

# Chapel Brampton Conservation Area Appraisal and Management Plan



**Adopted  
February  
2020**

# Contents

1	Introduction.....	4
1.1	Why has this document been produced?.....	4
1.2	What status will this document have?.....	4
1.3	What is the purpose of this document?.....	4
1.4	Public Consultation .....	5
1.5	How is this document structured?.....	5
1.6	Who is this document intended for?.....	6
2	Policy and Legislation.....	6
2.1	What is a conservation area?.....	6
2.2	Why do we designate conservation areas?.....	6
2.3	What does it mean to live and work in a conservation area?.....	7
2.4	Further Information.....	8
3	Conservation Area Boundary.....	8
4	Summary of Significance.....	10
5	Location and Settlement Context.....	11
6	Historical Development.....	12
7	Spatial Character.....	19
7.1	Spatial Character Summary.....	19
7.2	Areas of Archaeological Potential.....	20
7.3	Public Open Spaces.....	22
7.4	Footpaths.....	22
7.5	Trees.....	23
7.6	Views and Vistas.....	25

7.7	Open Space Analysis.....	30
7.8	Public Realm and Other Features of Value.....	34
8	Architectural Character.....	35
8.1	Building Types and Materials.....	35
8.2	Scale and Massing.....	36
8.3	Boundary Treatments.....	36
8.4	Palette.....	38
9	Design Guidance.....	40
9.1	Alterations and Extensions.....	40
9.2	Scale.....	40
9.3	Materials.....	40
9.4	Detailing.....	40
9.5	Windows.....	41
9.6	Doors and Porches.....	41
9.7	Roofing.....	41
9.8	Setting.....	42
9.9	Public Realm.....	42
10	Design Guidance for Cedar Hythe.....	43
10.1	Alterations and Extensions.....	44
10.2	Scale.....	45
10.3	Materials.....	45
10.4	Detailing.....	46
10.5	Windows.....	46
10.6	Doors and Porches.....	46

10.7	Roofing.....	47
10.8	Setting.....	47
10.9	Public Realm.....	47
10.10	Palette.....	48
11	Opportunities for Enhancement.....	49
11.1	Local List.....	49
11.2	Article 4 Directions.....	54
12	Management Plan.....	56
12.1	Threats and Recommendations.....	56
	Sources.....	59
	Further Information and Contact Details.....	59
	Appendix	

*Title Page Image: Northampton Road, Chapel Brampton*

# 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. The Chapel Brampton Conservation Area was designated in 1978 and last reviewed in 2000; however no appraisal documents were produced as a result of that review. As such this review is the first opportunity to set out the architectural and historic interest of the Chapel Brampton Conservation Area, 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 alongside the boundary of the conservation area.

Public consultation has been undertaken to inform this document, as set out in Section 1.4 below.

## 1.2 What status will this document have?

This document has been adopted as a Supplementary Planning Document (SPD); as such it is a material planning consideration in the determination of future planning applications.

## 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 12. 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 Public Consultation

This final document has been informed by several rounds of public consultation.

Initial discussions regarding the process, scope and aims of the conservation appraisal were held with members of the Parish Council, as well as local residents.

During the drafting process an exhibition was held in The Bramptons Primary School February 13th 2019. It created an opportunity for local people to provide information and also be informed regarding the drafting process and ongoing schedule.

The draft Appraisal and Management Plan, alongside the boundary, were released for wider public consultation on June 3rd 2019 for six weeks, during which time hard copies of the appraisal were available for inspection at the major local libraries and the Daventry District Council offices. It was also accessible on the DDC website along with the boundary map and comments survey.

A further public drop-in session was held during the consultation period at The Bramptons Primary School.

Following this a second, focused consultation was held on design guidance for Cedar Hythe. The draft design guidance was released for public consultation on 7<sup>th</sup> October 2019 for six weeks, during which time hard copies of the design guidance were available for inspection at the major local libraries and the Daventry District Council offices. It was also accessible on the DDC website.

As part of the reporting process, the Statement of Consultation (February 2020) has been published on the DDC website, which notes the comments from respondents in full, the response to these made by DDC and any appropriate action taken place as a result of these comments.

## 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 conservation area boundary can be found in Section 3, followed by a Summary of Special Interest for the conservation area in Section 4. Section 5 provides information on the location of the 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 conservation area and Section 10 sets design guidelines specifically for Cedar Hythe.

Section 11 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.

A Management Plan is set out in Section 12. 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 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 Chapel Brampton 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.

Other minor works remain as 'permitted development' within conservation areas, including the replacement of windows and doors.

Where such changes would harm local character the District Council can introduce special controls, known as Article 4 directions that 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 11.2 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](mailto:plancare@daventrydc.gov.uk). Please note that works may also require Listed Building Consent.

## 2.4 Further Information

Further information regarding conservation areas can be found on our



website at [www.daventrydc.gov.uk/ConservationAreas](http://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](mailto: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/](http://www.historicengland.org.uk/advice/your-home/owning-historic-property/conservation-area/).

### 3 Conservation Area Boundary

Chapel Brampton Conservation Area was first designated in 1978. It was reviewed in 2000 and consequently Cedar Hythe was included in the designation. The conservation area is centred round the historic core of the village. Approaching from the southwest along Northampton Road, the conservation area boundary takes in The Spencer Arms Public House and its car park as well as the Old Smithy and No. 1 Northampton Road, which are all situated on the east side of the road.

The boundary then turns east and runs along Pitsford Road before crossing the road to follow the watercourse to the northwest, including the pocket park. The boundary continues to follow the most westerly watercourse before turning southwest along a field boundary until it reaches Welford Road, including the two areas of pasture to the north of Pitsford Road as

well as Cedar Hythe. The boundary crosses Welford Road then follows Back Lane, to include the properties on its east side. Those on the west side of Back Lane are not within the current conservation area boundary except for No. 39 and its plot.

Running eastwards, the boundary then crosses back over Back Lane to include a property known as Thorstone, before turning to the southwest to include The Old Granary. The boundary turns west here to include the stone wall adjacent to the highway before turning south to incorporate Brownstones. The boundary then returns eastwards along Harlestone Road and takes in the boundary walls fronting Oaklands, Camfield and Ardua but not the properties themselves. Finally the boundary turns south to include Nos. 2 and 4 Northampton Road and **their** rear plots. Continuing south the boundary crosses the Northampton Road to where it began at the car park of the Spencer Arms Public House.

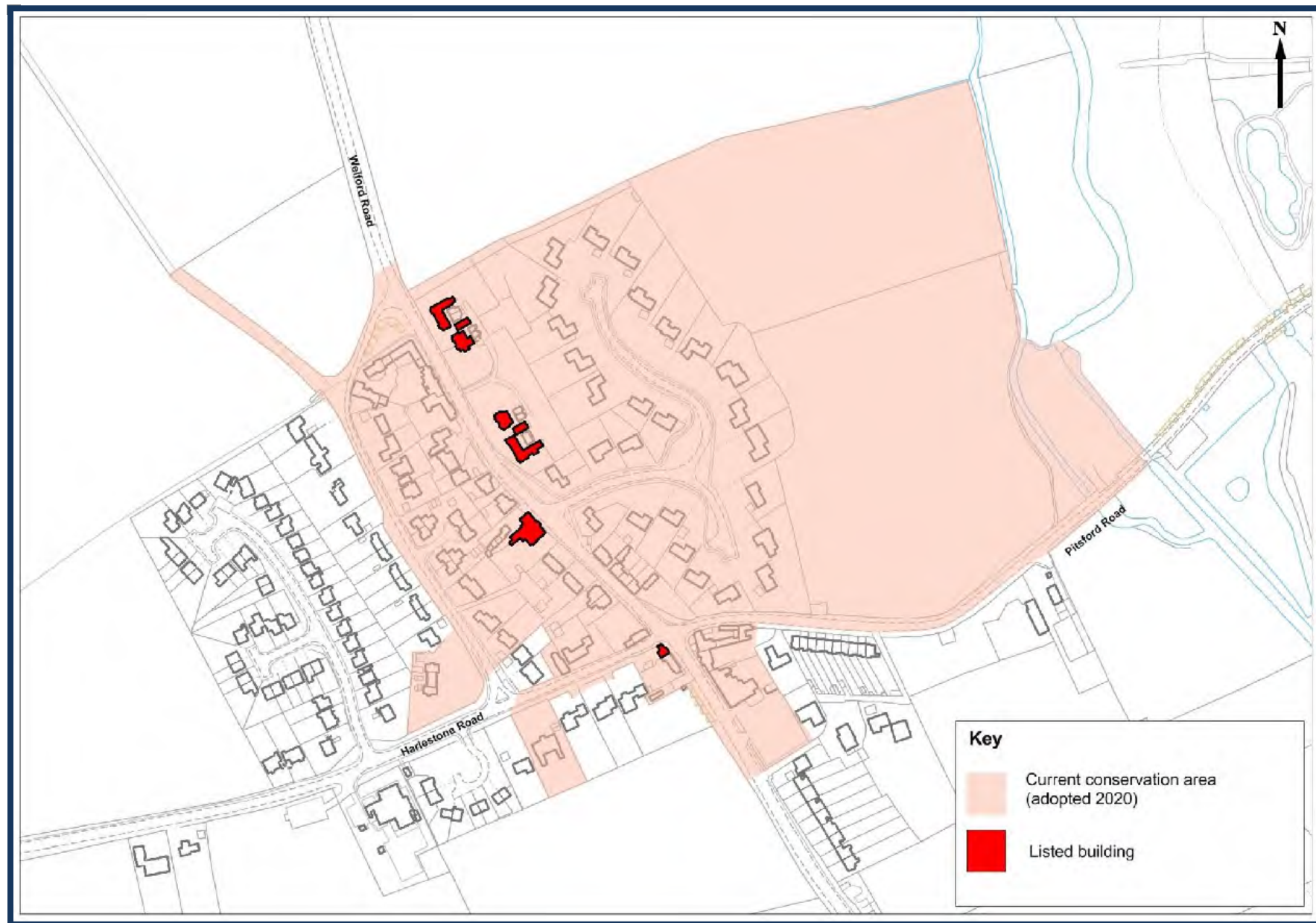


Figure 1: Map showing the current conservation area boundary and listed buildings

## 4 Summary of Significance

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 Chapel Brampton Conservation Area derives from the following key characteristics:

- Settlement form; a nucleated settlement that has developed around the intersection of a number of historic routes.
- Its vicinity to extensive archaeological remains of prehistoric date, which suggest occupation of this locality dates back to the Neolithic period.

