

SPRATTON VILLAGE DESIGN STATEMENT



*Adopted as a Supplementary Planning Document by
Daventry District Council on 15th May 2013'.*

SUMMARY

This Village Design Statement has been prepared for the parish of Spratton by a group of 11 residents over a period of three years.

During the same period a Spratton Parish Plan has been produced setting out the social aims needs and aspirations of the community.

The group initiated an open meeting and a village walk followed by a questionnaire. This was followed by numerous other consultations with village organisations and two public days when draft plans were available for inspection. Two meetings have also taken place with planning officers from Daventry District.

At the same time the Spratton Local History Society has carried out a survey of the buildings in the village and sections of this valuable work have been added to this plan. Further consultation was undertaken by Daventry District Council in early 2013.

The group believes that the resulting document will be of use and interest to a number of different groups. Firstly to anyone planning to alter or develop land or buildings in the parish; secondly anyone interested in a short history of the development of the village and thirdly it is intended to be a document to highlight the many positive features of living in Spratton and its beautiful surrounding landscape.

This Village Design Statement has set out planning guidelines and policies for landscape, buildings, highways, utilities and conservation. The residents of Spratton believe that if these guidelines are followed the special nature of the parish will be protected for future generations to live in and enjoy.

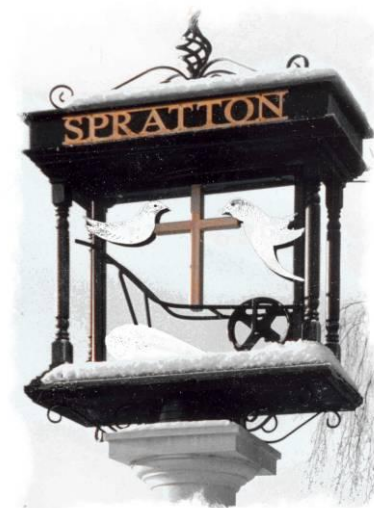
Acknowledgements

Daventry District Council Planning department including Richard Wood and Spratton Local History Society.

The people of Spratton who have attended meetings of the group: Rachel Baillie, Adrian Baker, Michael Benn, Barry Frenchman, Michael Heaton, John Hunt, Jo Lawrence, John Day, Gordon Poole, Jay Tindale, Chris Saul, Graham Smith.

Photographs supplied by Michael Benn, Adrian Baker and Michael Heaton.

Front cover view of Spratton from the south-west on 30 July 2011



*Sign erected in the memorial garden
to commemorate the Millennium*

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Further copies of
this document may
be obtained from
Daventry District
Council Planning
Department, Tel:
01327 871100

INTRODUCTION

This Village Design Statement describes what makes Spratton special and highlights those visual features and qualities particularly valued by its residents.

It is aimed at ensuring that this local distinctiveness and character is taken into account when any material change or development takes place whether formal planning consent is required or not. It also provides design guidance to help ensure that new development is in harmony with its surroundings and is in keeping with local character and distinctiveness.

This statement has been written by village residents taking into account the views and opinions arising from a community consultation day and exhibition; a village walk; direct contact with village groups and organisations; and a questionnaire followed by a consultation day to review the draft plan.

This document was adopted as a Supplementary Planning Document by Daventry District Council on 15th May 2013 following formal consultation. It will be a material consideration when assessing any planning application in or near the parish as well as providing guidelines for any other future changes.

Who should use this guide?

- **Property owners planning extensions and changes**
- **Developers and Builders**
- **Spratton Parish Council**
- **Daventry District Council**
- **The local highways authority**
- **Utilities companies**



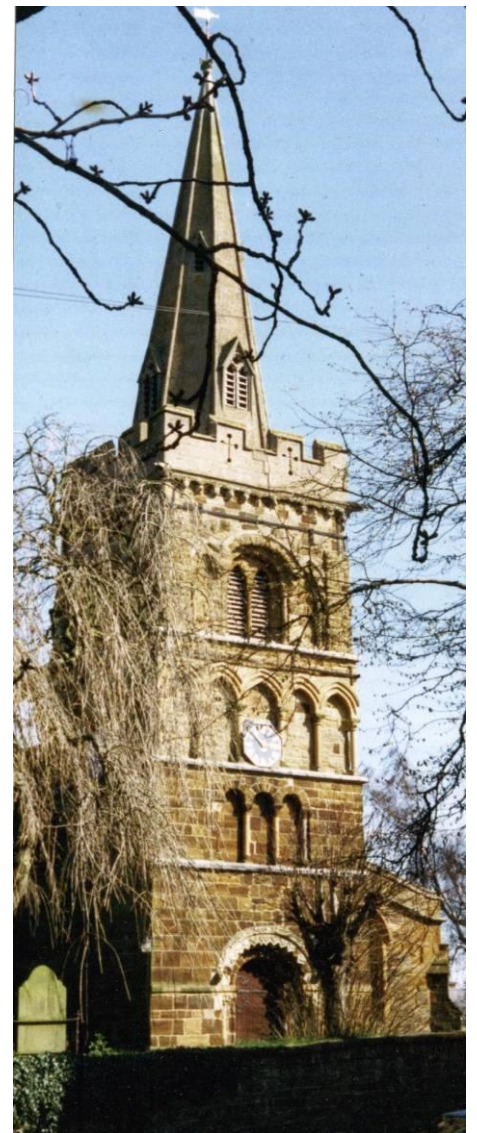
Brixworth Road with Spratton Village Stores



Church Road and The Kings Head



View towards Brixworth past the Churchyard



St. Andrews Church, Listed Grade 1

VILLAGE CONTEXT

Location

Spratton is an attractive rural village 7 miles north of Northampton on the east side of the A5199 road to Welford and Leicester. It is situated on elevated ground at a height of about 136 m (445ft) at the southern end of a ridge. It has far reaching views over valleys to the neighbouring village of Brixworth to the east, Teeton to the west and Northampton to the south. Creaton lies along the ridge two miles to the north.

Population

At the 2001 census the population of Spratton was 1099. 22 % were under 24 and 15% were over 65.

According to the village questionnaire completed in 2009 over 77% had lived here for more than 10 years and 25% had lived in the village for over 26 years.

Although a significant percentage of residents work in neighbouring towns there is an increasing population working from home for a significant part of the week and as a working village Spratton has been able to retain a good range of services, facilities and amenities.

