them which detracts from the view of the street scene. One example is the boundary wall of Northbank House in Manor Road (see Figure 53).

There is a variety of historic coping types in use in the conservation area including flat stone coping, stone once-weathered, cock and hen, semi-circular clay coping, and clay tiles with curved ridge tiles (see images of examples in the palette in Section 8.4 below).

In Smith Street and the north end of High Street, hedges form the boundary of several properties. They soften the built environment and enhance the rural character of the conservation area. The long hedgerow on the north side of Smith Street plays an important part in this as the conservation area is approached along this route.



Figure 50: Brick walls in Church Road



Figure 52: Tall ironstone walls either side of Church Lane



Figure 51: Cob and ironstone wall in Holdenby Road



Figure 53: Close-board fencing attached to top of wall in Manor Road



Figure 54: Hedge boundary to the front of 28 High Street



Figure 55: Hedge boundary on the north side of Smith Street

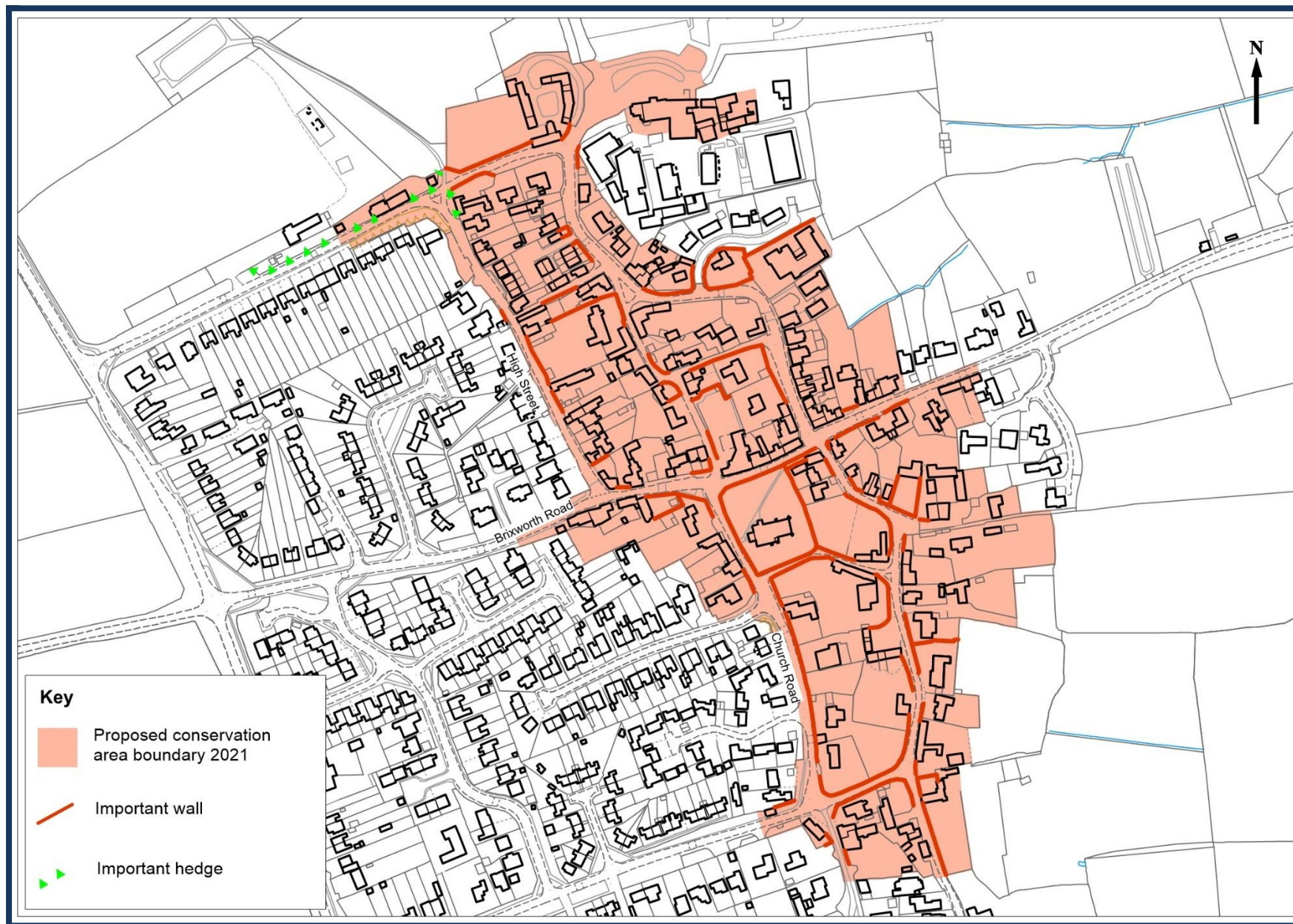


Figure 56: Important boundary treatments in the conservation area

8.4 Palette

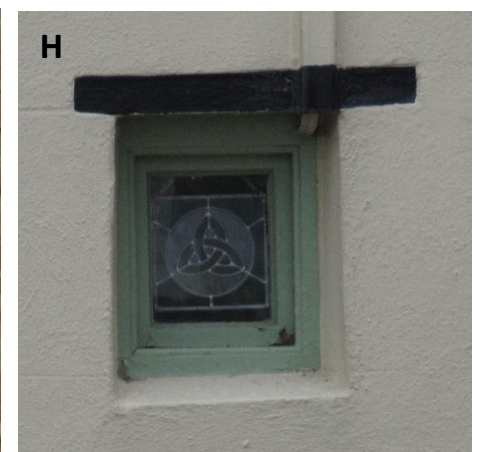
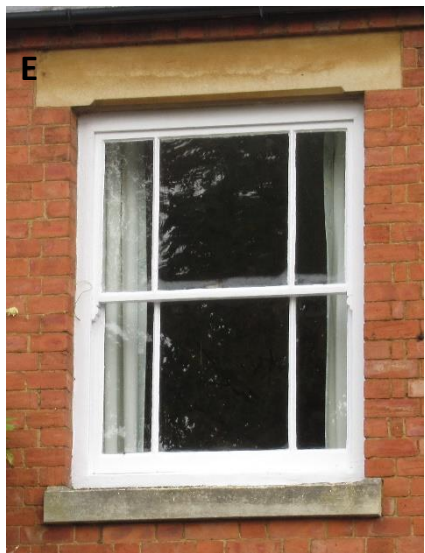






Figure 57: A selection of images showing typical materials, surfaces, boundary treatments and fixtures which form a representative palette within the Spratton Conservation Area.