- Retention of the historic street pattern that largely dates back to at least the 16<sup>th</sup> century and has contributed to the development of the village to its present day form.
- Strong local vernacular architecture, using local ironstone dating predominantly to between the 17<sup>th</sup> and 19<sup>th</sup> centuries.
- A degree of diversity of architectural styles displayed by several buildings of higher status and quality.
- There are ten listed buildings in Chapel Brampton all listed at Grade II (see Appendix 1 for details).
- The close-knit and enclosed character of the village's historic core.
- The contrasting 1960s housing development of Cedar Hythe, which has an open, spacious character and distinctive architectural style.
- Within Cedar Hythe there are a significant number of trees protected by Tree Preservation Orders which are a reminder of this location's former use as the grounds of Brampton House.
- An area of pasture to the east of Cedar Hythe that is the former park of Brampton House and contains a number of mature trees. It enables views towards the conservation area, including the wall and former ha ha that surrounded the 19<sup>th</sup> century house.
- The presence of archaeological earthworks relating to the medieval development of the village surviving to the east of Cedar Hythe, namely a hollow way, possible house platforms and enclosures.
- The presence of the archaeological remains of a mill and later pumping station and associated water courses adjacent to Pitsford Road.



## 5 Location and Settlement Context

Chapel Brampton Conservation Area covers much of the village, which is situated in the Parish of Church with Chapel Brampton, Spratton Ward, Daventry District. It is a small village situated 2 miles northwest of Northampton.

The parish takes in Chapel Brampton and its neighbouring village, Church Brampton, as well as surrounding fields and Brampton Heath Golf Course, which lies at its southern end.

The village lies within an area of Northampton Sand Formation, or a mixture of Sandstone, Limestone and Ironstone, which is reflected in the local vernacular. The use of this local stone for the construction of Chapel Brampton's oldest buildings, as well as some which are more recent, contributes to the coherent and unique character of the village.

Chapel Brampton is situated on a gentle east-facing slope which runs down towards the Brampton arm of the River Nene in the east. To the west the land rises gently towards Brampton Hill Farm, which sits at a height of 120m OD.

The village lies within the Central Northamptonshire Plateaux and Valleys Environmental Character Area; a varied area of high plateau farmlands separated by undulating valleys, which are well-settled and retain a rural, small-scale character.



Figure 3: Map showing the location of Chapel Brampton

## 6 Historical Development

Chapel Brampton, along with its neighbouring village, Church Brampton is remarkable for its buried archaeological remains, which are visible from the air as crop and soil marks, when ground conditions allow. These include ring ditches or hut circles, double-ditched enclosures, a ditched trackway, numerous linear features and several pit alignments. A large quantity of worked flints has been found on the ground surface in this area. Other notable archaeological finds include Iron Age pottery and a rotary quern, which were recovered from a ditched enclosure<sup>1</sup>. An archaeological evaluation undertaken in 2014 in the area immediately south of the conservation area recorded evidence for Iron Age occupation<sup>2</sup>. Roman pottery and burnt clay with grass impressions, possibly the site of a Roman kiln, was also found in the area. These known archaeological remains lie outside the current conservation area boundary but suggest that the locality has been occupied successively since at least the Neolithic period (c. 4000 – 2200BC).

The name ‘Brampton’ is derived from Old English – *brom-tūn*, ‘the settlement where the broom grows’<sup>3</sup>. The two villages of Church Brampton and Chapel Brampton are mentioned as a single village in Domesday Book as *Brantone*, and subsequently as Brampton Parva (or little) and Brampton Magna (or large). In the 13<sup>th</sup> century ‘Chyrche’ was first mentioned in relation to Brampton Magna and ‘Chappell’ was used

for Brampton Parva in the 15<sup>th</sup> century<sup>4</sup>. The village developed as a settlement fairly typical of those found in a rural setting during the medieval period, with tenant farmers making a living off allotments in the open fields surrounding the village and serving the local lord of the manor.

Cartographic evidence suggests that the medieval chapel, from which the village takes its name, was located on the east side of Welford Road, and was adjacent to the site of a medieval manor house<sup>5</sup>. It was probably a chapel of ease, built to provide a place of worship that was more accessible to parishioners than the parish church. Alternatively, the chapel may have served the family of the manor house and its domestic staff.

Earthworks lying on the north side of Pitsford Road in the area to the west of the Brampton branch of the River Nene, which include a hollow way, linear bank and a series of small enclosures, probably represent the remains of the early settlement (see Figure 4). This area may have been abandoned later, possibly as a result of the enclosure of the open fields in 1662 and the resulting difficulties for tenant farmers to earn a living. In fact, comparison of the 1584 Map of Church and Chapel Brampton and its open fields and the 1758 Isted Estate Map (see Figures 5 and 6), it is apparent that there was a reduction in the population during this period with fewer dwellings marked on the later map.

---

<sup>1</sup> Royal Commission for the Historic Monuments (1981), *An Inventory of Historical Monuments in the County of Northampton*, Vol. III: Archaeological Sites in North-West Northamptonshire

<sup>2</sup> Morriss, Richard, K. (2013) *Land off Northampton Road, Chapel Brampton, Northamptonshire: A Heritage Impact Statement*

<sup>3</sup> Ekwall, E, 1970, *The Concise Oxford Dictionary of English Place-Names*, 60

---

<sup>4</sup> <http://www.churchwithchapelbrampton-pc.gov.uk/>

<sup>5</sup> *A Book of Maps of the Moiety of The Mannor of Chappel Brampton in the county of Northampton Belonging to Mrs Ann Isted*, 1758



Figure 4: Terrain model of Chapel Brampton produced from Lidar data (© Environment Agency 2019) showing the medieval hollow way, settlement earthworks and mill site.

The present pattern of principal routes through the village was largely established by at least the 16<sup>th</sup> Century. The Northampton Road, Harlestone Road, Back Lane and Welford Road are all clearly marked on a map of Chapel Brampton dating to 1584 (Figure 5). The map also suggests that at this time the main route eastwards from the village was a lane that still survives as the hollow way earthwork in the field to the west of Cedar Hythe. What is now called Pitsford Road also existed at this time but went only as far as a building depicted on the map and terminated some distance from the river. At some point, possibly as late as the mid-19<sup>th</sup> Century, the route to the north became disused and the southern lane was extended and became the established road to the crossing of the river near the site of the corn mill. Several other lanes also existed during the 16<sup>th</sup> Century which have since disappeared; two lanes cutting through from the north end of Back Lane to Welford Road; several lanes to the east of Welford Road in the area of nos. 1-5, along which were several crofts and tofts. This area may have been cleared at the time of building the Spencer Estate cottages that now occupy part of the site and also when the area became the grounds of Brampton House.

Also included in the conservation area is a former lane running from the north end of Back Lane in a north-westerly direction. It is depicted on the 1584 map crossing the open fields to the northwest of the village and also on a 1758 Isted Estate Map. On the 1885 Ordnance Survey map the middle section of the lane is not depicted and must have become disused. This change in route is probably a consequence of the building of Brampton Hill Farm and the need for a more direct route from the farm to the Welford/Northampton Road.

Returning to the village, the 1584 map also suggests that buildings existed on both sides of Welford Road, indicating that this area of the village was

well-established by this date and over the crossroads into Northampton Road.

During the 18<sup>th</sup> and early 19<sup>th</sup> centuries Chapel Brampton played a role in the postal service for the surrounding area, being situated on one of the routes used by the mail coaches. Two buildings at the north end of the village, on Welford Road, have the names 'Posting House' and 'The Old Posting House' indicating that both, at some point in their history, had the role of the 'post' at which letters were extracted from the mail coach for distribution to the local area, horses were rested in the stables and passengers on the mail coach may have stayed in the overnight accommodation before it continued along the route <sup>6</sup>. With the arrival of the railway in the mid-19<sup>th</sup> Century, the mail coaches became redundant and by 1885, the village's post office had moved to what is now nos. 7 and 8 Hamilton Court.

The 18<sup>th</sup> century, which also saw the turnpiking of the Welford/Northampton Road, was probably the point at which Chapel Brampton became a staging post and the Stag Inn (now the Spencer Arms), formerly a mere ale house, developed as a coaching inn. However, the development of the railways during this period soon eliminated the coaching trade.

---

<sup>6</sup> Wagstaff, Jack (1991) *A Tale of Two Villages: A Perambulation of Church with Chapel Brampton*





Figure 5: Annotated extract from the 1584 Map of Church and Chapel Brampton



Figure 6: Annotated extract from the 1758 Isted Estate Map of Chapel Brampton



There have been at least two successive manor houses in Chapel Brampton over the centuries; Brampton Hall and later Brampton House. These may, however, have been preceded by an earlier manor house, which is mentioned in documents as early as 1240 when Lord Dyves gave to his son 'a Mansion in Chapel Brampton with land etc. in which he resided near the Chapel'. The site of this manor house is also recorded as 'contiguous to the site of the Chapel, in the field known as "Hall Close"' <sup>7</sup>. The 1584 map depicts a building in Hall Close, close to the position on which the later Brampton House stood until 1967. Could this be Brampton Hall or the earlier manor house?

A painting of Brampton Hall depicted in 'A Tale of Two Villages' by Jack Wagstaff (1991) shows the hall as having been built in a style typical of the 18<sup>th</sup> century so it's possible that the Hall replaced the earlier manor house during this period or the earlier manor house was remodelled. Whether it still stood in Hall Close at this time, or whether it had been enclosed by the curving stone wall that still exists today, is not known. The Hall was demolished between 1809 and 1825. In 1825 the Manor of Chapel Brampton was acquired by the Earl Spencers of Althorp who altered the architectural character of the village somewhat by clearing the layout of lanes and remaining buildings on the east side of Welford Road and replaced them with distinctive stone estate cottages. They are similar to those in neighbouring villages of Church Brampton, Brington and Harlestone. This likely to have been the period during which Brampton House, which is depicted on the 1885 Ordnance Survey map, was built on the edge of the village in its own grounds on or close to the former site of the Hall. The grounds were separated from the more informal parkland landscape, formerly Hall Close, by the stone boundary wall. The section of

wall immediately to the east of the house may have been constructed as a ha ha. This large 19<sup>th</sup> Century house was demolished in 1967 and on its site and grounds was built a housing development. Some of the trees from the former grounds survive, the housing development having been designed to accommodate them to some extent.

The village continued to expand in the second half of the 20<sup>th</sup> century with a housing development being built to the west of the conservation area in Great and Little Close, development along the southern side of Harlestone Road and the infilling of historic plots along Back Lane.