Historical and cultural influences

There is an entry for Spretone in the Domesday Book in 1086 when three members of the French nobility had land in this area, together with 28 people and one slave with six ploughs



View south over Church down Church Rd

between them. There were two mills, a six acre meadow and approximately 495 acres of land.

Spratton Church is by far the oldest building in Spratton. It was probably there in Saxon times but enlarged and strengthened in 1120 in the reign of Henry 1. At this time the Norman church consisted only of a nave but in about 1195 a bell tower and a north aisle were built. The 14th Century with the opening of the Welford Turnpike saw a flourishing Spratton. The south aisle was added and a new chancel built together with the erection of the churchyard cross. The spire was constructed in the 15th Century.

The conflict between Henry VIII and the established church led to the closure of the monasteries. Under Edward VI the church underwent further change with the removal of surviving valuables, the whitewashing of wall paintings and defacing of ornaments. It is presumed that this was the time the head of the cross in the churchyard was removed.

Spratton was no rural backwater and was situated on the old mediaeval road from London to Leicester. It also had an important transient grazing community with drovers coming from the west with their cattle to markets in the east. There is no evidence that plague in the 16th and 17th centuries had a notable effect on Spratton which is surprising in view of

the transient population. The effects of the English Civil War and the battle of Naseby nearby must have been significant in the lives of the villagers.

Evidence remains of ridge and furrow which survives at the bottom of the Yew Tree Lane track (Entry Lane) and the long field down Brixworth Road on the north side.

The success of the wool trade and the Enclosures Act 1766 led to strip cultivation being overtaken by enclosures and sheep rearing. In 1721 the centre of the village was by-passed by the new Brampton Bridge to Welford Turnpike, a major change to the character of Spratton and drawing new development westwards towards the new road.



View west towards Welford/Brixworth Rd junction



Spratton, viewed from the south - Map 1 View F

LANDSCAPE SETTING

Landscape character

Spratton lies within the Northamptonshire Ironstone Uplands, an area characterised by undulating hills. The Parish of Spratton follows a long low ridgeline running northwest southeast which affords wide views between the ridge tops. The nucleated settlement followed the early access routes and was sheltered from the prevailing wind by the ridge and benefited from a natural spring line.

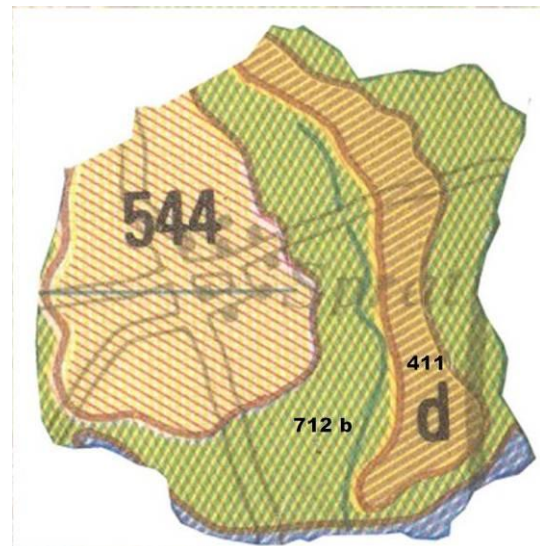
The underlying geology is Jurassic Lias clays with a thick mantle of glacial till. Boulder clay underlies the east of the village with lighter sands and gravels lying to the west and towards the top of the ridge.

Farming is now mainly arable but with three livestock farms and smaller grassland enclosures on sloping land nearer the village. The increasing use of farmland as paddocks for keeping horses and the associated sheds, jumps and caravans can become unsightly. (see policy L7).

The northern edge of Spratton is bounded by the Recreation Field and Spratton Hall School and playing fields. These are extensive areas and enjoy wide reaching views which are valued by residents (see policy L1). The east and southern edges are bound by residential gardens adjoining open countryside. The western edge of built development is the line of houses along the A5199. Allotments and fields used for gallops and agriculture run along the other side of the road.

Woodland areas are limited and this makes hedgerows and mature trees important landscape features. Tree Preservation orders are shown on Map 1. Ash and oak predominate while some small areas of hedgerow elm suckers survive on the roadside verge south of the village. There is a general lack of trees in fields around the village but there is clear local support for more planting on verges and open spaces.

(see policies L2 and SA6)
Parish soil map¹



As rural agricultural buildings have been used for other businesses, steel industrial security fencing and gates are being increasingly used. This is not an appropriate style for a rural area and traditional hedges and agricultural designs should be used instead. (see policy L5)

¹ Soils: Brown - Non-alluvial loamy; Green - slowly permeably; d - Calcareous, clayey, slowly Permeable

Views and approaches

The parish lies within an area designated in the saved policy EN1 of the Daventry Local Plan as a Special Landscape Area. There are few damaging pylons, masts, floodlights or other intrusive structures which makes the area special. However night time light pollution is an increasing intrusion in rural areas and should be minimised. (see policy L6)

Spratton developed on the eastern side of the ridge at the convergence of the four routes. These approaches are illustrated on Map 1 in the appendix. North and south is along a straight ridge with beautiful views to the west, south and east.



Spratton approached from Brixworth - Map 1 View E

The straight climb from Brixworth and the Brampton Valley is perhaps the most attractive approach with the church tower and spire highlighted at the centre of the village.

From the south only the Spratton spire and roof tops of the Walk can be seen although a footpath still marks the old route into the village.

On the climbing approach from the west up to the Welford Road from Teeton the village is largely hidden from view until the allotments on the left and the houses and garage on the Welford Road come into view.

Several views into the village have in some respects been damaged by the “wall effect” of rows of similar houses. (see policy L4)

Views out of the village are immensely important to the residents for their sense of space and connection with the rural surroundings and the visual links to other settlements including Brixworth and Creaton. Because of its elevated position the surrounding countryside one never feels far away in Spratton.



View north east from the Primary School

Houses in the centre of the village as well as the fringes enjoy wide views and these are highly valued by residents. 98% of responses to the questionnaire wish to preserve the views of the surrounding countryside. Of particular importance are the views over the Brampton Valley, Brixworth and its spire, sadly damaged recently by the visual intrusion of the new tall shining chimneys of ILMOR. (see policy L3)

Map 1 and photographs illustrate some more important views from the public areas and approaches into and out of the village.



Churchyard Cross (Listed Grade 2) and the view south east from the Churchyard

Water

The village sits on spring lines created by the underlying geological strata which provides a good reliable source of water. There are many wells and springs in the village which are a likely contributory factor to its early settlement; many are now culverted or capped. The Environment Agency flood maps reveal no flooding threats except for small areas beside the water courses mentioned below.