8.5 Loss of Character

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

In the proposed Spratton Conservation Area there are some instances where alterations or development have resulted in a loss of character. One example is the replacement of historic timber or metal window frames with uPVC frames. This is detrimental to the visual appearance of historic buildings and the wider street scene because the style of window is often not in keeping with the date of the building and uPVC windows usually have thick frames. Replacement with uPVC frames also equates to a loss of the building's historic fabric.

The replacement of doors can also have the same impact. There are several examples in Spratton conservation area where timber doors have been replaced with uPVC doors, again, equating to a loss of historic fabric and a negative visual impact on individual buildings and the street scene.

In addition, there are a number of examples where timber replacement doors have been fitted where their design is not in keeping with the age of the building. For example, a panelled door with a semi-circular window at the top is of a style that belongs to the 1930s rather than the 18th or 19th century buildings prevalent in Spratton. Several examples of this exist in Brixworth Road and Yew Tree Lane.

The use of particular building materials makes an important contribution to the coherent character of a conservation area. In Spratton this is the case with the use of slate as the predominant roofing material as well as the use of ironstone, red brick and render. Unfortunately, there are some examples where slate roofs have been replaced with modern concrete pantiles which interrupts the consistent views along particular streets and detracts from the historic character of the conservation area. Examples where this is the case exist in Brixworth Road, High Street and Yew Tree Lane.

Not only can the replacement of building fabric have a detrimental effect on historic character but additions to buildings can also have this effect. In Spratton a number of buildings have been wholly or partly rendered or pebble-dashed, obscuring characteristic building materials such as orange/red brick or ironstone as well as detailing, particularly around doors and window openings. The addition of features such as satellite dishes also detract from the historic character of individual buildings. A number of buildings have added porches which, again, obscure historic detailing and in some cases are not in keeping with the architectural character of the building. These changes detract from views of individual buildings and the street scene as a whole.

A feature of the Spratton conservation area are the substantial boundary walls, usually built of ironstone. In some cases, the traditional coping has been replaced using coping stones that are not in keeping with the walls themselves in terms of their design or materials. For example, in School Road an ironstone wall has blue twice-weathered coping stones. These two materials do not complement each other and the use of blue coping

stones on ironstone walls detracts from the visual amenity of historic street scenes.

There are several locations throughout the conservation area where grass roadside verges and triangular verges at road junctions are not delineated by kerb stones and this enhances the rural character of the village.

However, in some locations verges have been delineated by kerb stones which has introduced a degree of urbanisation into the conservation area.

9 Design Guidance

Advice should always be sought from Daventry District Council before commencing any works. The following policies set out key design principles. A Design Guide for Northamptonshire has been produced by CPRE which provides useful advice¹³. The Spratton Village Design Statement (2013) and the Spratton Neighbourhood Development Plan 2015-2029 (2016) should also be referred to. The Supplementary Planning Guidance: Daventry Conservation Area Shop Fronts Guidance available at <https://www.daventrydc.gov.uk/living/planning-policy/supplementary-planning-documents-and-guidance/> provides advice on installing or altering shop fronts on historic properties.

9.1 Alterations and Extensions

There will be a presumption against proposals for alterations and extensions which adversely affect the character of the conservation area or its setting. Alterations and extensions should be sympathetic to the character of the building in terms of proportions, scale, materials, and detailing. New development, including extensions, should respect the appropriate pattern of historic plot formation.

9.2 Scale

Additions to existing buildings or new development will generally not exceed two storeys, and the ridge line should respect the ridge line of adjacent buildings.

Ridge lines are typically varied across the conservation area, and new development should seek to be sympathetic to this style. Due to the importance of the continuous built frontage, particularly along parts of Brixworth Road, High Street and School Road, new development and alterations should not affect the established building line, nor create gaps where previously there were buildings or walls. Especially in the north half of the conservation area the positioning of buildings relative to the road is varied and plot sizes tend to be relatively small. In some cases buildings are positioned at an angle, gable-end on to the road or with their rear elevations adjacent to the road. New development should respect this and, where possible, seek to replicate these variations in order to reflect this aspect of the conservation area's architectural character.

New development should not impede important views through, from or towards the conservation area, including those of St. Andrew's Church and its spire which is a landmark building.

9.3 Materials

A variety of materials, such as ironstone, red brick, rendered cob, thatch and Welsh slate greatly contribute to the area's character and development must be sensitively designed with this in mind.

Many properties within the proposed Spratton Conservation Area are built using ironstone but the use of red brick is also a feature, especially along Church Road and High Street, and throughout the conservation area for repairs. A significant number of buildings constructed from rendered cob also exist and are characterised by their softer, rounded corners and

¹³ <https://www.cprenorthants.org.uk/media/pdf/cpre-ncdg.pdf>

edges. The use of render on modern blockwork will have much straighter and harder lines and can look out of place in historic contexts. The use of render may, therefore, not be appropriate in all developments. See Section 8.4, photographs P - U for examples of typical materials used within the conservation area.

Where there are groupings of buildings constructed from ironstone or red brick, for example opposite the churchyard in Brixworth Road, Yew Tree Lane and the area around the green at the junction of Manor Road and School Road, rendering and painting of external walls can detract from the visual amenity and uniformity of the street scenes and should be avoided. Exterior walls should not be clad, painted or rendered.

Masonry paints are often not acceptable for use on buildings which pre-date 1919 as they can have a damaging effect on stone and brickwork. In these cases it is more appropriate to use a lime-based render or lime wash.

Pointing on historic buildings should be subservient and done using an appropriate grade of lime mortar, avoiding ribbon or strap style.

9.4 Detailing

Many of the vernacular historic buildings in Spratton incorporate timber lintels over windows and doors, usually painted white, black or left as natural timber (see Section 8.4, photographs D, G and H). Other buildings have brick flat-top segmental arches or stone flat gauged arches with keystones above windows (Section 8.4, photographs A and F).