---

<sup>7</sup> Baker, George (1822) History of Northamptonshire Volume I, p. 88-89

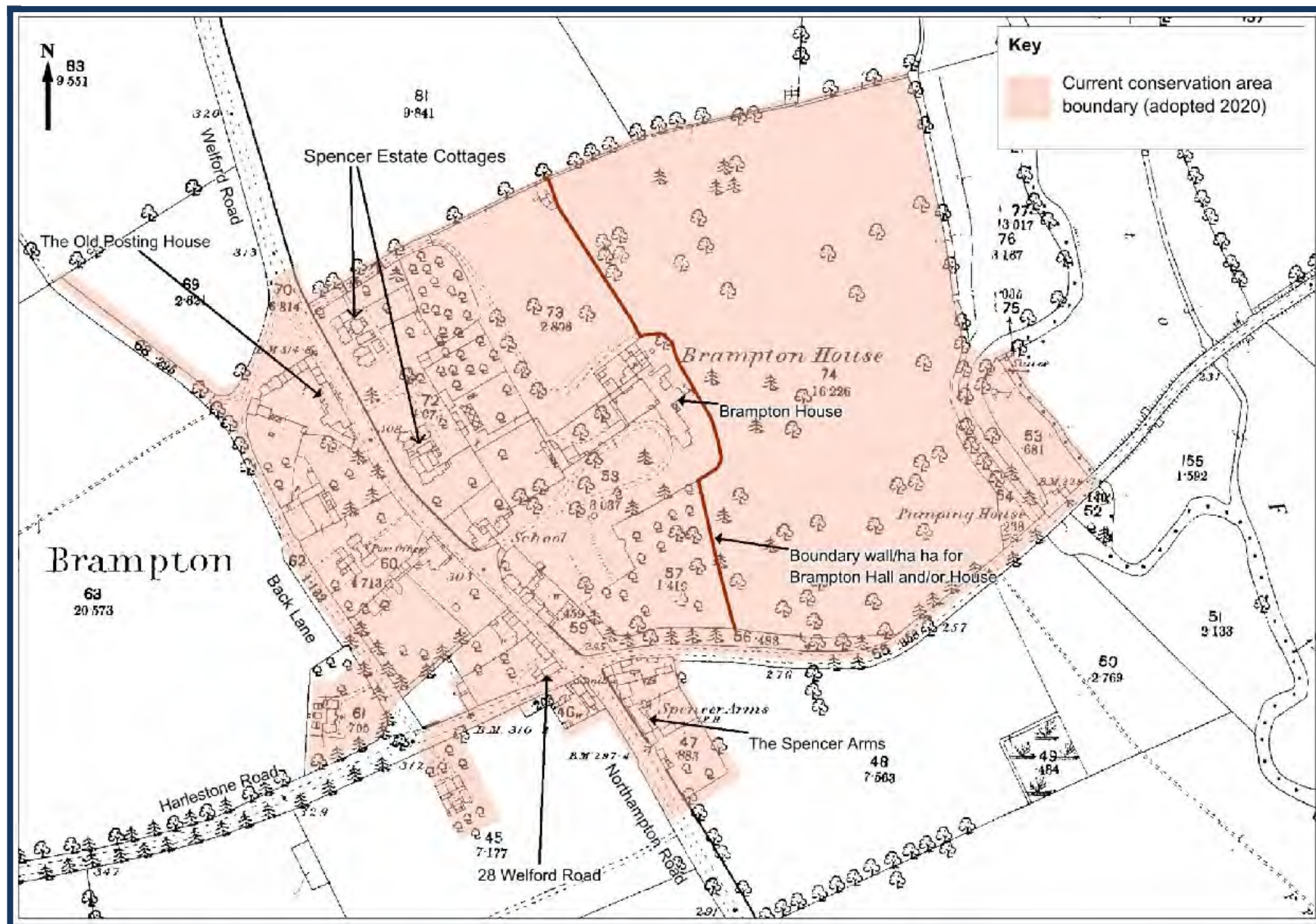


Figure 7: Chapel Brampton depicted on the 1885 Ordnance Survey Map

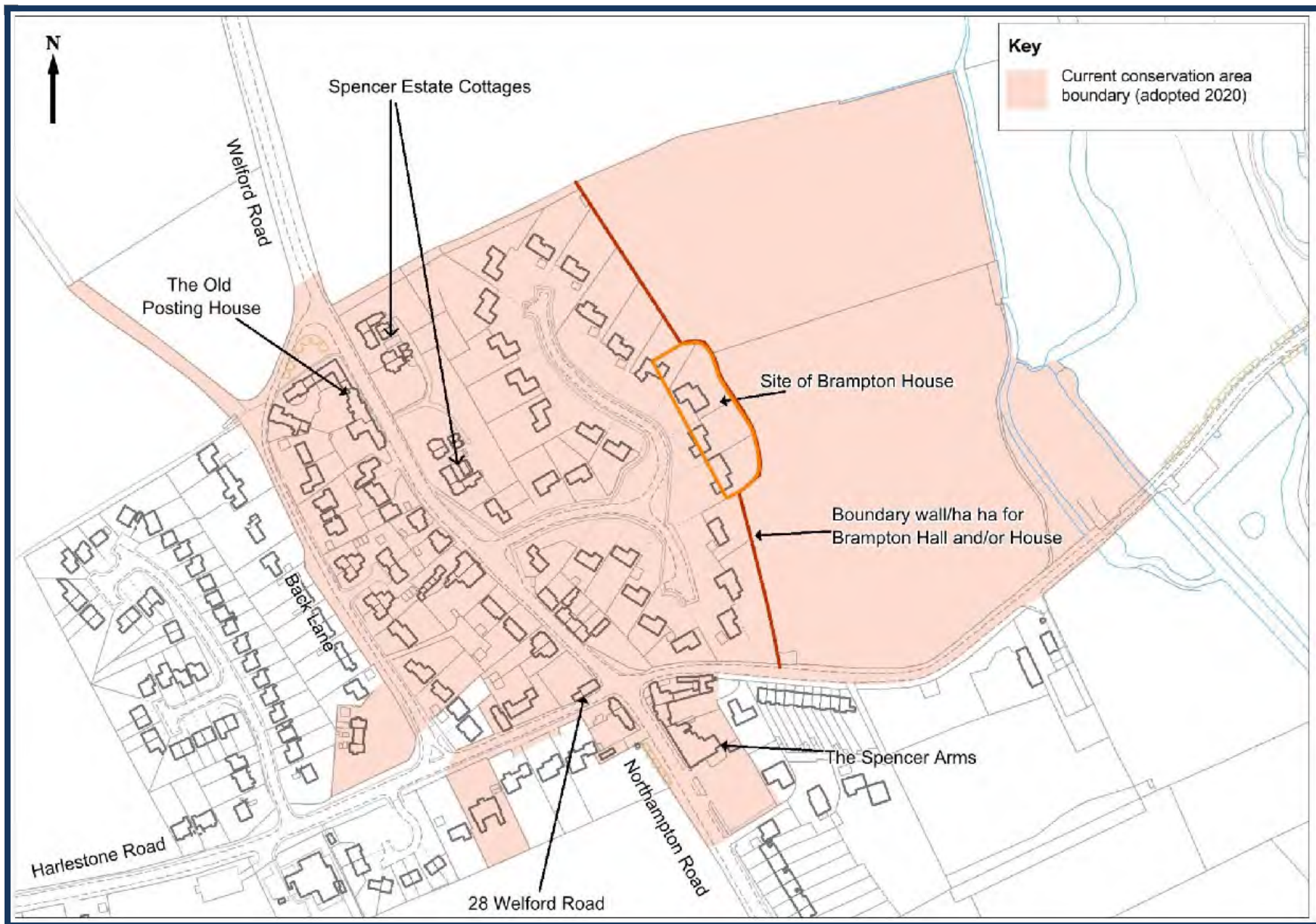


Figure 8: Contemporary mapping (2020) of the conservation area



## 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 core of Chapel Brampton is located around the crossroads of Harlestone Road, Pitsford Road and Northampton Road and also extends northwards along Welford Road. The pattern of these streets, as well as Back Lane, dates to at least the 16<sup>th</sup> Century.
- The principal route through the village is the A5199 (Northampton Road/Welford Road), which is a former turnpike road. It is, therefore, of greater width than might be expected in an historic settlement. Elsewhere, the roads in the village are narrower and feel more enclosed and rural, with the exception of Cedar Hythe, a development of 1960s housing.
- Many of the historic properties, of 19<sup>th</sup> Century date or older, are located directly on the street frontage. This contrasts with more

recent buildings which are generally set back from the street frontage and are often concealed behind hedges, trees and stone walls.

- The Conservation Area is well served with mature trees, particularly on its approach along Harlestone Road and along Back Lane, where a number of trees carry preservation orders. The whole of the Cedar Hythe development is designated as a Tree Preservation Order area due to the number of mature trees located in this area, which was the former site of Brampton House and its grounds. Many of these trees are visible from **Welford Road**, rising above and forming the backdrop to the buildings along this road. They form an integral part of the street scene, both on the approaches to, and within the conservation area, and help to soften the appearance of the built environment.
- The 1960s development of Cedar Hythe, with its wide verges and pavements, properties of distinctive architectural design and sizeable, unenclosed front gardens, has an open and spacious atmosphere and contrasts with the remainder of the conservation area, which is more close-knit and enclosed.
- Between the north end of Back Lane and Welford Road is the only area of public open space within the current conservation area boundary, a small triangular green with public seating. From here there are views to the north east across the river valley of a tributary of the River Nene towards the low hills beyond.

- From the edge of the conservation area there are open views across the surrounding agricultural landscape north-eastwards from Pitsford Road and westwards from Northampton Road.
- The Spencer Arms, a former coaching inn on the Turnpike road from London to Nottingham, still functions as a public house but other buildings that provided a service to the village are now in residential use, for example the post office and the blacksmiths. The school, which was located on Welford Road, was demolished in the 1960s and a replacement was built on Harlestone Road, outside the conservation area.

## 7.2 Areas of Archaeological Potential

Archaeological interest can be both buried remains surviving below the ground or evidence for past activity that is contained within standing buildings and structures. There is potential for archaeological deposits to survive within the conservation area (see Figure 9). Potential archaeological deposits include:

- AP1: Evidence of the medieval manor house
- AP2: Evidence of the medieval chapel
- AP3: Evidence for medieval and post-medieval domestic occupation
- AP4: Archaeological deposits relating to Brampton House and Brampton Hall
- AP5: Medieval watermill and associated leats and sluices

- AP6: Hollow way earthwork and possible medieval house platforms and enclosures

Potential archaeological deposits on the fringes of the conservation area include:

- AP7 and 8: Evidence of Prehistoric occupation

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 including 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.