The Spratton parish boundary shown on Map 2 is marked to the south, west and east by small water courses; Teeton Brook, Brampton Brook and Spratton Brook all feeding into the River Nene to the south. There are no publicly accessible areas of standing water although two ponds have been created in the grounds of Spratton Hall School in recent years and at Spratton Grange there is a 4 acre lake.

DESIGN GUIDELINES - Landscape

L1 Because of its elevated position, views in and out of Spratton are important and should all be protected and enhanced.

L2 Tree planting especially in streets and open spaces should be encouraged to improve the amenity and create links with the surrounding countryside. Any trees which have to be removed should be replaced, if possible close by.

L3 The skyline is dominated by the church spire and this should remain so with views between village churches protected from any tall structures or buildings.

L4 New development must not create the visual “wall” of building damaging views of Spratton and should be varied in mass and height and softened with landscaping and planting.

L5 Metal Industrial security fencing and gates should not be used in the rural areas. Traditional hedges & agricultural designs should be used instead.

L6 Outside halogen flood lighting for security or recreation must only be permitted if light pollution and visual intrusion is minimal. (*Lighting in the Countryside: Towards Good Practice ISBN 0 11 753891 2*)

L7 Because of visual intrusion and the lack of services, the proliferation of pony paddocks and associated development outside settlements should be controlled.

SETTLEMENT PATTERNS AND CHARACTER

Density scale and pattern

Early development of Spratton was along a north/south axis reflecting the road that ran through the village before the turnpike was built in 1721, effectively by-passing the village centre.

The original approach from the south was between surviving banks and wide verges before branching away from the road north-eastwards to follow a gentler incline along the line of a footpath across fields entering the village at the end of The Walk. It then ran up Church Road, crossing Brixworth Road (formerly Station Road) by the church. Then, northwards it continued up High Street, Manor Road and School Road, before leaving the village up the ‘Rolly Banks’ which

is still a clearly defined “holloway” and finally on to Little Creaton which later became a deserted hamlet.

So the historic core of the village was established around the Church prior to the turnpike and then spread along the main streets. The pub and shops remain within this core and the medieval street pattern remains.

Spratton Hall at the northern eastern end of the village has influenced the settlement pattern with its extensive gardens and subsequent change of use to a school in 1951. The acquisition of the surrounding fields and creation of playing fields and new facilities has taken place through the 1990s to the present day.

The aerial views of Spratton (Cover and p4) show the contrasting patterns of development and reflect the different periods of building. The modern, 20th century, area of housing development west of the historic core follows a grid pattern of roads and cul de sacs as clearly shown on Map 1.

Listed buildings of special architectural or historic interest are in the appendices, shown on Map 1 and on the Spratton Heritage Trail. These include buildings dating from before 1840 which survive significantly unaltered. The majority of these buildings lie along the former main routes. However there are numerous other buildings of historic and local interest and quality with some 25 buildings over 200 years old. These have been highlighted in a heritage trail produced by The Spratton Local History Society after valuable research. The trail plan is attached in the appendix.

Characterisation



Cob wall at corner of Church and Holdenby Roads

Church Road is characterised by high stone and cob walls from its southern end. There is a long cob wall and opposite is the last survivor of a row of cob built cottages. Further on the east side there are some substantial three storey 18th and 19th century brick houses with large gardens and mature



Manor House, Church Road

trees running down to Yew Tree Lane. On the rising land to the west side on the former

orchards and church owned paddocks lie the speculative estate developments of the 1960's and 1970's which took place firstly in St. Luke's Close with bungalows followed by predominantly four bedroom family detached houses in Ryefields. Opposite the church is the Manor House with early origins and an attractive brick faced front.

Yew Tree Lane contains several 18th century stone built farm houses with important glimpses through gaps over the valley to Brixworth church. There is modern infill some of which are faced in stone and residential back land development to the rear. This includes a former farm yard now



Green by The Chequers (Right) and Northbank House (Listed Grade 2)

converted into residential barn conversions at Olde House Farm. There are important open spaces at the junction of Church lane and the rear of Number 6.

Manor Road with the Kings Head at the Brixworth road junction is narrow and the houses front directly onto the road although are examples of houses end-on to the road and short access roads including the former bake house which add character. (see S1)

Haynes lane is one of several narrow cut-throughs between School Lane, Manor Road and High Street. Further north stone cottages give way to the substantial houses of Northbank and Manor House before the junction with School Road at an important small green open space in front of the former pub the Chequers.

From here the houses are mainly of 19th century brick, with the leather factory site linking through from Manor Rd to High Street, culminating with the 17th century stone and thatch of Home farm at the junction with Smith Street.

High Street is narrow with older cottages fronting the east side and modern bungalows on the west. Outbuildings and garages break the walls and provide evidence of former commercial activity. (see policy S1)

School Road narrows at its junction with Brixworth Road, with Saul's butchers and former slaughterhouse opposite the shop and post office closed in 2000. Cottages front the road to the east. The stone walls of a former farm yard survive to the west with modern housing on rising land behind.(see policy S6)

In the 1950s several of the older rows of cottages which had survived the earlier demolitions in 1936 as "unfit" were regarded as beyond economic repair or modernisation and were demolished. New stone faced houses now front the road.



Church of England Primary School

The largely unaltered Church of England Primary School, rebuilt 1911, is still in use, as is a wooden Village Hall built by WI in 1920's. The high stone walls continue on both sides broken by the gated mock colonial style Erskine Wood development, sadly out of keeping with its surroundings.

Brixworth Road is a hill and near its junction with Church Rd., Manor Rd. and High St it contains the shop, butchers hairdressers, pub and church and is the heart of the

village. In the centre are numerous shallow pitched roofed buildings fronting the street including some of rendered cob, some in pale colours.

More recently density in the village has increased as more infilling has taken place with some extensions almost doubling the size of properties. This has damaged the sense of space between buildings. The loss of gardens and open spaces has also caused some loss of privacy. (see policies S4 & S5)



Brixworth Rd. at junction with High St.

Increasing car ownership has led to loss of front gardens, grass verges and walls which have been paved to create parking space as well as more on street parking.

The historic core of the village around the church would benefit from protection as a Conservation Area with the perimeter to be agreed. This was supported in the village questionnaire and open days. (see policy S2)

DESIGN GUIDELINES - Settlement and Character

S1 A feature of the settlement pattern in the older parts of Spratton e.g. in High Street and School Road is the setting of houses at right angles to the street. New developments might consider this to reflect the distinct sense of place.