Some buildings have used substantial stone quoins, for example Manor House Church Road (Section 8.4, photograph R). At Spratton House, a higher status building, they have chamfered edges and may have been used with a more decorative function in mind.

Higher status buildings in the village display other elements of detailing too. Home Farmhouse in Smith Street, 2 Yew Tree Lane and The Kings Head in Brixworth Road have some windows with moulded stone surrounds. Nos. 14 and 16 Manor Road have stone coping and kneelers on the gable ends and a stone string course. The latter building also has a stone string course between the ground and first floors.



Figure 58: Stone coping on roof gable and stone kneeler at 14 Manor Road

More elaborate detailing is usually reserved for larger, higher status buildings and often takes the form of ashlar window surrounds, stone mullion windows (Section 8.4, photograph C), coped gables, stone kneelers and classical door entablature (Section 8.4, photograph L).

The features mentioned above contribute to the character of Spratton and should be retained. Architectural detailing is reserved for buildings of higher status and the majority of buildings within the conservation area are built in a modest, vernacular style. New development should use appropriate designs in order to be sympathetic to the existing form within the conservation area with the careful use of detailing according to status.

9.5 Windows

The majority of historic window styles within the proposed conservation area are Georgian and Victorian sash windows, for example 4 Church Road and 1 Haynes Lane. There are, however, also some examples of casement windows (10a School Road, 6-8 Yew Tree Lane, 7 Manor Road) and stone mullion windows (Home Farm House, 2 Yew Tree Lane). These different styles enhance the historic character of the individual buildings and aid interpretation of Spratton's architectural development.

Traditional windows and window openings should be retained, maintained and repaired as far as possible. Dormer windows and roof lights are generally not acceptable on the front elevations of historic properties and if used on rear elevations should be designed so that they are in proportion with the building and do not dominate the roof slope. Roof lights should be fitted flush to the roof line. Simple eyebrow detailing should be used in situations accommodating thatch.

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

- sensitive to the original style;
- generally, either timber sash or metal or timber double casement;
- if painted, window frames should be either white or where possible a relevant sensitive colour based on the originals;
- original brick, stone and timber lintels should be retained and every care taken not to damage them if the windows are being replaced and segmental arches should not be replaced with flat brick lintels.
- If it is necessary to replace lintels, replacements should be like-for-like in terms of their design and materials.
- uPVC is generally not an appropriate material for use in an historic property.

9.6 Doors and Porches

Traditional doors within the conservation area are of timber and are mostly of a vernacular solid plank type (Section 8.4, photographs K and N), sometimes with a window light above. There are also some examples of solid timber panelled doors (Section 8.4, photographs L, M and O). There are several examples of properties within the conservation area that have door surrounds with timber panelled reveals, classical entablature, and flat canopy porches above (Section 8.4, photograph L). Examples include no. 4 and Holly House in Church Road, and The Old White Horse in Brixworth Road. No. 14 Manor Road has a moulded stone Tudor arch above the doorway.

Agricultural, former agricultural or other outbuildings within the conservation area have a variety of door openings including wide openings with substantial timber lintels above, brick arched openings, and openings at first and second floor level (see Figures 59 to 61). They add to the agricultural and/or non-domestic character of buildings and should be retained.

There will be a presumption against uPVC as a material for doors. Porches should not detract from or overwhelm the visual amenity of the relevant building elevation or the uniformity of the street scene, and be appropriately proportioned and scaled.



Figure 60: Wide doorway with timber lintel above at the Smithy, Brixworth Road



Figure 59: Arched doorway and opening above, the coach house at Spratton House



Figure 61: Arched doorway at former coach house, 6a Brixworth Road

9.7 Roofing

Historic photographs show a significant number of buildings were previously thatched and seven buildings have retained thatched roofs; no. 2 and The Fir Tree (Grade II listed) in Yew Tree Lane, nos. 4 and 7 Manor Road (no. 7 being Grade II listed), April Cottage 8 Brixworth Road, Home Farmhouse in Smith Street (Grade II listed), and Radley Cottage in The Walk.

The predominant roofing material within the conservation area is Welsh slate (Section 8.4, photography U). Welsh slate has a distinctive quality and finish. It has a matt surface and a muted grey colouring with blue and/or purple tones. Alternatives often have a darker grey/black colour and a shiny finish, which results in a very different appearance. Traditional roofing materials such as Welsh slate and thatch should be retained wherever possible. Replacement of thatch with an alternative material is also generally not acceptable.

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

9.8 Shopfronts

A shop front must be designed to be proportionate to the height, width and level of the whole building. If new work is undertaken, traditional materials, such as wood, should be used. Signs and adverts should be placed only on the frontages directly facing the street and should be kept to a minimum. Proposals should have regard to the adopted Daventry

District Council Shopfronts Design Guide Supplementary Planning Document which can be found on the Council's website at

<https://www.daventrydc.gov.uk/living/planning-policy/supplementary-planning-documents-and-guidance/>

9.9 Setting

There will be a presumption against developments which negatively affect the setting of the conservation area, particularly if they affect views into, out of and through the conservation area.

Spratton's location on an east-facing slope rising up to the summit of the hillside provides impressive panoramic views out from the village to the open countryside to the northeast, east and southeast. These views are made possible by the open spaces to the east of the conservation area as well as the elevated position of the churchyard from which there are long views over the rooftops of buildings in Brixworth Road. There are also glimpsed views between buildings in Yew Tree Lane where the built environment is less dense, as well as from Footpath DP2.

Approaching the village from the east along Brixworth Road the spire of St. Andrew's Church is a prominent feature of the skyline as are a number of TPO trees.

Where possible, the open spaces that enable these views and the wider rural setting of the village should be retained. Development should not detract from the built form of the village or from both long and short views of key buildings.

The conservation area is well furnished with trees of differing varieties. They contribute to the amenity of the village and to its rural character.

Important trees should be replaced where felling takes place, so as to conserve the green setting and amenity of the conservation area.