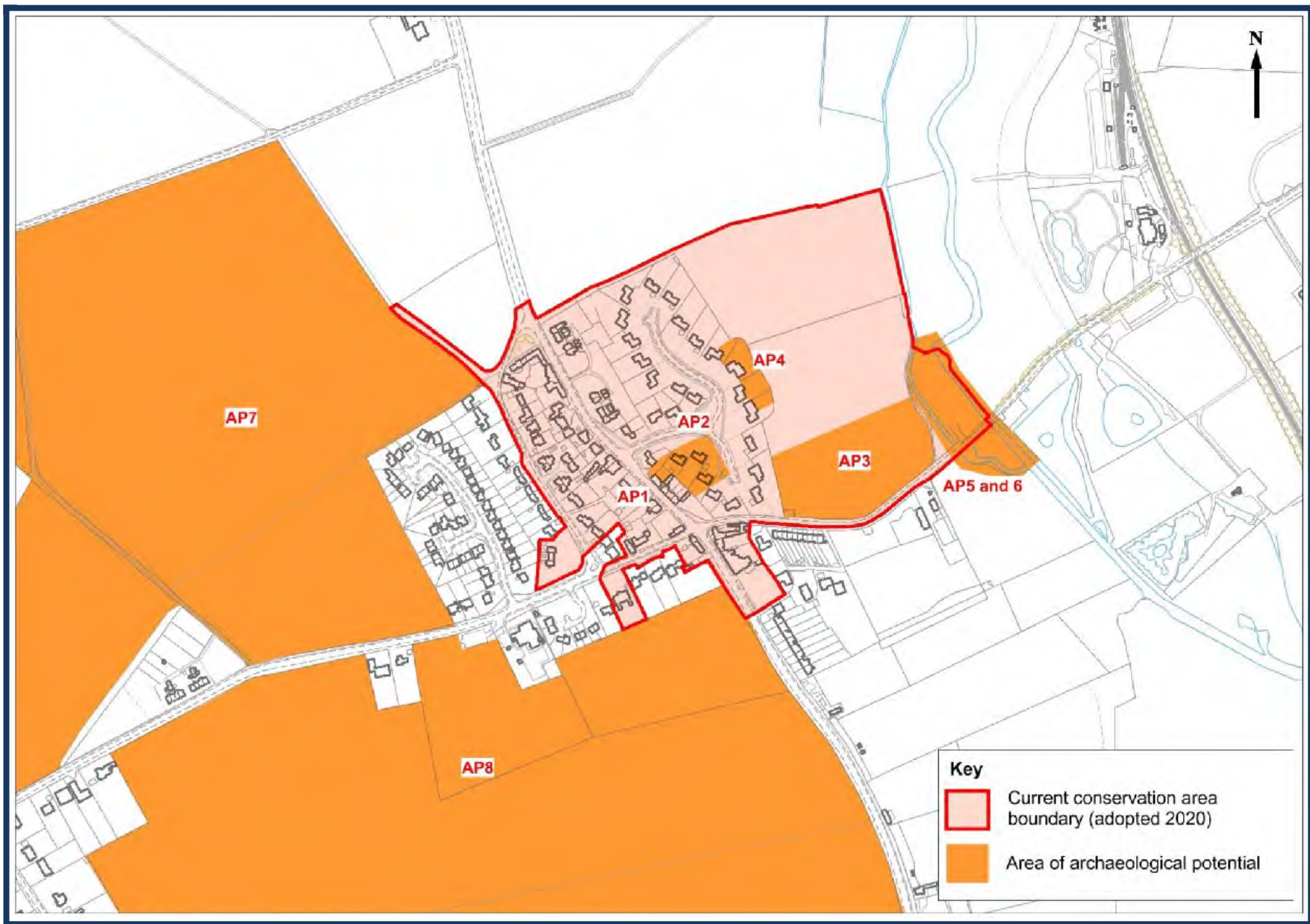


Figure 9: Areas of archaeological potential within and on the fringes of Chapel Brampton Conservation Area

### 7.3 Public Open Spaces

There is one area of open space within the current conservation area, a green known locally as Cawan Bank, which is situated at the north end of Back Lane. The green enhances the setting of historic buildings in Mews Court, The Old Posting House and Nos. 1-5 Welford Road. It also provides a space from which to take in views of the open countryside to the north east and northwest.



*Figure 10: The green at Cawan Bank, north end of Back Lane*

### 7.4 Footpaths

There are two footpaths that are either within the conservation area or in its vicinity that are important (see Figures 11 and 12):

- The footpath within the pocket park to the east of the conservation area. This enables views of archaeological remains of the mill(s) and watercourses that are connected to the historic development of Chapel Brampton. The footpath also enables views westwards across the former parkland towards the stone boundary wall of Brampton House.
- The footpath running northwest along Jack's Lane. This was an established route to and from Chapel Brampton by the late 16<sup>th</sup> century. The nearest section to the village is hedged on both sides giving an enclosed approach to the conservation area, which complements the enclosed character of its built environment.



*Figure 11: The approach to the conservation area along Jacks Lane*

## 7.5 Trees

Trees make a significant contribution to the character of Chapel Brampton Conservation area. There are six trees with individual Tree Preservation Orders within the conservation area and four on the western edge. Furthermore, there are two Tree Preservation Order Groups and one Tree Preservation Order Area (see Figure 12). In addition, there are a number of trees which do not have tree preservation orders but which make an important contribution to the character and setting. These include a number of trees in the former park of Brampton Hall, to the east of the village, in particular mature deciduous trees within the hedge line along the northern edge of the conservation area. Elsewhere within the former park, one of the remaining trees is depicted on the 1885 Ordnance Survey Map as part of a small group of trees at the northwest corner of the park and two further trees to the east of the site of Brampton House are also shown. A double line of trees either side of a water course running from west to east is depicted on the 1584 Map of Church and Chapel Brampton (Figure 5) and one tree remaining today may once have been part of this feature.



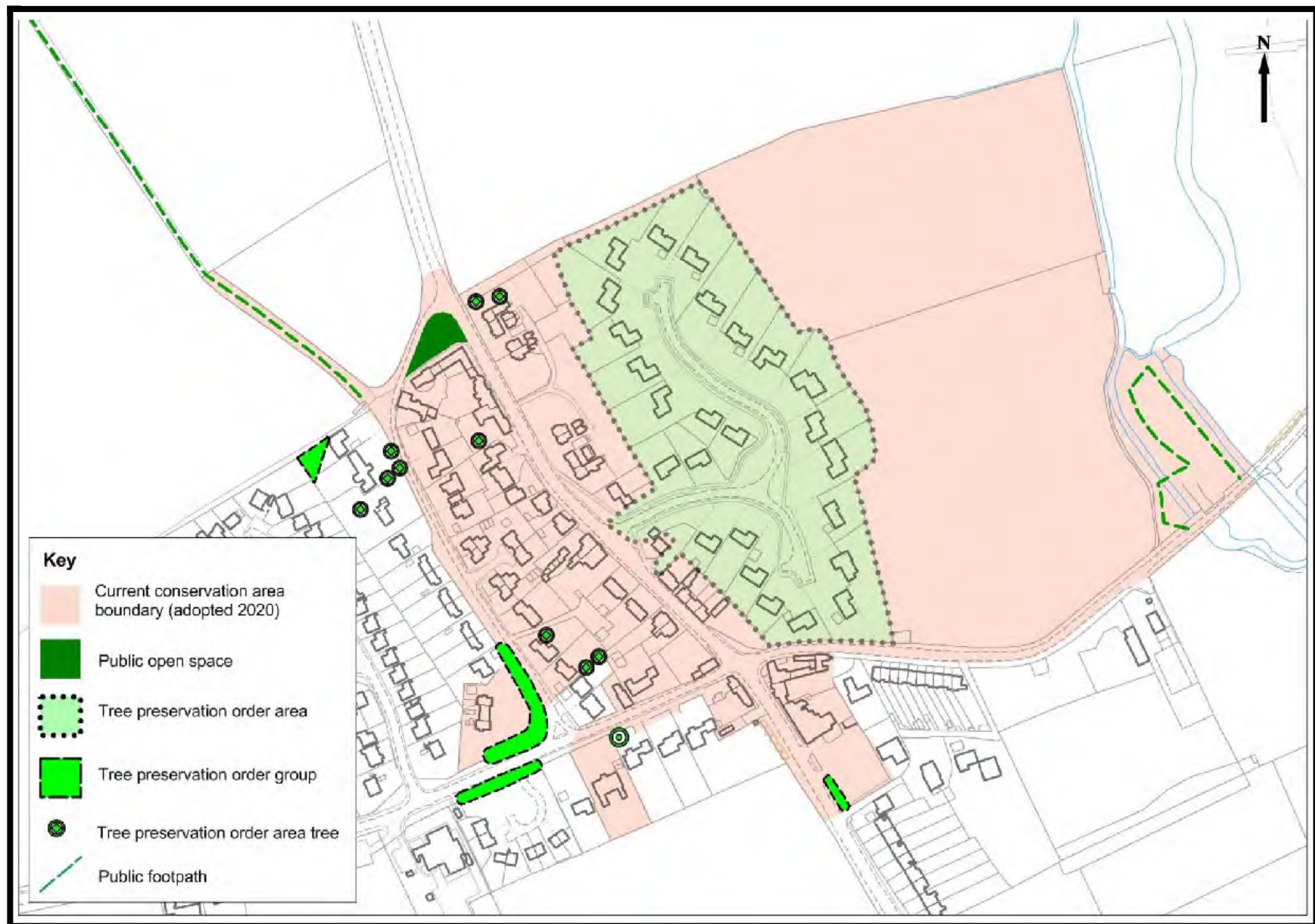


Figure 12: Public open space, tree preservation orders and public footpaths within or in the vicinity of Chapel Brampton Conservation Area

## 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 designated area. Views of the surrounding landscape are also an important consideration for the setting of the conservation area (see Figures 13 and 14).

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

### **Important views towards the conservation area include:**

**V1:** From Pitsford Road across the open land towards Cedar Hythe, which takes in the medieval settlement earthworks, the former parkland associated with Brampton House, and the stone wall of the Brampton House estate.

**V2:** Along Northampton Road towards the Spencer Arms, which incorporates glimpses of the buildings in the historic core of the village and several mature trees.

### **Important views within the conservation area include:**

**V3:** The historic core of the village at the crossroads looking southeast. This provides a view of the Spencer Arms and the Old Smithy with its distinctive windows and the cottages in between; the last remaining thatched cottage in the village; and the gable end of the listed cottage on the corner of Northampton Road and Harlestone Road.

**V4:** Along Welford Road from the crossroads, looking northwest.

**V5:** Looking northwest along Cedar Hythe provides a view of a variety of mature trees, a characteristic of this part of the conservation area.

**V6:** Along Welford Road looking southeast taking in the Spencer estate cottages, The Old Posting House and other historic buildings in the distance.