S2 Consideration should be given to designating a Conservation Area with a perimeter to be agreed defining the most important part of the historic core of the village around the church.

S3 Any new development should respect the settlement street and path pattern and retain the important views identified on the map in the appendix.

S4 Well established building lines on either side of frontages should be reflected in any infill development to harmonise with the surroundings.

S5 Infill should not impair on the sense of space in the village nor infringe privacy.

S6 The old stone and cob walls along street frontages should be preserved and retained. These are clearly indicated on the Map 1 and the Spratton Heritage Trail in the Appendices.



Clockwise from top left: Saul's, The Rec, Small office units Holdenby Rd, Westaway's Garage

COMMUNITY AND COMMERCIAL FACILITIES

Amenities and employment

Spratton Parish is well served with amenities including a pub, butchers, general store, garage filling station and hairdressers. There are also self employed crafts and tradesmen particularly in the building trades.

As well as the historic church, there is a Church of England Primary School, Spratton Hall School which is an independent preparatory school, a village hall as well as a sports and social club, "The Rec", with its own premises on the Recreation Field.

Spratton Hall School, a charitable trust, allows the use of its facilities for meetings and musical events; they may also held in the Village Hall, the Primary School and the Church

Allotments, available on the Teeton Road are provided by the historic Town and Land Charity set up in 1676 to fund parish apprentices and the needy.

On Holdenby Road, planning consent was granted in 2011 for a Care Home on the premises of the former Broomhill Hotel.

Spratton is a vibrant community although with limited employment opportunities within the village. Increasingly many residents work from home utilising the internet. Faster broadband

links have been specifically requested in village surveys.

Farming remains an industry important to the village. In the parish there are 2 mixed farms and 3 grazing farms, a poultry farm and a haulage business. A diagram of land use is shown in the appendix. The schools are also significant employers. A clothing factory has recently been closed and planning consent has been granted for 11 new dwellings on the site.

Important public and private spaces

The main public open spaces are shown on Map 1 in the appendix. These include the small greens and wide verges fronting roads within the village some of which have seating.

Larger areas include the Recreation Field and cemetery on Smith Street. The Field is run by a charitable trust and provides playing fields used by the local football club, in addition to a play area and popular skateboard park.

The disused cemetery on Brixworth Road is now maintained as a wild flower garden. Spratton Hall School has extensive playing fields which are made available for local use on occasions.

Generally the public open spaces could be enhanced with additional landscaping planting and revised management regimes.



Listed Grade 2 properties (Clockwise from top left): 7 Manor Rd, Home Farm with beyond to the right Spratton Hall, Stone House, Fir Trees

BUILDINGS

Building types and styles

All the listed buildings in the parish are shown in the appendix and are also illustrated in the Heritage Trail leaflet.

The church and its surrounding churchyard mark the physical and communal centre of the village and date from 1120

This period of predominantly stone construction period spilled over into the 18th century to include other parts of the village core. Later on in the 18th and 19th century, when brick became the vernacular material, we see re-facing of stone, for example at the Manor House, Church Road.

A number of 19th century rows remain in Brixworth Road east of School Road, School Road (east side), Brixworth Road from Saul's to the Kings Head and High Street (east side) at the Brixworth Road end.

In the mid to late 20th century the predominant new housing has been two storied 3 and 4 bedroom semi-detached and detached houses. Detached houses

form the majority constructed in the last 20 years maximising profit on high land values.

Local materials

The older quality buildings are mainly of local ironstone. Cob was used as a cheaper and more available material in the smaller early traditional buildings. Many cob buildings were known to exist although surviving examples have generally been rendered and painted or otherwise 'gentrified' and re-faced in the 19th century but can be seen in a number of buildings in Brixworth Road and elsewhere round the village.

Spratton had two brickworks down the Brixworth Road, one at the edge of the village, the other at Folly Farm where the kilns remain. Brick walls and slate roofs predominated during the 19th century with slate being used to replace thatch on older properties. Roman tiles were also used on outhouses and workshops.

Materials used in the later 20th were predominantly brick faced walls with tile roofs, moving from plain tile to concrete profiled tiles.

More recently there has been a welcome attempt through planning conditions to face

with either local ironstone or brick with slate or artificial slate roofs.

Boundaries, hedges and walls

The largest almost unbroken remaining boundary is a wall formed around the former Spratton House Estate parts of which have been sold off. It is bounded by Church Lane, Church Road, the bottom part of Holdenby Road and Yew Tree Lane. The materials vary, cob down the lower part of Holdenby Road, becoming brick faced as it turns into Yew Tree Lane, then stone with a gap (the Green with the 1897 Jubilee Oak), then stone round Cotfield and up Church Lane with brick in Church Road.

Other important boundary walls are around the three road frontages of the Churchyard with stone continuing in Yew Tree Lane around Threeways and in Yew Tree Lane and opposite the Green down to number 17 which is built on the road frontage.

Stone boundary walls are also to be found on Brixworth Road, round Northbank House and the Manor (Manor Road), and in School

Road, south of Saul's, continuing up Haynes Lane.

Loss of front boundaries and the conversion of gardens into parking areas can damage the visual quality of the street setting. (see policy B6)

Elsewhere in the village garden boundaries are made up of hedges, trees or shrubs. These can provide a link for wildlife from the surrounding countryside and are a valuable asset to nature conservation in themselves. They should be encouraged.

New housing & development

Planning decisions are currently based upon national Planning Policy Statements and are the saved policies in the Daventry District Local Plan. However the Local Plan will eventually be superseded by the emerging West Northamptonshire Local Development Framework (including the Joint Core Strategy).

Nearly 82 % of respondents to the questionnaire wish to restrict development to the current village confines.

DESIGN GUIDELINES - Buildings

B1 The scale and proportions of new buildings and extensions should harmonise with neighbouring properties and spaces. Planning applications should demonstrate how the proposed development relates to surrounding buildings and open spaces and should include perspective drawings so this can be assessed.

B2 New developments should not be repetitive but in scale and in keeping with the village vernacular.

B3 New extensions are visually more interesting if they are set back or forward to create varied vertical roof lines and horizontal frontage lines.

B4 Generally flat roof extensions should be avoided.

B5 New extensions should be built using matching style and materials used in the main building. Stone built walls should be simple local dressed ironstone using a bond and finish to match the area.