9.10 Public Realm

The public realm should enhance the character of the conservation area. Signage and street furniture should not detract from the visual amenity of the street scape; their design should be sympathetic and number kept to a minimum in order to avoid clutter whilst properly taking account of public safety.

Public realm features that make a positive contribution to the character and amenity of the conservation area should be maintained. In Spratton this includes the First World War Memorial in the churchyard, the K6 telephone kiosk and pillar box in Brixworth Road, the historic weight restriction sign at the junction of Manor Road and Brixworth Road, and historic street name plates. Minimal signage within the village is also a positive characteristic that should be maintained.

Satellite dishes should not be placed on the principal elevations of buildings, as they serve to detract from the visual amenity of the conservation area. Furthermore, external wiring should not be taken across the frontage of a building; or, where unavoidable, should be consolidated and kept tidy so as not to affect the visual amenity of the building or streetscape.

Any new development should seek to ensure that measures are taken so that large waste bins are not visible to the street, including back land.

Many green spaces within the conservation area, such as the triangular green at the junction of Yew Tree Lane and Church Lane, and grass verges

in School Road and Yew Tree Lane, are not delineated by kerb stones and this gives them an informal character, which contributes to the rural character of the village. Formalising the edges of the greens and grass verges within the conservation area with kerb stones should be resisted.

9.11 Future Development

Future development, either within the village core or on the approaches to the village, should aim to enhance the character of the proposed conservation area.

It should balance current highway standards with the historic character of the conservation area with regards to road widths, the number and widths of pavements, surfacing, street lighting and signage.

Future developments should incorporate a mix of building sizes and types i.e. detached, semi-detached and terraces, to reflect the variety seen in the historic areas of Spratton. Buildings and their layout should be designed in such a way as to create varied rooflines. Where appropriate, the continuous building line that is a feature of the east side of High Street, parts of Brixworth Road and School Road should be emulated by building terraced and semi-detached properties and/or boundary walls adjacent to the street frontage.

Future development should respect the plot size, layout and building alignments that characterise the particular part of the conservation area where development is proposed. For example, in High Street plots tend to be relatively small rectangular in shape with a number of buildings constructed gable-end on to the street and stretching back along their plot. In contrast, along much of the north side of Brixworth Road and the

east side of School Road plots are small and buildings are terraced, creating a strong horizontal and linear character along the street.

Individual buildings should be designed to reflect the variety of building materials and detailing evident within the conservation area, for example, timber lintels, brick flat-top segmental arches or stone flat gauged arches and sills; a combination of ironstone or brick used for individual buildings; appropriately designed doors, door surrounds, windows and porches. Roof materials should closely match Welsh slate, which is the predominant roofing material in the conservation area.

The development in School Road (nos. 12 and 12a) built in 2008 is an example of a development where some aspects of the architectural character of the conservation area and use of materials are reflected in the design of the new buildings, for example the use of slate roof tiles, the use of ironstone, timber casement window frames, timber lintels above windows and the arch over the wide passageway through to the rear of the buildings. In addition, the buildings continue the horizontal building line which is characteristic of the east side of School Road, as a result of being semi-detached dwellings rather than detached and being positioned close to the street frontage. The boundary treatments at the front of the properties are also in keeping with the character of the conservation area, being constructed from ironstone.



Figure 62: Recent sympathetic development in School Road

10 Opportunities for Enhancement

10.1 Local List

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

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

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

Proposed candidates for the Local List within Spratton are shown below.

10.1.2 Local list candidates within the conservation area

Brixworth Road

The Old Chapel, 23b Brixworth Road is a former Baptist Chapel that was licenced in 1843, although the building may be earlier in date. The chapel

closed in 1970 and was converted into a dwelling in 1982. The building’s former use as a chapel is easily recognisable due to the two large arched windows, which are a typical feature of non-conformist chapels. It adds coherence to the street scene in terms of its building materials, ironstone and slate, which are similar to those used in the terrace of buildings in which the chapel stands. Its architectural detailing, however, marks it out as having a religious use and adds interest to the historic street scene.

K6 Telephone Kiosk is situated on the pavement next to the boundary wall of The Old White Horse in Brixworth Road. These telephone kiosks were designed by Sir Giles Gilbert Scott in 1935 to commemorate the silver jubilee of King George V. They were rolled out in 1936 and were the first red telephone kiosk to be used widely outside of London. Spratton’s K6 telephone kiosk is in good condition and contributes to the historic street scene in this part of Brixworth Road.

10 Brixworth Road is a two-storey mid-18th century building constructed from coursed ironstone rubble. Its principal elevation faces away from the road, being on the south side of the building. This is a characteristic of a number of historic buildings in Spratton, suggesting that it previously faced into a courtyard. This is one of the older buildings in the village and displays a date stone on its west gable with a date of 1755. It makes an important contribution to the historic street scene, especially as it is situated at the entrance to the conservation area when approaching from the east along Brixworth Road. The 19th century graffiti carved into the south-facing elevation provides added interest and records relatives of the owner who visited during the 1870s and 1880s.

Church Road

4 Church Road is an 18th century house that has retained external features typical of its period, such as sash windows, a panelled door with timber panelled reveals and flat canopy porch above. It is built from ironstone, a building material that is characteristic of Spratton. Together with the adjacent 6-8 Church Road and the Grade I listed St. Andrew's Church opposite, it forms part of an important group of historic buildings at the centre of the village.

The Manor House, 6-8 Church Road is a large building of chequered red and burnt brick as well as ironstone which is probably of early 18th century date. Originally a single dwelling, nos. 6 and 8 Church Road is an imposing building due to its scale. It is visible across the open space of St. Andrew's Churchyard from Church Lane and Brixworth Road and, as such, makes an important contribution to the setting of the Grade I listed Church of St. Andrew as well as the historic street scene in Church Road.

Together with 4 Church Road, which adjoins its north end, and St. Andrew's Church opposite, it forms part of an important group of historic buildings at the centre of the village.

First World War Memorial is situated in the northwest corner of the churchyard of St. Andrew's Church. It is a prominent position, facing the principal route through the village and being in an elevated position above the road. It is a Celtic cross surmounted on a tapering shaft that is supported by a rectangular, tapering plinth. The plinth sits on a rectangular stone base. Slate plaques attached to the faces of the plinth record the names of those from Spratton Parish who died in the First and

Second World Wars. The war memorial is a poignant reminder of the sacrifice made by the people of Spratton Parish in the two World Wars and provides a tangible link to these two important events in world history. It continues to provide a focus for remembrance within the village.