**V7:** From the foot of Jack's Lane towards Cawan Bank and the historic buildings and boundary wall of Mews Court and The Old Posting House.

**V8:** From the north end of Back Lane towards the entrance to Jack's Lane, which highlights the transition from the edge of the village to the surrounding countryside.

**V9:** The view along Jack's Lane, a trackway dating back to at least the 16<sup>th</sup> century, enclosed by hedges on either side.

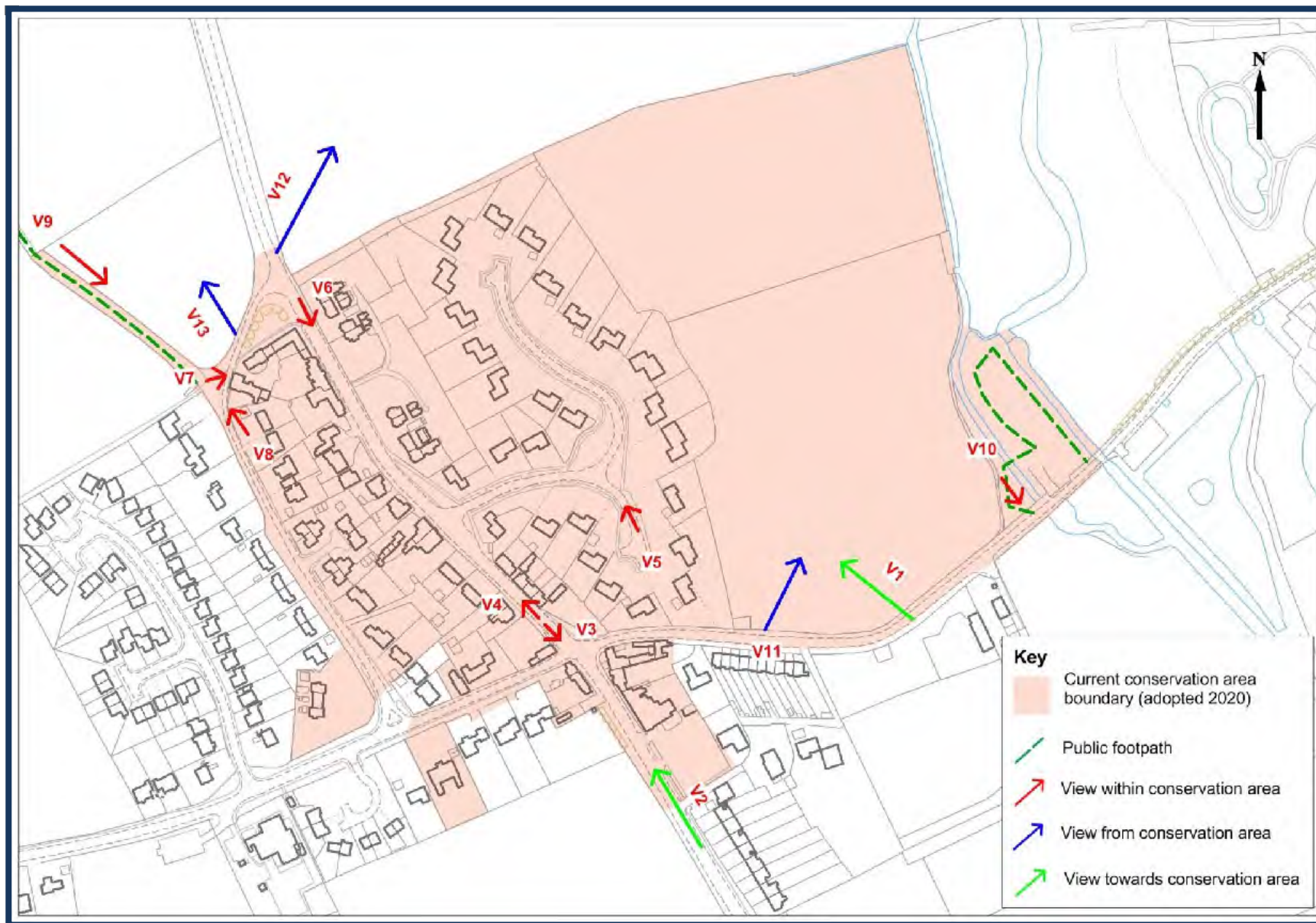
**V10:** The view from the edge of the pocket park back towards the 19<sup>th</sup> century gateway.

### **Important views outwards from the conservation area include:**

**V11:** The view across the former parkland to the north and northeast.

**V12:** The view from the northwest end of Welford Road looking towards the northeast over the agricultural fields towards River Nene valley and the low hills beyond.

**V13:** The view northwest from the north end of Back Lane over the pasture.



C

Figure 13: Important footpaths, views and vistas in and around the Conservation Area







V7



V8



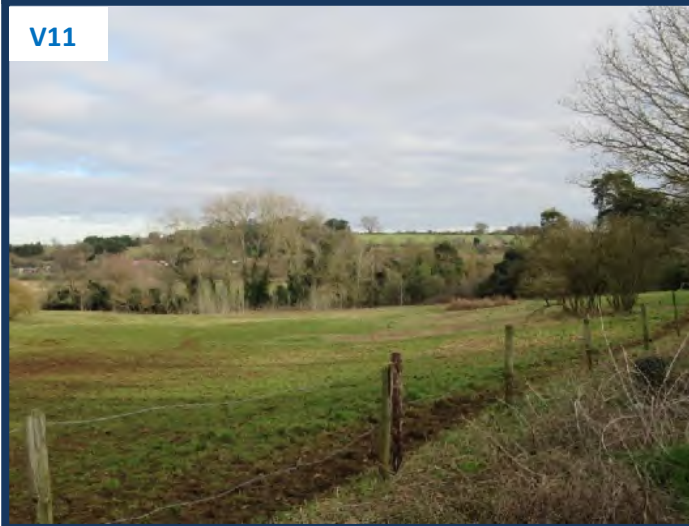
V9



V10



V11



V12





*Figure 14: Images showing important views around Chapel Brampton 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 area<sup>8</sup>.

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.<sup>9</sup> This methodology has been employed to assess the contribution of open spaces to the Chapel Brampton 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 Chapel Brampton Conservation Area and are mapped in Figure 15:

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.

---

<sup>8</sup> Alan Baxter Ltd (2016) Craven Conservation Areas Project: Potential Conservation Area Designations August 2016

<sup>9</sup> [https://www.cravenc.gov.uk/media/1818/craven\\_ca\\_appraisals\\_introduction\\_august\\_2016.pdf](https://www.cravenc.gov.uk/media/1818/craven_ca_appraisals_introduction_august_2016.pdf)

Areas of open space that make a significant contribution to the setting of the conservation area may not necessarily be located within its boundary. In some instances this contrasts with other open spaces that also make a significant contribution and are within the conservation area. This is because these spaces also contain features that contribute to the conservation area's historic character in addition to its setting.

### OS1: Land immediately east of Cedar Hythe and north of Pitsford Road

- An area of pasture that makes a **significant contribution** to the character and setting of the built part of the conservation area.
- The use of this area as the parkland associated with Brampton House in the 19<sup>th</sup> and early 20<sup>th</sup> centuries is evident by a number of remaining parkland trees.
- The open space provides views towards the former stone estate wall, which demarcates the east boundary of the built-up part of conservation area.
- This area also incorporates earthworks associated with the shrunken medieval settlement, which contribute to the historic ambience of the conservation area.
- The southeast area of this land is a designated pocket park enabling public access to the site of the medieval watermill and later pumping house as well as views across the former parkland.

### OS2 and OS3: Land north of the conservation area and either side of Welford Road (A5199)

- An area of arable land on the east and pasture on the west enclosed by hedges that makes a **significant contribution** to the setting of the conservation area.
- The open nature of this area enables sweeping views towards the conservation area when approaching from the north along the Welford Road, in which the treeline is a prevalent feature. In particular, it enables views of a number of the parkland trees and several of those in Cedar Hythe, which are distinctive in appearance.
- Both areas enable views out of the conservation area to the surrounding countryside, which reinforces its rural setting.

### OS4: Crawan Bank, a roadside green at the north end of Back Lane

- A small green which makes a **significant contribution** to the character and appearance of the conservation area.
- The green is a feature of the historic layout of the roads and lanes of the village, which dates back to at least the 16<sup>th</sup> century.
- The green enhances the setting of the Grade II listed buildings nos. 1-5 Welford Road as well as the non-designated historic buildings opposite, The Old Posting House and Mews Court.
- The green is the only public open space within the conservation area and provides a place from which to view the open countryside to the northeast.



### OS5: Land north of Harlestone Road and west of Great Close/Little Close

- Development of Great Close and Little Close for housing in the second half of the 20<sup>th</sup> century has disrupted the relationship between the conservation area and the land to the west.
- This land is no longer visible from the conservation area and, therefore, makes **no contribution** to its character or appearance.

### OS6: Land south of Harlestone Road and west of The Bramptons Primary School

- A grassed recreation ground from which the conservation area is not visible. This open space, therefore, makes **no contribution** to the character or appearance of the conservation area.

### OS7 Land west of Northampton Road and south of Harlestone Road

- An area of arable land adjacent to, or close to, the southern boundary of the conservation area which makes a **moderate contribution** to its setting.
- This agricultural land contributes to the rural setting of the conservation area.
- It enhances views into the conservation area when approaching from the southeast, in particular the historic buildings on the east side of the road.

### OS8 Land west of Jack's Lane

- Housing in Little and Great Close prevents views from this location into the main body of the conservation area.
- Views onto this land from the conservation area are limited. Jack's Lane runs adjacent to the northeast boundary but views are obscured by a high hedge. Therefore, the land makes **no contribution** to the character or appearance of the conservation area.

### OS9 Land south of Pitsford Road

- An area of pasture on the southern side of Pitsford Road that makes a **moderate contribution** to the setting of the conservation area.
- Glimpsed views of this area of pasture reinforce the rural setting of the conservation area.

A public footpath through the eastern-most field enables views towards the stone road bridge on the edge of the conservation area.