B6 Existing locally distinctive old cob, stone and brick boundary walls and buildings, thatched and slate roofs should be protected and conserved.

B7 The GPO telephone box and letter box on Brixworth road should be conserved and retained as a pair.

B8 There should be a presumption against gated developments which are not in keeping with the sense of community we value.



Newly constructed houses in School Road

HIGHWAYS AND INFRASTRUCTURE

Roads and streets

The roads in the village are generally narrow. The increase in car ownership has created parking problems and congestion. This is especially evident during the morning rush hour when both schools add to a surge in traffic. All the main access routes are busier at this time

The A5199 is a main north-south arterial road into Northampton and the cross roads west – east to Brixworth is also busy at peak times. Speeding has been a particular problem and 72% of responses indicate that it is a problem that needs resolution. The introduction of speed cushions round the village and particularly down Brixworth Road have not been a success.

Village street planting carried out in the 1960s is now in decline and efforts to replant have been constrained by street services. However it is felt that opportunities should be taken to enhance tree planting in the open spaces round the village.

Parking, and lighting

Many houses rely on street parking. 49% of responses to the questionnaire support more parking areas and 27% parking restrictions. Parking on verges can be unsightly and cause damage. Responses identify this as a particular problem on Holdenby Road.

Street lighting along the A5199 is a recent introduction and is suited to an urban not a rural environment. It runs along the top of the ridge can be seen for miles around creating light pollution and a legacy of costly maintenance whilst the safety benefits are questionable.

Orange sodium lights used in the village are not suited to a rural area and substitution with less intense and better directed energy efficient white light or LEDs is supported. A number of people believe that there is too much street lighting and that any replacement lights should not be of greater intensity than the existing lighting.

Unrestricted and misdirected bright outside lights on houses and other premises can cause light pollution and annoyance to neighbours.

Footpaths, bridle and cycle ways

Whilst there are adequate footways within the village and towards Creaton following the main public highways, there are few footpaths and no bridleway links over surrounding farmland. Map 1 in the appendix shows the paths identified on the Northampton County Council's definitive rights of way plan. There is a strong response in favour of creating a new link to Brampton Valley way especially if it can accommodate cycles and horses as well as pedestrians.

Street furniture utilities and services

Street furniture and road lighting, signs and markings in the village are generally standardised urban, intrusive and often

unattractive. They should be removed wherever possible.

The red road coloured markings on the A5199 are particularly unwelcome and were added without local consultation.



Street furniture at junction of Brixworth Rd & A 5199



Red markings on Welford Road (A 5199)

DESIGN GUIDELINES - Highways

H1 As a rural settlement, urban highway standards and intrusive street furniture, signs and designs are not appropriate.

H2 Spratton Village would like to restrict traffic signs to those which convey essential information and reduce signs to a minimum size and number.²

H3 Avoid standard street lighting and use a light type appropriate to a rural area wherever possible. Urban lighting standards are not appropriate in the rural area and should be avoided. Intense outside lighting either in terms of street lighting or private security lights should not be allowed to create light pollution³.

H4 Keep paving simple and relate to local context. Permeable materials are preferred for visual amenity, wildlife and to reduce water run off.

H5 Road surface treatments should relate to their rural character and road markings should be used sparingly in sensitive areas.

H6 Confine road markings to those essential for safety only.
[H2-H6 extracts from English Heritage "Streets for All" policy guide]

H7 New development should reflect the current settlement street patterns.

H8 Off street parking should be included in any new development and where possible to the rear of property.

H9 Encourage footpath and bridle way access links to wider networks and the surrounding countryside as well as try to create circular walks from the village.

² English Heritage, *Streets for all* (2004)

³ Department for Communities and Local Government (2006) *Lighting in the Countryside: Towards Good Practice* ISBN 0 11 753891 2

CONSERVATION AND PLANNING ENVIRONMENT

Sustainability

Residents support the following aims:⁴

To maintain the village school, pub, shops and other amenities and organisations.

To improve the opportunity of working from home and creating sustainable facilities for businesses allowing more support to those who work in the village.

To protect and enhance designated wildlife sites and aim to increase biodiversity and variety of habitats in the area.

To maintain and improve verges hedgerows and trees by replanting and minimising the use of pesticides and herbicides.

To enhance green links from the countryside into the village by planting hedges and trees in private gardens. There is some

divergence of opinion as to whether roadside verges should be cut short or allowed to grow wild for the benefit of wildlife.

Village street planting carried out in the 1960s is now in decline and efforts to replant have been constrained by street services. However it is felt that opportunities should be taken to enhance tree planting in the open spaces round the village.

To find ways of using less resources, carrying out more recycling and using natural assets such as well water, solar heating, full insulation, efficient vehicles, car pooling etc.

Wind turbines/farms are not considered suitable within the designated Special Landscape Area.

New building materials should be sustainably sourced.

DESIGN GUIDELINES - Conservation

SA1 All new buildings must have suitable screened storage space for both refuse and recycling bins.

SA2 All new dwellings should include provision for a down pipe diverter and water butt or similar for saving roof water.

SA3 Consideration should be given to making it a planning condition to specify native hedge planting to define boundaries rather than timber or metal fences.

SA4 A review of the mowing/maintenance regime for all roadside verges to take place with a view to finding a balance between safety, tidiness and encouragement of wild flora and fauna.

SA5 Promote and facilitate all energy saving and carbon reducing activities.

SA 6 Tree species preferred for screening are native species including Oak, Ash, Birch Maple, Cherry, Holly, Hawthorn and Blackthorn.

⁴ Planning Policy Statement 7: Sustainable Development in Rural Areas



.seen in Spratton



CONCLUSION

Spratton is a vital, developing rural community surrounded by beautiful countryside. We value our spaces, trees, recreational areas, views and present boundaries. This Village Design Statement serves as a framework for the future infrastructure and building environment of the village.

Based on tradition, which we wish to be taken into account together with the potential of good design in a modern approach, it lays down the structure within which we, the residents, wish developments to take place.

We commend it to present and future residents, developers and builders, and planners all of whom we hope will consider it carefully and responsibly in their plans for the future.