Spratton House, 5 Church Road, Spratton House was built in 1793 by the Butlin family, local landowners and wool merchants. It is a double-depth building of three storeys with three Georgian timber sash windows of nine lights on the first and second floors. The windows have splayed lintels with key stones. At first floor level the building projects forward and has a flat roof. This is a later extension that was added in the early 1900s but it was built in the same architectural style as the earlier building. Spratton House is a striking house in the village because of its contrasting scale and architectural style. It reflects a period in the village's history when wealthier inhabitants desired to live in buildings displaying the latest architectural fashions. It is a good example of a late 18th century building that has retained many features of the Georgian architectural style. It forms part of a group of higher status buildings in Church Road that are distinguished by their larger scale, detailing and the spacious plots in which they stand. In addition, it also has group value for the service buildings that still remain to its east, namely the coach house and former staff cottages.

Coach house to the rear of Spratton House is visible from Yew Tree Lane where its rear elevation is adjacent to the rectangular green at Mulberry House. The coach house probably dates to the late 18th century, which is when Spratton House was built. It is built to a rectangular plan and constructed from squared ironstone with a slate roof, materials characteristic of many historic buildings in the village. Together with

Mulberry House, the coach house, as viewed from Yew Tree Lane forms an important grouping of buildings around the rectangular green at this location. It is also important for the contribution it makes to the grouping with Spratton House, and brings visual interest to the conservation area being an ancillary building of non-domestic character.

Holly House, 7 Church Road is an early 19th century, three-storey red brick house which was associated with the Butlin family, wool merchants, who also owned Spratton House immediately to the north. It is a good example of an early 19th century building whose principal elevation is of symmetrical design which has retained architectural features typical of the period such as splayed lintels above windows and string courses between storeys. Along with Spratton House immediately to the north, Holly House forms part of a group of higher status buildings in Church Road that are distinguished by their larger scale, detailing and the spacious plots in which they stand. The tall red brick walls that form its boundary are characteristic of boundary features along Church Road and contribute to the coherent character of the street.

Holdenby Road

2 Holdenby Road is an interesting example of a modest dwelling built from cob, probably of 18th century date, many examples of which were demolished both in Spratton and across Daventry District in the 1960s. It is positioned immediately adjacent to the footway on a narrow strip of land suggesting that the dwelling originated as a 'squatter's cottage' built on the roadside waste ground. The 1885 Ordnance Survey map shows that it was one of a row of cottages that were subsequently demolished. Interest is added to the building by its east gable which is formed by the end wall of a stone cottage that it was previously adjoined to. The cottage

is located almost opposite Radley Cottage in The Walk, another cob building, and a substantial cob wall at the south end of Church Road which swings around into Yew Tree Lane. It therefore makes an important contribution to this grouping of cob buildings.

A tall cob wall at the south end of Church Road which swings round into Holdenby Road and Yew Tree Lane. This wall was originally the boundary to the Spratton House estate. It has a lower half of coursed ironstone rubble with the upper half being built from cob. The coping is formed from overlapping terracotta tiles capped by semi-circular ridge tiles. In some places the cob element of the wall has been replaced by various types of brick, especially in Yew Tree Lane. From the junction of Holdenby Road, Church Road and The Walk the wall is a prominent feature and makes an important contribution to the grouping of cob structures in this area, which also includes 2 Holdenby Road and Radley Cottage.

Manor Road

The Manor House (formerly Kites Hall) in Manor Road is a building of squared ironstone and slate that stands in a prominent position in Manor Road due to its elevated position, three-storey height and overall scale. It has retained architectural features indicative of its 18th century date, for example sash windows and flat stone arches with key stones. Along with its tall ironstone boundary wall, it makes an important contribution to the coherence of the street scene in this part Manor Road where there is a cluster of ironstone buildings around the small green and it makes a positive contribution to the setting the Grade II listed Northbank, which stands opposite.

14 – 16 Manor Road

Nos. 14 and 16 Manor Road were previously a single dwelling, which may have been a manor house. Consequently, it is an important building in the history of Spratton. It is of 17th century date and displays several architectural details that point to its higher status, including a Tudor arched doorway, stone mullion windows with hood moulding and stone-coped gables with kneelers (see Figure 58). It stands in a prominent position where Manor Road and School Road converge and it one of a number of historic buildings situated around a small green. As such, it makes an important contribution to the historic street scene as well as the setting of Northbank House (Grade II listed), which stands to the south.

The Rope Walk

Radley House stands at the junction of Holdenby Road and The Walk. Formerly two cottages that were turned into a single dwelling during the 1960s, the building is constructed from rendered cob. It probably dates to the 18th century. The Walk was previously known as The Rope Walk and rope for church bells and agricultural purposes was made here. Two large circular pits were found to the rear of Radley House and may be associated with rope making, perhaps for storing hemp or the finished ropes. Radley House is located almost opposite 2 Holdenby Road, another cob building, and a substantial cob wall at the south end of Church Road which swings around into Yew Tree Lane. It therefore makes an important contribution to this grouping of cob structures.

Yew Tree Lane

Mulberry Cottage (6-8) Yew Tree Lane, is a late 17th century building, probably originally constructed as a farmhouse with a barn attached at its north end, which now forms part of the dwelling. It appears that it was split into three tenements by 1784, and in the early 1900s it is known that these were used to house employees of Spratton House. The building stands gable-end on to Yew Tree Lane at the edge of a rectangular green, which contributes to the setting of the building. Together with the coach house for Spratton House, which stands at right angles to it, it creates an attractive and visually interesting grouping around the edge of the green.

Cotfield is a high-status building and with its associated stable block it is prominent in views from the churchyard and along Yew Tree Lane and Church Lane. It is one of a group of large houses in this part of the village that stands in a large plot and contributes to the spacious character of this part of the conservation area. The earlier part of the house has retained architectural features that are characteristic of the early 19th century and the late 19th century addition displays design features typical of the Arts and Crafts movement but also the distinctive Dutch gable above the entrance. As such, this phase of the building is unusual in Spratton. The property's boundary walls and stable block contribute to its historic character and the narrow, enclosed atmosphere, particularly along Church Lane.