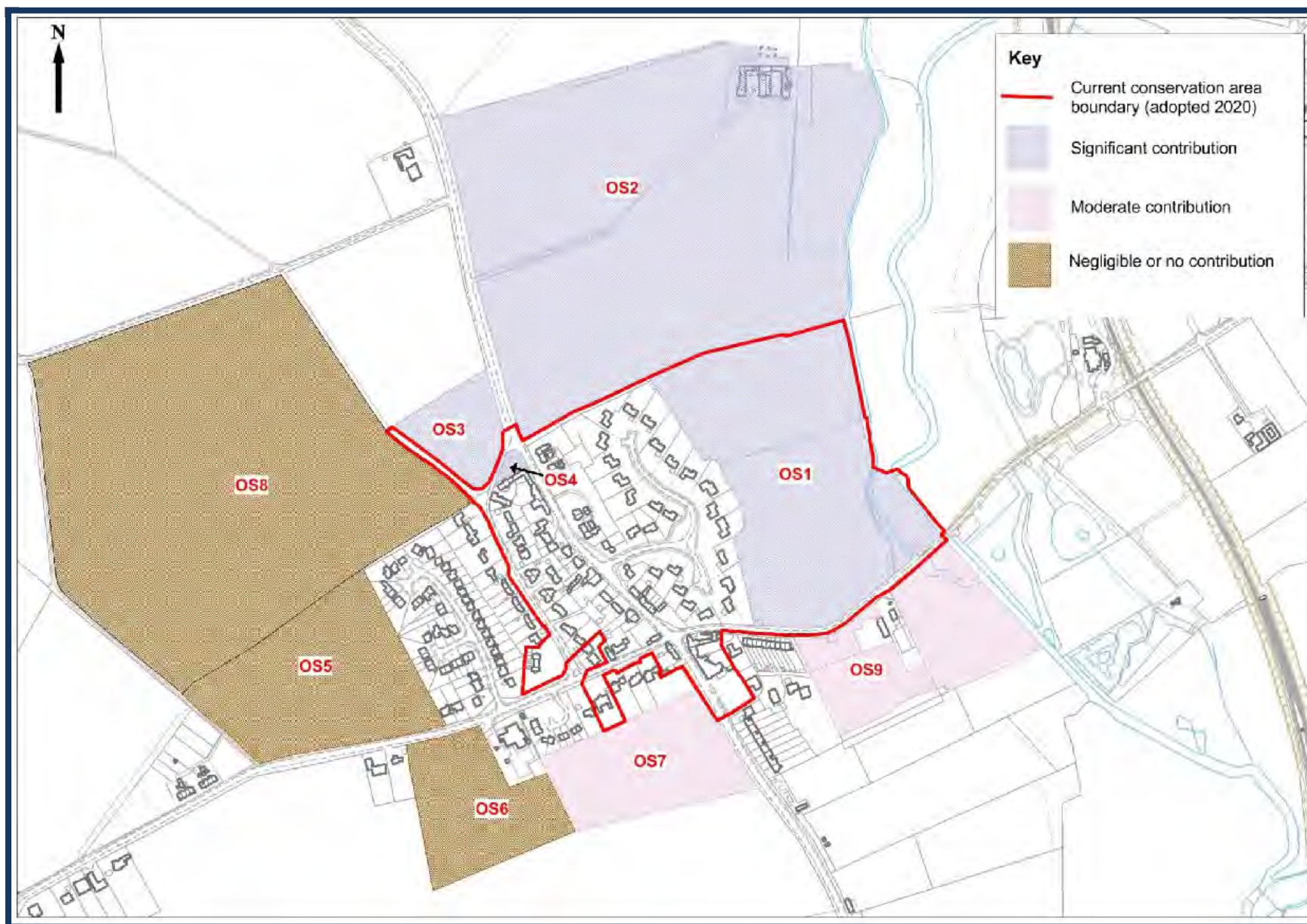


Figure 15: Open space analysis for land on the fringes of the Conservation Area



## 7.8 Public Realm and Other Features of Value

- There are a number of public benches located around the conservation area, for example on the green at the north end of Back Lane, on the verge by the cross roads and on the verge along Harlestone Road.
- The shelter on Welford Road has been built from materials that complement the adjacent stone cottages.
- The wide verges along Back Lane and the green space at the north end, which are vestiges of an historic road-side green.



Figure 16: Stone-built shelter, Welford Road

- The lack of a pavement on the west side of Back Lane contributes to the rural character of the village.
- The 1960s housing development of Cedar Hythe with its distinctive architecture and landscaping that was designed to incorporate the mature trees within the former grounds of Brampton House. The development has an open and spacious atmosphere and provides a contrast with the conservation area's historic core.
- There are a minimal number of road signs throughout the conservation area which helps to keep views uncluttered.



Figure 17: 1960s house and mature trees in Cedar Hythe

## 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” (p.33 and 34).

### 8.1 Building Types and Materials

Chapel Brampton’s historic buildings within the historic core of the village date to between the 16<sup>th</sup> and 19<sup>th</sup> centuries. Properties are built in vernacular style appropriate for their function. Now overwhelmingly in residential use, some buildings retain detailing and form that hints at a former use, for example the Old Smithy with its large wooden doors, semi-circular window above and use of blue engineering bricks for the arched lintels.

This vernacular style is the predominant character of the conservation area and is reinforced by the stone boundary walls that enclose many of the properties in the village and the former estate wall to Brampton Hall and House, which now encloses the Cedar Hythe development.

The historic buildings, the majority of which were built before the mid-19<sup>th</sup> century, are built of locally-sourced ironstone and there is very little use of brick. Ironstone is a characteristic building material of many villages in this area of Northamptonshire.

Most historic buildings are built from regularly coursed rubble stone, with ashlar being used only for detailing such as mullion windows and door surrounds.

Roofing materials are predominantly clay tile or slate with the exception of no. 28 Welford Road, which is thatched. Some buildings display decorative terracotta ridge tiles and finials.

The Spencer Estate cottages and associated wash houses along Welford Road are a particular feature of the village with their gabled porches and dormer windows, with ashlar surrounds and distinctive cast iron diamond panes.

In the second half of the 20<sup>th</sup> century there was a degree of infilling but these buildings tend to be set back from the street frontage so they do not impact negatively on the street scene. A number of them are built using ironstone and therefore complement the historic character of the conservation area, for example nos. 1 and 2 The Old Allotments.

Within the current conservation area boundary the large development of Cedar Hythe dates to the late 1960s. These residential houses are built of brick and partly clad with painted timber. Originally, they had aluminium-framed windows which some of the houses retain. The windows provide large expanses of glass in some cases as well as windows projecting from the first floor. Their half-gabled form gives these houses an asymmetrical, irregular appearance which is accentuated by a triangular window in the front elevation.

## 8.2 Scale and Massing

The vast majority of properties are residential, and of two storeys but there is a horizontal emphasis created by buildings being terraced or of three or more bays, particularly along Harlestone Road and Welford Road. At the north end of Back Lane a grouping of former agricultural buildings, some of which are single storey, also contributes to the horizontal emphasis. Elsewhere, the horizontal line is broken by more recent properties being set further back from the highway. This is particularly the case in Cedar Hythe where the curvilinear road layout and detached properties within large plots give the impression of irregularity. The areas that are most densely massed are at the crossroads at the centre of the historic core and along the west side of Welford Road, particularly towards the north end. On the east side of Welford Road and in Cedar Hythe the density of buildings decreases, as more properties are detached and/or sit in larger plots.

Elsewhere, late 20<sup>th</sup> century buildings tend to be set back from the highway and, therefore, contribute to particular parts of the conservation area being less densely massed.

## 8.3 Boundary Treatments

Stone walls are a particular feature and the typical boundary treatment within the conservation area (see Figure 19). They are mainly low walls, with one exception being on the east side of Back Lane outside Welford House and 1 Mews Court. They are mainly built of ironstone. Several walls form the boundaries of post-1950 properties and help to reduce the visual impact of modern properties on the historic street scene, thus enhancing the character of the conservation area. Prominent stone walls exist at the

north end of Back Lane and along Pitsford Road, curving round into Welford Road. This latter wall is the former boundary to Brampton Hall and House. It is also a particularly prominent feature looking towards the conservation area from the east and helps to maintain a tangible link to that part of the village's history. Elsewhere, stone walls contribute to a strong building line and the village's enclosed character. Stone round-topped coping is the predominant type used although there are several examples of cock-and-hen on some more recent walls.

Other types of boundary that make a positive contribution to its character are the metal railings outside nos. 6-10 Welford Road (these will be listed as they are within the curtilage of the listed buildings), and the hedges in front of nos. 1-6 Welford Road and nos. 42-47 Back Lane. They help to soften views of the built environment in these areas of the conservation area and contribute to its rural character.



Figure 18: former boundary wall to Brampton Hall/House



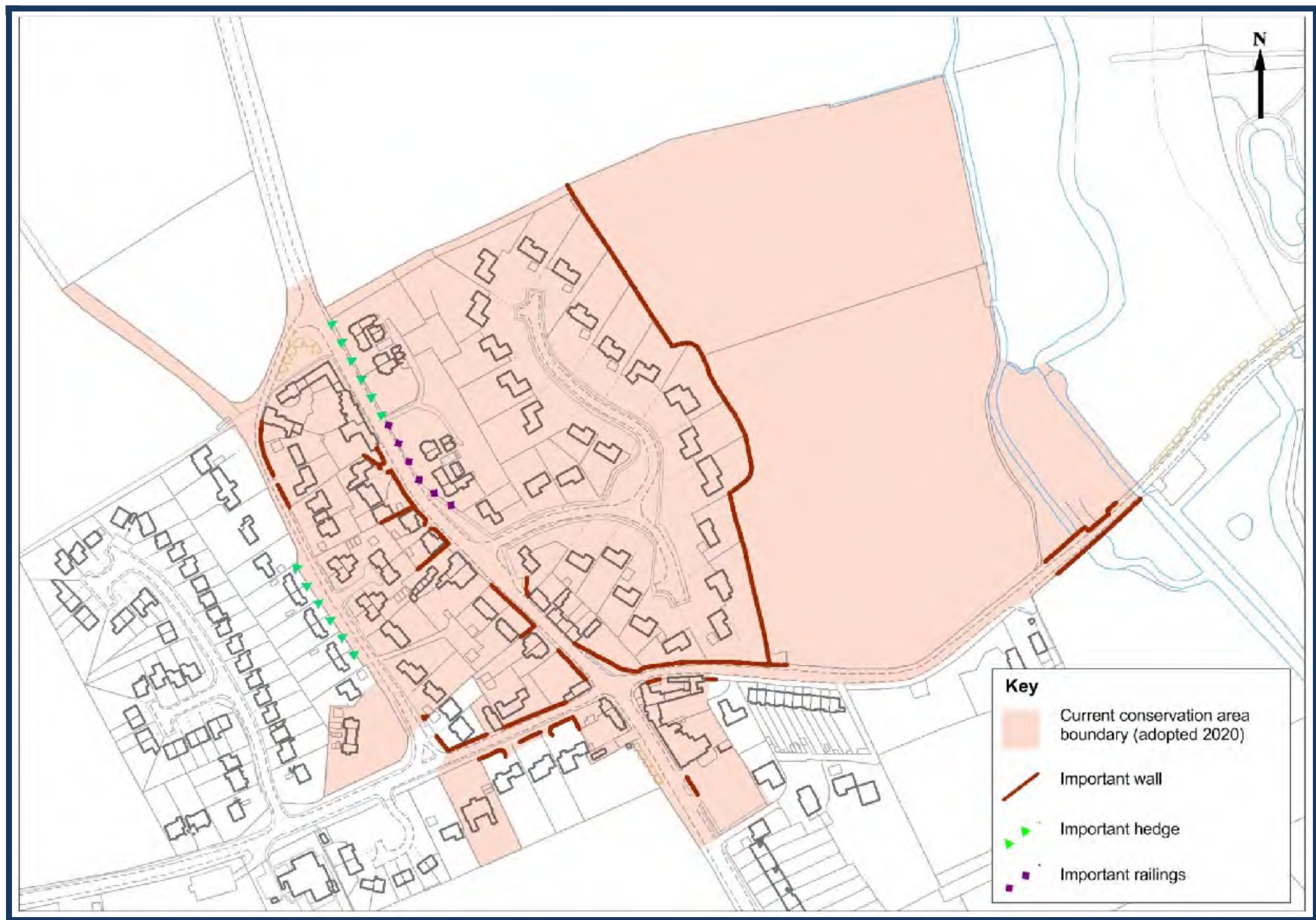


Figure 19: Map showing important walls, hedges and railings in Chapel Brampton Conservation Area