The 18th century Kings Head, last survivor of 5 inns in the village

APPENDICES

Listed buildings summary sheet

Grade 1	St. Andrews Church
Grade 2	Churchyard Cross and tomb chests in the Churchyard
Fir Tree	Yew Tree Lane
Stone House	Yew Tree Lane
Northbank House	Manor Road
7 Manor Road	Manor Road
Home Farm	Smith Street
Spratton Hall	Junction of Smith Street and Manor Road

See pictures of the Church on pp 3 & 4, the Churchyard Cross on p 6 and the houses on pp 8 & 11

Current policies

Any planning application would be assessed against the development plan and any other relevant material considerations. The current development plan is the Daventry District Local Plan adopted in 1997. There are a number of saved policies in the Local Plan that may be appropriate when assessing proposals for development.

For instance:

GN2 indicates that planning permission will normally be granted for development providing that, amongst other things, it will not adversely affect a building listed as being of architectural or historic interest and its setting.

EN1 designates certain areas on the Proposals Map as Special Landscape Areas, where the District Council will seek to ensure that development does not adversely affect the character of the local landscape.

The Local Development Framework and Settlements and Countryside Local Plan, which is in the early stages of preparation, will replace old style Local Plans and will be used to assess all planning applications. The West Northamptonshire Joint Strategic Planning Committee approved the pre-submission version of the Joint Core Strategy in January 2011 as the basis for public consultation, prior to it being submitted to Government in April. This document will eventually provide the long-term strategic plan for the development of Daventry District, Northampton Borough and South Northamptonshire District. It sets out a vision for the area, including strategic policies for steering and shaping development.

The Spratton Village Design Statement was adopted as a Supplementary Planning Document 15th May 2013.

Other references

English Heritage, *Streets for all* (2004).

Department for Communities and Local Government (2006) *Lighting in the Countryside: Towards Good Practice* ISBN 0-11 753891 2.

PPS 7: Sustainable development in rural areas.

A sustainable community strategy for Daventry District March 2000.

The Settlements and Countryside Local Plan

Spratton Local History Society *A Village History* ISBN 0-9549857-0-2.

Unspoilt open rural view over the Brampton Valley to the north east from a public path towards Haselbech, Hanging Houghton and the historic Brixworth Church spire - an important local landmark.

The long rural view with wide grass verges and mature trees and hedges along the Brixworth road up into Spratton from the east. The church spire and village are densely clustered on the top of the ridge. A similarly important view runs outwards from the centre of Spratton Village to Brixworth Church

Open rural views over the Teeton Valley to Teeton and Holdenby in the east

Long unspoilt open rural view down Brampton Valley to south east from a public path and over to Brixworth on the next

Long unspoilt open rural view south from a public path along the line of the historic approach to Spratton towards Chapel Brampton and

The steep main road approach from the south with the church spire at the centre of the village at the end of the ridge.

MAP 1 Important Buildings, Open Spaces and Views

- Legend
- Listed Buildings
 - TPO Group
 - TPO Tree
 - Parish Boundary
 - Banks and Verges
 - Open Spaces
 - Footpath
 - Important Walls



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Views from Spratton

(See Map 1 for the reference, location and direction)

**A - East towards
Brixworth &
Moulton from
Yew Tree Lane
footpath**



**B - North east
towards
Hanging
Houghton from
east entrance,
to new
Cemetery**



**C - West
towards
Holdenby &
Ravensthorpe
from Welford
Road (A 5199)**



**D - South
towards Chapel
Brampton from
footpath
connecting The
Walk to Yew
Tree Lane**



...and other important Views from and into the village

(See also the magnificent views of and from the village on pp 4, 5 & 6)



Outward view to the South West over the gallops from the A 5199



View east from Brixworth Road and the Churchyard



View east from Holdenby Rd at Yew Tree Lane



Approaching the village from the Brixworth Road



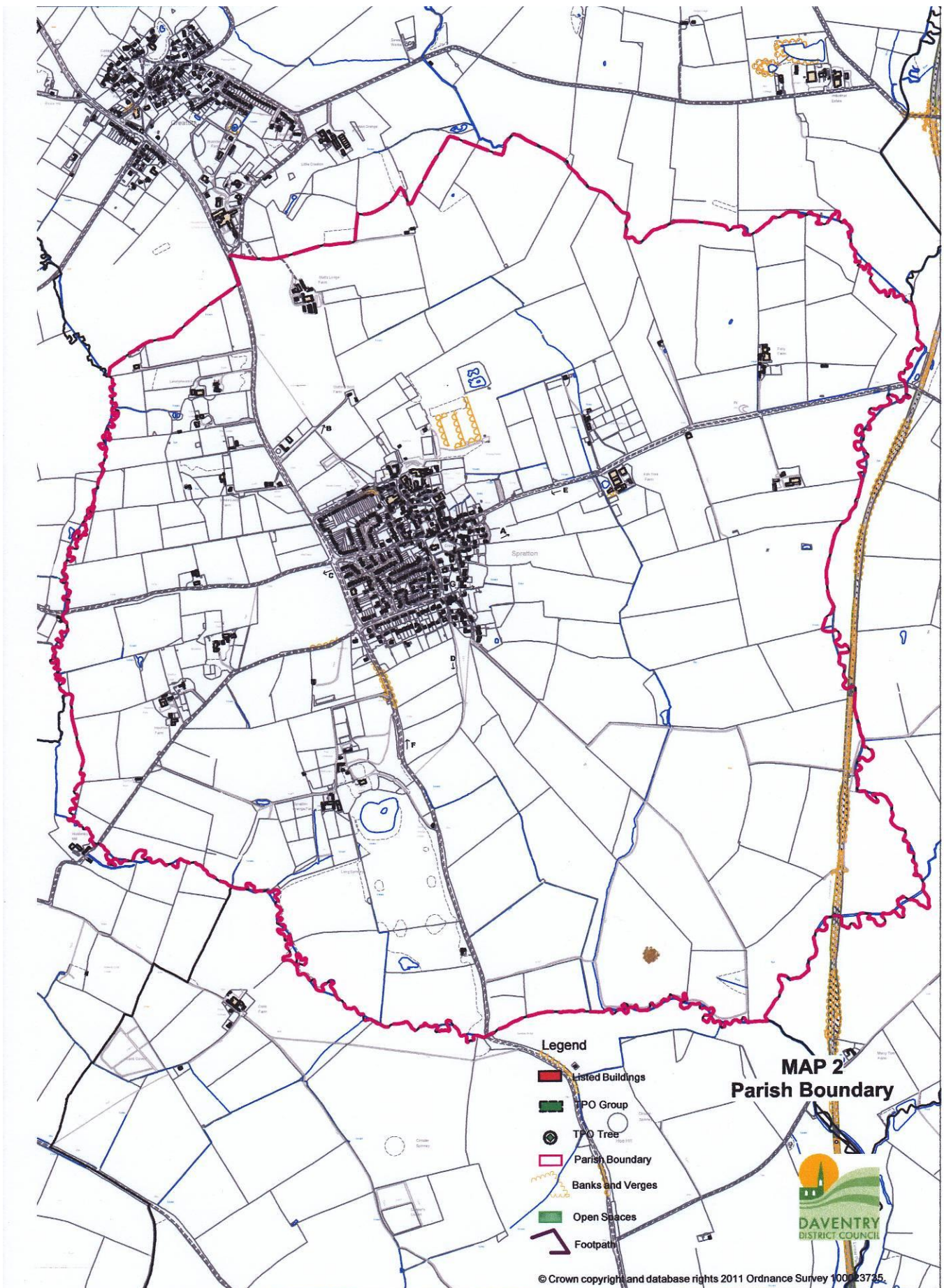
Approaching the village from Teeton Lane