Olde House Farm is an ironstone farmhouse dating to 1691, as indicated by the replica date stone that is situated above the entrance. Several former farm buildings, which have been converted to residential use, stand immediately to its east, such as The Granary and Rose Barn. The house itself is set back from the road and is enclosed by a tall ironstone wall to the front and red brick walls to the sides, which enclose a garden.

The entrance to the house is to the right-hand side of the front elevation and it has a moulded stone canopy above, supported by stone brackets. Being one of a number of former farmhouses in the village, Olde House Farm provides a tangible link to the village's past when agriculture played an important part in its economy and operated from the heart of the village. Olde Farm House has retained architectural features that are characteristic of a building of its status and the use of ironstone as its principal building material contributes to the coherence of this part of Yew Tree Lane and the conservation area as a whole.

Images of local list candidates



Figure 63: The Old Chapel, 23b Brixworth Road



Figure 64: Telephone kiosk, Brixworth Road



Figure 65: 10 Brixworth Road



Figure 66: 4 Church Road



Figure 67: Manor House, 8 Church Road



Figure 68: Cotfield, 1 Church Road



Figure 69: Spratton War Memorial, St. Andrew's Churchyard



Figure 70: Spratton House, 5 Church Road



Figure 72: Former Lace maker's cottage, Holdenby Road



Figure 71: Holly House, 7 Church Road



Figure 73: Cob wall in Holdenby Road



Figure 74: Manor House, Manor Road



Figure 76 Radley House, The Walk



Figure 75: 14 and 16 Manor Road



Figure 77: Mulberry House and coach house, Yew Tree Lane



Figure 78: Olde House Farm, Yew Tree Lane

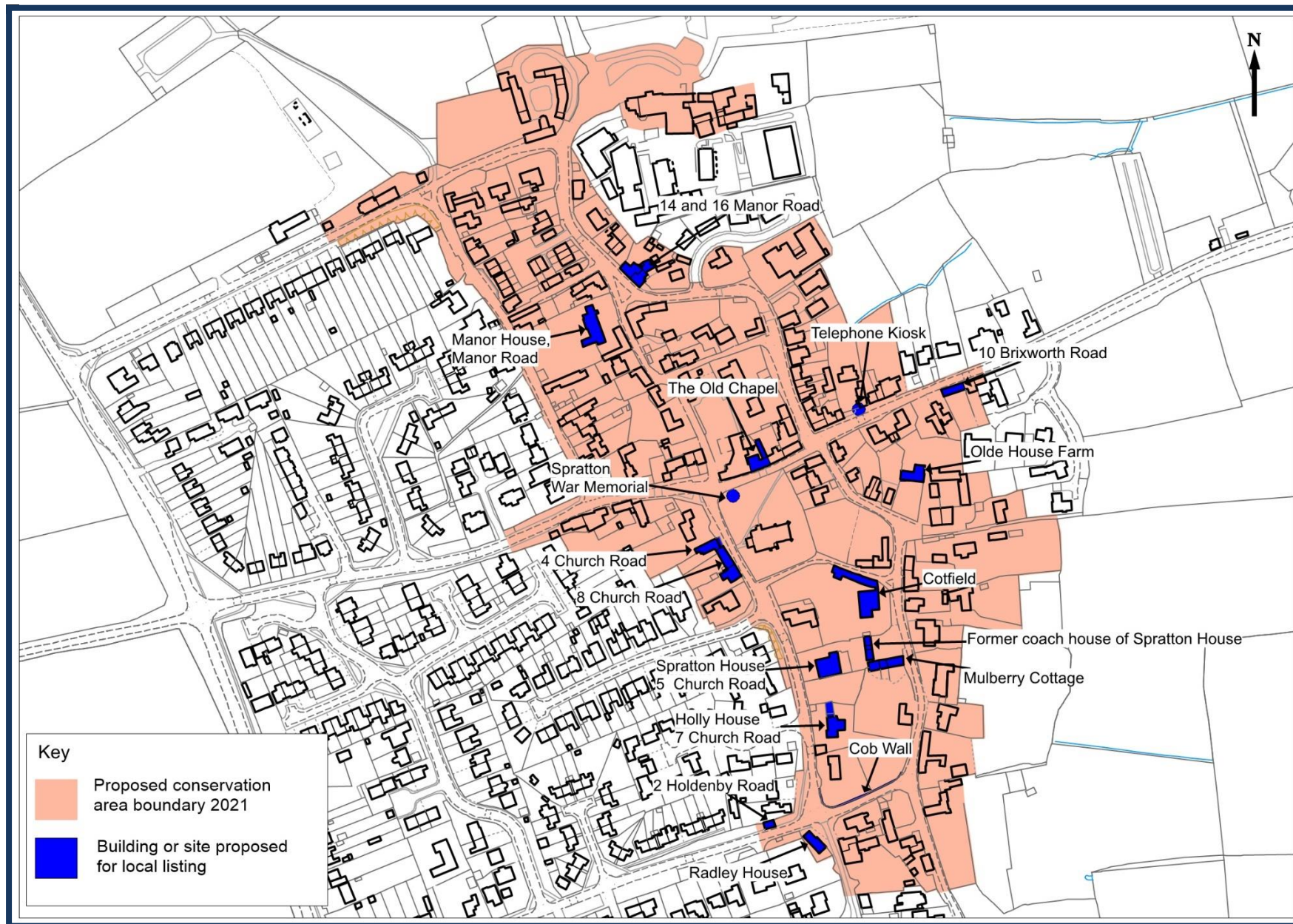


Figure 79: Buildings and sites proposed for local listing in Spratton

10.2 Article 4 Directions

Certain “permitted development” rights are automatically withdrawn as the result of conservation area designation, meaning that planning permission is normally required to undertake particular works (see Section 2.3). However, many works, such as the replacement of windows, doors or the painting of the exterior of a property are not controlled through conservation area designation and remain permitted development. Over time, these works can have a significant effect on the character and appearance of a conservation area which may cause harm to its special interest. In order to preserve the character of a conservation area the District Council may choose to remove certain permitted development rights through the placement of an **Article 4 Direction**. The result of an Article 4 Direction is that permitted development rights are withdrawn and planning permission is required to undertake certain works.