## 8.4 Palette







*Figure 20: A selection of images showing typical materials, surfaces, boundary treatments, fixtures and spaces which form a representative palette for Chapel Brampton Conservation Area.*



## 9 Design Guidance

The following policies set out key design principles. Advice should always be sought from Daventry District Council before commencing any works. A Design Guide for Northamptonshire has been produced by CPRE which provides useful advice<sup>10</sup>. Due to the distinctly different architectural style of buildings in Cedar Hythe design guidance for this area of the conservation area is set out in a separate section (see Section 10).

### 9.1 Alterations and Extensions

Proposals for alterations and extensions should not adversely affect the character or appearance 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 ridgeline should respect the ridgeline of adjacent buildings.

Ridgelines are typically varied across the conservation area, and new development should seek to be sympathetic to this style.

---

<sup>10</sup> <https://www.cprenorthants.org.uk/media/pdf/cpre-ncdg.pdf>

### 9.3 Materials

Continuity of materials greatly contributes to the area's character and development must be sensitively designed with this in mind.

The use of local materials if possible is encouraged. Excepting Cedar Hythe (see specific design guidance in Section 10), the majority of properties within Chapel Brampton Conservation Area are built using ironstone.

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

Rendering generally serves to detract from the visual amenity and uniformity of the street scenes and should be avoided. When considering exterior painting and rendering, 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.

### 9.4 Detailing

Detailing is common on buildings across the conservation area. Many of the historic buildings display ashlar segmented arches above doors and windows. A significant number of buildings have Tudor arch door openings, such as Brampton Green. The windows of the Spencer Estate cottages in Welford Road have stone hood moulds. These can also be seen at Brownstones in Harlestone Road, which also has stone mullion windows.

A significant number of historic buildings display coped gables with kneelers, including on the gables of half-dormer windows. Several buildings have decorative terracotta ridge tiles and finials. In Cedar Hythe,

those buildings that have projecting first floor windows have retained the copper roofing material.

These features greatly contribute to the character of the conservation area and new development should use appropriate designs in order to be sympathetic to the existing form. Recent development in Welford Road, for example Holm Oak House, is a good example of where this has been achieved.

## 9.5 Windows

Various historic window styles survive across the conservation area, including examples of mullion and casement. The Spencer Estate cottages in Welford Road have retained their lattice frames. These different styles greatly enhance Chapel Brampton's character.

Traditional windows 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 or metal double casement;

- if painted, window frames should be either white or where possible a relevant sensitive colour based on the originals;

- original stone and wooden lintels should be retained and every care taken not to damage them if the windows are being replaced; and,

- 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 all of timber, and usually a vernacular plank form. Other than in Cedar Hythe, there will be a presumption against uPVC as a material for doors at historic properties. A number of buildings, namely those associated with the Spencer Estate in Welford Road and Harlestone Road, are of Tudor design, of solid wood with metal door furniture.

Porches should not detract from or overwhelm the visual amenity of the relevant building elevation, and be appropriately proportioned and scaled.

## 9.7 Roofing

Traditional roofing materials such as slate, tile and thatch should be retained wherever possible. Replacement of thatch with an alternative material is generally not acceptable.

Ridgelines should be carefully designed so as not to obscure views of historic buildings or surrounding countryside. Steeply pitched roofs are a common feature of some older, stone buildings indicating that they were formerly thatched; later slate roofs are of more shallow pitch. Modern

development should seek to sit subservient to historic properties rather than dominating them.

## 9.8 Setting

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

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

Views across the pasture, towards the former boundary wall of Brampton House, as well as long views out across the countryside from Welford Road, are especially integral to its setting.

## 9.9 Public Realm

The public realm should enhance the character of the conservation area. Surface materials should, where possible, be sympathetic to the surrounding built form, and historic materials should be retained or reinstated in all possible cases. 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.

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 street scape.

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.

## 10 Design Guidance – Cedar Hythe, Chapel Brampton

The Cedar Hythe development was built during the 1960s and has an architectural style that is distinct from older parts of Chapel Brampton. The development was built within the former gardens of the 19<sup>th</sup> Century Brampton House and was designed around the many and varied trees in order to retain them and preserve the open character of the former gardens. The whole of Cedar Hythe is a Tree Preservation Order Area.

The following policies set out key design principles for Cedar Hythe. Advice should always be sought from Daventry District Council before commencing any works. Contact details can be found at the end of this document.

Dwellings within Cedar Hythe comprise four different designs. Nos. 1 and 27 stand either side of the entrance to Cedar Hythe and front onto Welford Road. In order to minimise the visual impact on the historic buildings in the immediate vicinity, these two dwellings are of conventional design. They have a rectangular plan with pitched roofs and garages set back slightly from the main building, with the garage doors to the rear. They do not share the distinctive design elements that are displayed on the remaining three types of building design.

1960s architecture is characterised by bold shapes, the use of glass to enable light interiors and designed landscaping surrounding buildings. Whilst alterations to the form and design details of a number of properties in Cedar Hythe have taken place since the estate was first built, it still

retains many distinctive features that make it easily recognisable as a development of this period.

Figures 21 to 24 show the four properties that most closely resemble the original house designs in terms of their plan form and principal elevations in the Cedar Hythe development. In house design 2 (Figure 22) the space between the garage and the side elevation of the house, above the porch, would originally have been open.



Figure 21: Cedar Hythe house design 1





*Figure 22: Cedar Hythe house design 2*



*Figure 23: Cedar Hythe house design 3*



*Figure 24: Cedar Hythe house design 4*

## 10.1 Alterations and Extensions

Proposals for alterations and extensions should not adversely affect the character or appearance of Cedar Hythe or its setting. Alterations and extensions should be sympathetic to the character of the building in terms of proportions, scale, materials, and detailing.

Buildings in Cedar Hythe have an asymmetrical appearance achieved through the use of a combination of mono pitch roofs and flat roofs. Alterations to rooflines that preserve and enhance the appearance of dwellings and/or garages will be encouraged.

When first built, the dwellings comprised a single or two-storey house and a garage, both with opposing mono pitch roofs. Between the garage and

the house was a single-storey porch and hallway with a flat roof. Some houses had a balcony above the porch accessed from inside the house at first floor level (see Figure 23).

Over time, a number of properties have infilled the space above the porches, in most cases by continuing the roof line of the garage to meet the side elevation of the house. This accentuates the asymmetrical design but is a departure from the original form of the buildings concerned. Particularly on the west side of Cedar Hythe the space between the vertical walls of the house and garage framed views of the countryside beyond, which contributed to the open and spacious character of this part of the conservation area. This effect can still be seen at no. 15 (see Figure 25) but has been lost in a number of other cases where the space has been infilled. Future development which provides the opportunity to re-open this space and return the building to its original form or retain the open space will be encouraged.

## 10.2 Scale

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

Rooflines are typically either mono pitch or flat throughout Cedar Hythe, and new development should seek to be sympathetic to this style.



*Figure 25: Open space above single-storey porch framing view of the countryside beyond*

## 10.3 Materials

Continuity of materials greatly contributes to an area's character and development must be sensitively designed with this in mind. Without exception, dwellings, outbuildings and boundary walls in Cedar Hythe are built from buff-coloured bricks and any new development or alterations to existing buildings should match this brick colour.

An important component of the design of the buildings is the use of cladding above porches, garages and above or below windows. The cladding takes the form of horizontal timber planks either painted white or stained brown. In a number of cases the cladding has been replaced with plastic cladding of a different colour or render or removed completely. These changes damage the character and appearance of individual buildings and also the overall coherence of the area as a designed estate. Timber cladding should be reinstated where appropriate and should changes to existing original timber cladding be necessary they should be a like-for-like replacement.

## 10.4 Detailing

Other than the cladding mentioned in Section 10.3, the houses in Cedar Hythe display little detailing, which is a deliberate part of their design in order to maximise the visual impact of their unconventional form. Their plain exteriors should be maintained and should any external additions or alterations be made they should not detract from the striking form of the buildings.

## 10.5 Windows

There are several window styles in Cedar Hythe. A small number of buildings have retained metal window frames but many have subsequently been replaced with uPVC. Where metal frames still exist they should be retained, maintained and repaired as far as possible.

A number of properties have oriel windows on the front and side elevations which have pitched roofs clad with copper. These are an important part of their original design and should be retained, maintained and repaired as far as possible.

Dormer windows are generally not acceptable on the front, rear or side elevations of properties. Roof lights are generally not acceptable on the front and side elevations. If fitted on the rear elevation they should be flush to the roof line.

If replacement windows are necessary they should be:

- Sensitive to the original design;
- Metal framed;
- If painted, window frames should be either white or a relevant colour based on the originals.

## 10.6 Doors and Porches

A number of properties in Cedar Hythe retain their original porches, which contribute positively to their overall appearance. Their design is typical of the 1960s where allowing light into the house was integral to the building design. The porches comprise a central sliding glass door and two glass windows from floor to ceiling either side within a metal frame. Both the door and the windows have a brown horizontal band running across each one. The porch does not extend forwards beyond the line of the garage or the house. Where possible these original porches should be retained, maintained and repaired.

Replacement porches should avoid using solid doors and should not be designed in such a way that alters the form of the building, for example, by extending forwards beyond the line of the house and/or garage.