Looking south down Yew Tree Lane



Approaching the village from Creaton down the A 5199



The map illustrates a diverse agricultural landscape. Key features include:

- Crops:** Millet (top left), Oats (left and bottom center), Fallow (bottom right), and various grains like corn and wheat.
- Livestock:** Cows, sheep, horses, and chickens are distributed across the landscape.
- Land Use:** A central yellow area is designated as 'Set Aside' and contains a soccer ball. Other areas are labeled 'Millet', 'Oats', 'RATON', and 'Fallow'.
- Infrastructure:** A river flows through the center, with a bridge crossing it. A small town is located near the center.
- Other Elements:** A large green plant is in the top center, and a small town is in the bottom center.

Where wheat is shown it is either on a 5 year rotation (Spratton Grange Farm) of Rape-Wheat-Barley or Oats-Wheat-Barley) or a 4 year rotation (Holt) of Wheat-Oats or Beans-Wheat-Oil seed rape. In the latter farm, Spring Barley was grown instead of wheat because of the wet autumn of 2008

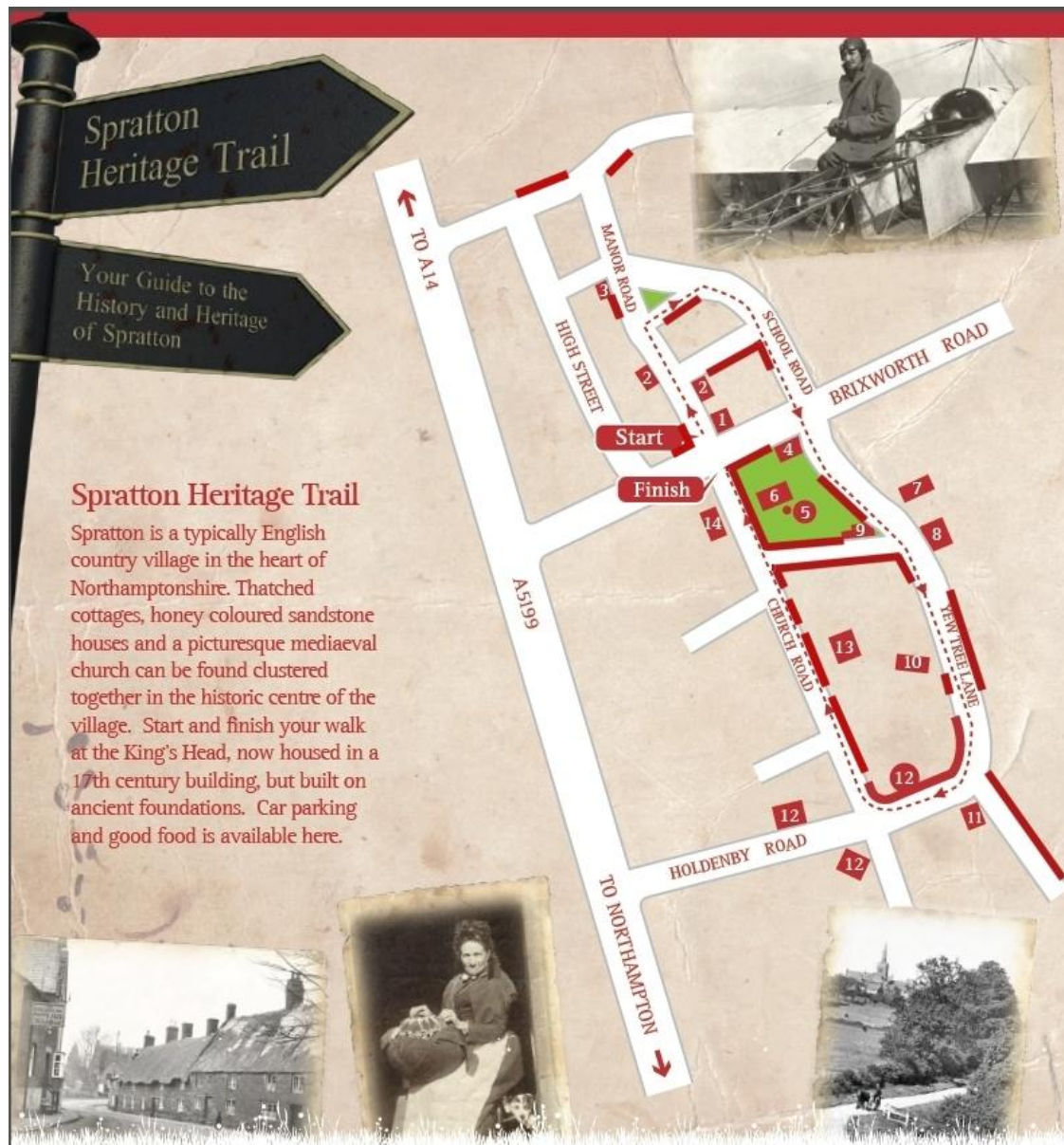
CHECK LIST - Conservation Self assessment

Householders proposing to make external improvements, changes or alterations to your property, paintwork, signs, garden or surrounds may wish to consider the following:

- ❖ Look at the front of the property from some distance. Note down original and distinctive features. Are there any that are more recent and seem out of character with the original of your property or those nearby?
- ❖ Now stand closer to the house and note the details of the building: roof, chimneys, eaves, windows, doors, brick or stonework, etc.
- ❖ Next, repeat the process on each side of your property in order to get the full picture.
- ❖ Consider the trees in the vicinity, and neighbour's gardens.
- ❖ Then you might re- examine the DESIGN GUIDELINES within this VDS document, particularly those for " Landscape", "Settlements" and "Buildings"
- ❖ Review the changes that you have in mind. Will they be in keeping with the guidelines? If not, consider how else y our ultimate objective may be achieved in a manner that preserves the heritage of your property and that of your neighbours and the village.
- ❖ Might the changes that you have in mind remove some of the uncharacteristic features you have noted?
- ❖ Finally, it is suggested that you check your ideas with a builder or architect who may suggest improvements.