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

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

Permitted Development Rights to be withdrawn	Location
Alteration or replacement of windows and doors	<u>Bakers Lane</u> 2
Construction, replacement or removal of porches or canopies	<u>Brixworth Road</u> 2, 4, 6, 6a, 8, 23B, 25, 29a, 29, 31, 33, 33a, 35, 37, 39
Alterations to roofing	<u>Church Road</u> 1, 3, 4, 5, 6, 7, 8
Addition of roof lights or sky lights	<u>Haynes Lane</u> 1
Construction, alteration and demolition of walls, gates and fences	<u>High Street</u> 2, 12, 14, 16, 20, 22, 24, 26, 28
	<u>Holdenby Road</u> 2
	<u>Manor Road</u> 3, 4, 5, 6, 8, 9, 10, 11, 14, 16, 17
	<u>School Road</u> 2, 4, 6, 8, 10, 10a, 14
	<u>Smith Street</u> 27, 28
	<u>The Walk</u> 1, 2, 3
	<u>Yew Tree Lane</u> 1, 3, 4, 6, 9, The Granary, Rose Barn, 11, 12, 13, 13a, 14, Magnolia Cottage, 17

10.3 Public Realm Enhancements

Specific aspects of the public realm within Spratton currently detract from the character and appearance of the conservation area and would benefit from sensitive redesign in the future, if possible.

These are as follows:

- Throughout the built-up areas of the conservation area telegraph poles and their overhead lines detract from views of individual buildings and the street scene as a whole, and contribute to street clutter. Should the opportunity arise to replace them with below-ground transmission lines this would enhance the conservation area.
- There are some examples within the conservation area of the use of close board fencing surmounted on ironstone walls. This type of boundary treatment is not in keeping with the character of the conservation area and has a negative effect on the historic street scene. Where possible, the fencing should be removed or replaced with a treatment that is in keeping with the village's historic character.
- The shop windows that existed at the commercial property (currently a hairdressing salon) on the corner of High Street and Brixworth Road, and which can be seen in Figure 21, have been replaced with modern windows with large single panes of glass and canopies have been attached above them. Neither the windows nor the canopies are in keeping with the historic character of the building. Should the opportunity arise the canopies should be removed and the windows replaced with those of an appropriate design for an historic shopfront. Supplementary planning guidance for historic shopfronts can be found at <https://www.daventrydc.gov.uk/living/planning-policy/supplementary-planning-documents-and-guidance/>
- Although street lighting is kept to minimum, existing lighting is of modern design. Light standards and lamps could be replaced with those that are designed to be more in keeping with the historic character of the village.



Figure 80: Modern shopfront windows and canopies at the property on the corner of High Street and Brixworth Road



Figure 81: Street light of modern design in Brixworth Road



Figure 82: Telegraph pole and overhead wires in Brixworth Road

11 Management Plan

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

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

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

11.1 Threats and Recommendations

Threat 1: Inappropriate development

Piecemeal and large-scale development, both on the fringes of the village as well as within the conservation area boundary, has the potential to harm the character of the conservation area as well as its setting. Development has led to the erosion of some historic character, the

gradual effect of which is a threat to the general character and appearance of the conservation area.

Recommendation 1: Development proposals should have regard to the established form, scale, design and materials used within the conservation area as highlighted in this appraisal and other planning documents. Development should preserve and enhance the character of the local vernacular. A good example of where this has been achieved in Spratton is at nos. 12 and 12a School Road.

Development proposals should avoid creating gaps in the continuous building line by setting new development back from the street frontage. This is particularly the case in parts of Brixworth Road and School Road Street.

There are important long, panoramic views of the rural landscape from the elevated position of the churchyard of St. Andrew's Church, between buildings in Yew Tree Lane, and from footpath DP2. Views along Spratton's roads and lanes, particularly east and west Brixworth Road, northwest along Church Lane, and north and south along Manor Road are also an important contributor to the historic character of the village. Development that interrupts or detracts from these views would be detrimental to the character and amenity of the conservation area and should be resisted.

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

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

Individual buildings and structures that make a positive contribution through their architectural or social value are also at risk from gradual or wholesale loss. These buildings and structures may be deemed non-designated heritage assets (neither listed nor scheduled); the loss of these assets forms a significant threat to the character and appearance of the conservation area.

Recommendation 2: Development proposals should have regard to the design principles set out in Section 9 of this document in order to preserve the architectural interest of the conservation area. The piecemeal loss of traditional features that contribute to the historic or architectural interest of the conservation area forms a threat to its overall character and appearance and should be discouraged. Through the appraisal process, the Council will explore the use of Article 4 Directions which remove permitted development rights, in order to preserve or

enhance the character and appearance of the conservation area. See Section 10.2 of the Appraisal for more details.

Work to listed buildings will require consent in most cases.

Heritage assets which make a particular contribution to the character and appearance of the conservation area will be recognised through the Local List. Recognising the contribution made by these assets allows them to be appropriately preserved and re-used, securing their long-term future. The Council will seek to adopt and maintain a Local List of local special buildings and structures for Spratton. Once adopted a Local List becomes a material consideration in the determination of planning decisions. See Section 10.1 of the Appraisal for more details.

Threat 3: Impact on Trees

Trees make an important contribution to the character of Spratton. They form an important aspect of views within and towards the conservation area. Trees help to soften views of the built environment and contribute to Spratton's rural character. There are 23 individual Tree Preservation Orders and four Tree Preservation Order Areas within the conservation area. Numerous trees that are not protected by Tree Preservation Orders also contribute directly to the rural character and special interest of Spratton. Inappropriate or incremental loss of important trees risks harming the character and setting of the conservation area.

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

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

Threat 4: Threat to character and appearance of the conservation area through the loss of traditional boundary treatments

Historic boundary treatments of ironstone, cob and brick are a feature of the conservation area and they enhance both the street scene, contributing to their coherence, as well as views of individual buildings. The appraisal has identified examples where historic walls have been replaced or added to with inappropriate boundary treatments. Deterioration of the fabric of some historic walls also puts them at risk. The loss of historic boundary treatments through either gradual deterioration and/or removal forms a significant threat to the character and appearance of the conservation area.

Recommendation 4: Loss of walls and hedges that have been identified as making a positive contribution to the character and appearance of the proposed conservation area should be avoided.

Historic boundary features should be retained and maintained. Where they have deteriorated they should be repaired with like-for-like materials. Replacement of historic boundary features with inappropriate boundary treatments, for example close board fencing, will not be supported.

Boundary treatments of those properties at the entrances to the conservation area should retain their rural character for example in Smith Street and Holdenby Road.

Threat 5: Impact on archaeology

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

The area has the potential to yield further archaeology which would enhance our understanding of its development and the development of the wider landscape. Development proposals have the potential to have a detrimental impact on these remains, which forms a threat to the historic interest and subsequent character and appearance of the proposed conservation area.

Recommendation 5: Development which involves below-ground excavation should have regard to the potential for remains of archaeological interest. Professional advice should be sought and appropriate assessment undertaken to assess the extent and significance of any remains which may be affected by proposals.

Threat 6: Highways

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

Development that involves alterations to highways, footways and signage can have a dramatic impact on the character and appearance of the conservation area. The nature of narrow and secluded lanes and street pattern, often lined with ironstone and brick walls, hedgerows or with buildings immediately adjacent to the highway, forms an important aspect

of the special interest of the conservation area. Historic and traditional materials and signage also make a special contribution to this character and can easily be lost.

Future development proposals could lead to an increase in traffic which could have a significant effect on the quiet and peaceful character of the conservation area, as well as the physical fabric of buildings that lie close to the highway. Rigid application of modern highways standards, both to the existing street layouts and within any new developments, can be harmful to historic character, appearance and setting.

A lack of available off-road parking, especially along School Road and parts of Manor Road, detracts from the public realm.

Recommendation 6: Northamptonshire County Council, as Highways Authority, should, as far as possible, seek to ensure that works to highways and footways do not negatively detract from the character and appearance of the conservation area.

The introduction of kerb stones between the edge of verges and greens and the highway would result in a loss to the rural character of the conservation area and should be resisted.

Development proposals should have regard to the impact of modern highways standards, traffic levels and parking provision on the historic environment.

Threat 7: Public Realm

The condition of the public realm has a great effect on the quality of the conservation area. Poor maintenance of the public realm, and street clutter, could detract from the character of the conservation area. Areas of the public realm which currently detract from the appearance of the proposed conservation area and are therefore a threat to its character have been identified in Section 10.3.

Recommendation 7: Street furniture and signage within the proposed conservation area is minimal. Where possible street furniture should be consolidated and kept to a minimum in order to prevent cluttering of the street space. Street furniture and signage should be maintained to a high standard by all stakeholders. Good design of new street furniture or that which is being replaced should be encouraged to enhance the conservation area.

Proposals should take the opportunity to enhance areas identified as detracting from the character and appearance of the proposed conservation area at Section 10.3 by using designs and materials appropriate to the historic character and appearance of the conservation area.

Sources

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Historic England (2016) Local Heritage Listing

Historic England (2008) Conservation Principles, Policies and Guidance

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

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

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<https://magic.defra.gov.uk/MagicMap.aspx>

<https://opendomesday.org/>

<http://rnrpenvironmentalcharacter.org.uk/>

<http://www.sprattonhistory.org/>

Further Information and Contact Details

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

<https://www.daventrydc.gov.uk/living/planning-policy/conservation-areas/>

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

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

Email: plancare@daventrydc.gov.uk or

Telephone: 01327 871100.

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

www.historicengland.org.uk/advice/your-home/owning-historic-property/conservation-area/.

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Appendix A: Listed Buildings and Scheduled Monuments

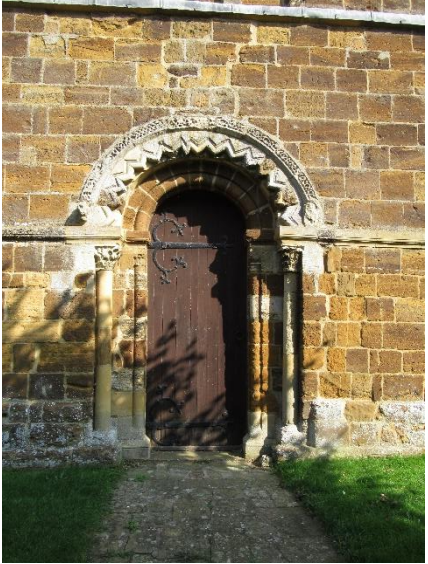
List Entry Number	Name	Grade	National Heritage for England web page	Image
1067021	Home Farmhouse	II	https://historicengland.org.uk/listing/the-list/list-entry/1067021	 A photograph of a two-story brick farmhouse with a steep gabled roof and multiple chimneys, situated on a paved road.
1067022	2 Yew Tree Lane	II	https://historicengland.org.uk/listing/the-list/list-entry/1067022	 A photograph of a two-story brick house with a steep gabled roof and a prominent chimney, located on a street corner.

1067063	Tomb chest approximately 15 metres southeast of Church of St. Andrew	II	https://historicengland.org.uk/listing/the-list/list-entry/1067063	
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1206431	Churchyard Cross approximately 10m south of Church of St. Andrew	II	https://historicengland.org.uk/listing/the-list/list-entry/1206431	
1206442	Northbank House	II	https://historicengland.org.uk/listing/the-list/list-entry/1206442	

1206507	The Fir Tree	II	https://historicengland.org.uk/listing/the-list/list-entry/1206507	 Source: http://www.sprattonhistory.org/ 2002
1280210	Spratton Hall School	II	https://historicengland.org.uk/listing/the-list/list-entry/1280210	 Source: http://www.sprattonhistory.org/ 2009

1356914	Church of St. Andrew	I	https://historicengland.org.uk/listing/the-list/list-entry/1356914	
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1391375	7 Manor Road	II	https://historicengland.org.uk/listing/the-list/list-entry/1391375	