PLEASE READ THIS VILLAGE DESIGN STATEMENT AGAIN TO SEE THAT YOU ARE COMPLYING WITH BOTH THE SPECIFICS OF THE GUIDELINES AND THE SPIRIT IN WHICH IT IS WRITTEN TO PRESERVE THE CHARACTER AND AMENITIES OF THE VILLAGE FOR PRESENT AND FUTURE GENERATIONS.

Thank you

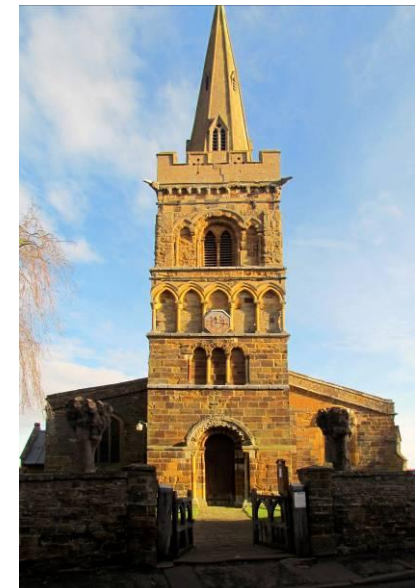


Spratton Heritage Trail

Under the auspices of Northamptonshire County Council's "letyourselfgrow.com/Heritage" scheme, Spratton has developed a village Heritage Trail.

The Trail takes visitors, winding around the picturesque lanes of the village, to view some of the oldest houses and buildings of this typically English country village.

Group guided tours are available by arrangement; for further information visit www.sprattonhistory.org or email slhs@spratton.com



The tower and spire of St. Andrew's Church, renowned for the different styles of architecture reflecting the different centuries over which it was built.

Important Walls

Spratton Heritage Trail



1. The Kings Head. Housed in a 17th century stone building, this modern pub is thought to stand on the site of a mediaeval hostelry. It had its own well, which has been preserved and can be seen inside the bar.

From the King's Head car park turn right into Manor Road



2. Manor Road. Some of the thatched, stone or cob cottages that once were to be found throughout the village remain in Manor Road. No 7 is Grade II listed, as is No.12 Northbank.



3. The Chequers. Dating back to at least 1630, this house became a thriving public house, very popular during the Second World War. It closed in 1959 and is now a private house.

Turn right past Northbank and into School Road. The primary school building dates from 1911 and the wooden Village Hall next to it was built in 1928. Continue along School Road and stop at the Brixworth Road to look across at



4. The Stone House. A fine thatched, stone house built in 1684 according to the date-stone high on the wall at the side of the house. It has a Grade II listing.

Cross the Brixworth Road and walk in front of the Stone House up the steep path into the churchyard.



5. Churchyard. A typically English country churchyard with 18th and 19th century slate and sandstone tombstones. The War Memorial names 24 young men who died in the two World Wars, including Lt William Rhodes-Moorhouse VC, RFC, the first airman to be awarded the Victoria Cross.



6. St Andrew's Church. Founded in 1120, Spratton Church contains a fine alabaster effigy of Sir John Swinford, a follower of John of Gaunt, who died in 1371. Next to the 13th century font is a plaque to Amphilis Twigden, the great-great grandmother of George Washington, first President of the USA. She was baptised here in 1602.

Retrace your steps across the churchyard and back down to the Stone House. Turn right into Yew Tree Lane.



7. Olde House Farm. A picturesque, 17th century farmhouse formerly part of the largest farm in Spratton. The farm ceased to operate in the 1950s. A number of the houses clustered nearby are converted barns.



8. The Rose and Crown. This former public house was originally known as the *Bricklayers' Arms* and was renamed in 1880. It was closed in 1922 and became a dairy. It is now a privately owned house.



9. Threeways. This house has a datestone of 1671. The shed to the left, now a garage, is the former Fire Station where the Spratton Fire Brigade kept its horse-drawn fire engine in days gone by.



10. Mulberry Cottage. Originally a 17th century farmhouse, Mulberry Cottage was later turned into three staff cottages for Spratton House. It is now one privately owned house with a beautiful garden often open to the public.



11. The Fir Tree. This former ale house has a date stone of 1725 above its front porch. It closed in the early 1950s and is now privately owned with a Grade II listing.

Turn right into Holdenby Road and walk to the end of the cob wall.



12. Cob Wall and Cottages. Cob (a mixture of mud and straw) is one of the distinctive building materials of Northamptonshire. The long cob wall dates from about 1800 and enclosed the Spratton House estate. Opposite the wall stands an 18th century thatched cottage made completely of cob. The white cottage on the opposite corner is all that remains of a row of lace-makers' cottages, demolished in the 1950s.

Turn right into Church Road.



13 Spratton House. Built in 1793 by William Butlin, a member of the wealthy Butlin family whose main business was wool. William's son, Thomas developed and financed the family's expansion into the iron industry.

Carry on walking along Church Road, past the church and return to the King's Head car park, passing on the way.



14 The Manor House. Wooden beams inside this house date it back to the early 17th century. The original thatched roof was blown off in a terrible storm in 1905.

Three more large houses are located on the outskirts of the village: Spratton Hall, Spratton Grange and Broomhill. They are all privately owned.

Other places of interest Visit nearby Brixworth Country Park for wildlife, fine walks and views across Pitsford Water. Althorp, the country home of the Spencer family, and Cottesbrooke Hall are close by as are the lovely gardens of Coton Manor. The site of the Battle of Naseby 1645 is only a few miles away.

For further information Visit www.sprattonhistory.org or email slhs@spratton.com Group guided tours available.

For further information on Northamptonshire and its history and heritage please visit www.letyourselfgrow.com/heritage

SPRATTON VILLAGE DESIGN STATEMENT
3Published 2013



Date stones on houses in Spratton