## 10.7 Roofing

The standard roofing material used in Cedar Hythe is the concrete tile and this should be used for new development and replacement of existing roofing.

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

## 10.8 Setting

Properties are separated from the road by grass verges and large, unenclosed front lawns, giving the impression of space throughout the development. A lack of boundaries between the pavement and gardens at the front of properties is characteristic of the layout of 1960s residential estates. The subsequent planting on verges and in front gardens comprises a variety of mature shrubs and trees which soften the views of buildings. Views of some properties are largely obscured by trees which fosters a secluded and peaceful atmosphere.

Important trees should be replaced where felling takes place so as to preserve the green setting of this part of the conservation area. Front gardens should remain unenclosed by walls, hedges, fences or railings.

## 10.9 Public Realm

The public realm should enhance the character of Cedar Hythe. Surface materials should be sympathetic to the surrounding built form. Signage and street furniture should not detract from the visual amenity of the street scape; their design should be sympathetic and the number kept to a minimum, and consolidated wherever possible, to avoid clutter whilst properly taking account of public safety.

Satellite dishes and radio antennae should not be placed on the principal elevations of buildings, as they serve to detract from the visual amenity of the conservation area.



## 10.10 Palette



*Figure 26: A selection of images showing typical materials, surfaces, roof lines and spaces which form a representative palette for Cedar Hythe*

# 11 Opportunities for Enhancement

## 11.1 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. Entries on the Local List within Chapel Brampton are as follows:

### Harlestone Road

- Brownstones; originally constructed as three cottages for the Spencer Estate, the building displays mock-Tudor elements of design typical of the Arts and Crafts building tradition.
- The Old Granary: a 19<sup>th</sup> century agricultural building later used as a workshop for making fence posts, rails and gates for the Spencer

Estate. It is one of the few remaining buildings in the village that had an agricultural use.

- 1 – 8 Halfway Thorn; late 19<sup>th</sup> Century Spencer Estate brick cottages which retain many original features typical of the Arts and Crafts tradition such as decorative barge boards, terracotta ridge tiles and finials and moulded stone lintels and window sills.

### Welford Road

- The Old Posting House; an 18<sup>th</sup> century building that plays a part in telling the story of the development and function of the village due to its former role as a posting house.
- Nos. 30 and 31 Welford Road; a pair of semi-detached houses built in the 19<sup>th</sup> century Arts and Crafts style. They contribute to important views along Welford Road. No. 30 was occupied in the 1930s by well-known actor Tom Walls.
- No. 28 Welford Road; a stone-built thatched cottage, probably of 18<sup>th</sup> century date with later additions. This is the last remaining cottage in the village with a thatched roof and contributes to the character of the village core at the cross-roads.

### Northampton Road

- No 3, The Old Smithy, Northampton Road; a former blacksmith’s workshop that retains its historic features, principally its wooden double doors and semi-circular fanlight above and adjacent large window with iron window frame. It contributes to the character of the village core at the cross-roads.

### Pitsford Road

- Wall and gate piers, Pitsford Road; this was the gateway into the parkland belonging to Brampton House during the 19<sup>th</sup> and 20<sup>th</sup> centuries. It provides visual interest along Pitsford Road and references its former land use. The gate way now forms the entrance to the pocket park.
- Medieval hollow way and settlement earthworks, north of Pitsford Road; well-preserved earthworks of the former route running east from Chapel Brampton and an area of shrunken medieval settlement which contribute to the understanding of the historic development of the village.



## Images of local list candidates



*Figure 27: Local list candidates, anti-clockwise from top left: Brownstones; The Old Granary; Nos. 1-8 Halfway Thorn, Harlestone Road; The Old Posting House.*





*Figure 28: Local list candidates anti-clockwise from top left: Nos. 30-31 Welford Road, wall and gate piers on Pitsford Road; medieval settlement earthworks; medieval settlement earthworks; No. 1 Northampton Road (The Smithy); No. 28 Welford Road.*

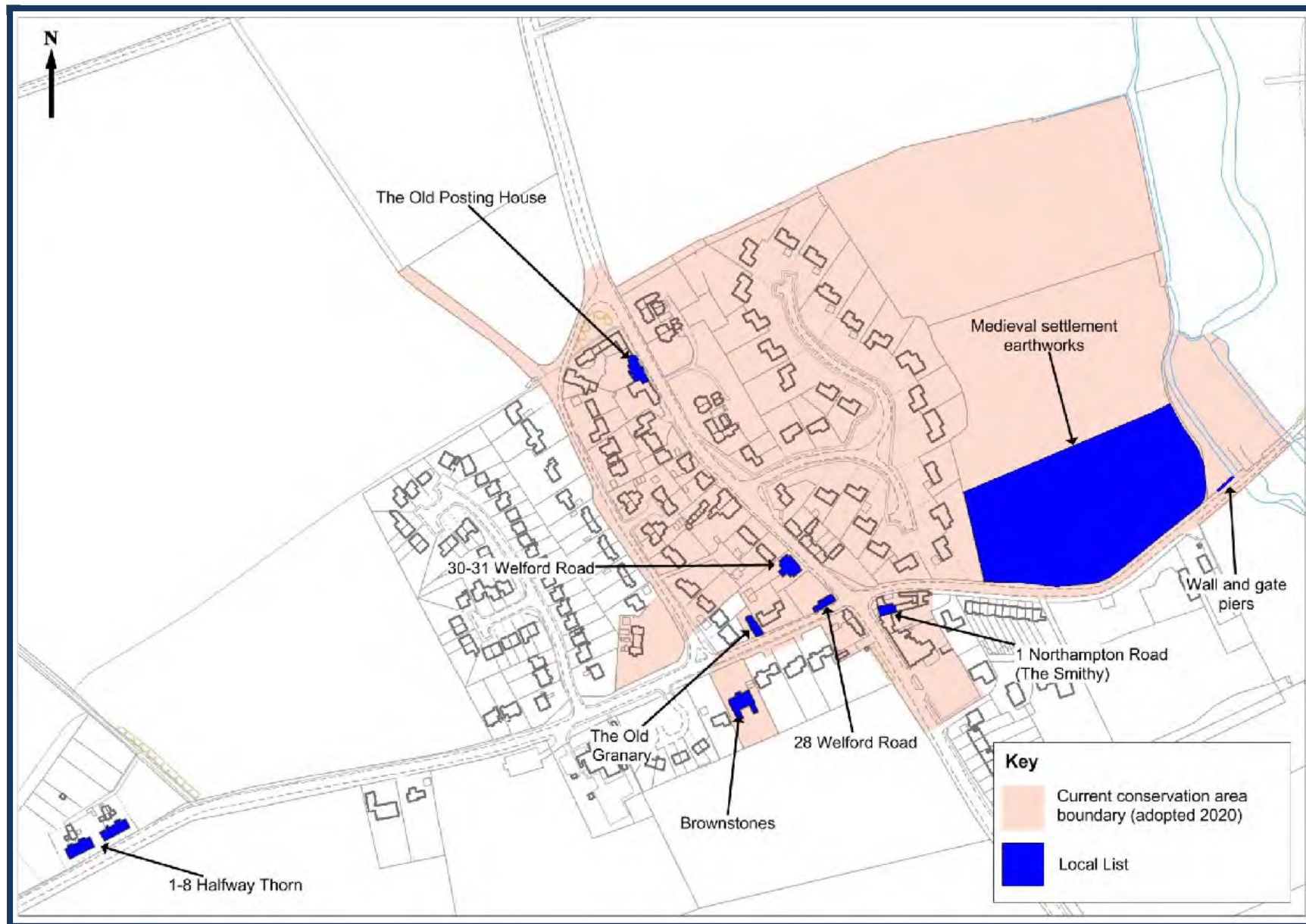


Figure 29: Map showing the conservation area and local list entries for Chapel Brampton

## 11.2 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.

Permitted Development Rights	Address
Alteration of windows	The Old Posting House, Welford Road  Nos. 13, 14, 15, 16 and 17 Welford Road

	Nos. 30 and 31 Welford Road  No. 28 Welford Road  The Old Granary, Harlestone Road  Brownstones, 24 Harlestone Road  Nos. 1,2,3,4,5,6,7 and 8 Halfway Thorn, Harlestone Road  Nos. 1,2 and 3 Mews Close, Back Lane  Nos. 1 and 3 Northampton Road  The Spencer Arms, Northampton Road  No. 4 Northampton Road
Alteration of doors	The Old Posting House, Welford Road  Nos. 13, 14, 15, 16 and 17 Welford Road  The Old Granary, Harlestone Road  Brownstones, 24 Harlestone Road  Nos. 1,2,3,4,5,6,7 and 8 Halfway Thorn, Harlestone Road  No. 1 and 3 Northampton road

	The Spencer Arms, Northampton Road No. 4 Northampton Road
Alteration or removal of external decorative timber frames	No. 30 and 31 Welford Road
Alteration or removal of barge boards	Nos. 1, 2, 3, 4, 5, 6, 7 and 8 Halfway Thorn, Harlestone Road
Demolition of walls and gate piers	Gate piers and adjoining walls adjacent to road bridge on Pitsford Road
Alteration of roofing material	No. 28 Welford Road



## 12 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 Chapel Brampton 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.

### 12.1 Threats and Recommendations

#### Threat 1: Inappropriate development

Both 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.

Loss of historic walling may detract from the village's character and so would have to be justified.

**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.

#### Threat 2: Loss of architectural features

Some non-designated properties within the conservation area have lost original features such as traditional timber fenestration and doors, roofing materials and other detailing. This is detrimental to the character 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. Daventry District Council is considering the introduction of Article 4 Directions to certain properties which have retained features of architectural interest. Works to listed buildings will require consent in most cases.

#### Threat 3: Impact on Trees

Trees make an important contribution to the character of Chapel Brampton. They help to create the enclosed atmosphere at particular locations and they form an important aspect of views within the conservation area. There are a significant number of Tree Preservation Orders within the conservation area. Numerous trees which are not protected by Tree Preservation Orders contribute directly to the special

historic interest of Chapel Brampton, particularly in the former park of Brampton House. Inappropriate works 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. Chapel Brampton contains a number of mature trees of various species and boundary planting which contribute directly to its historic and rural character.

#### **Threat 4: Impact on archaeology**

Chapel Brampton has been inhabited for many centuries. It is recognised that evidence for past occupation may survive as buried archaeological remains within the modern settlement. Development proposals have the potential to have a detrimental impact on these remains.

**Recommendation 4:** 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 prior to development commencing.

#### **Threat 5: Highways**

Controls over highways are not within the remit of Daventry District Council. It is recognised that highways and the public realm directly contribute to the character of conservation areas, however there is little which can be achieved by the District Council in the short term. Northamptonshire County Council is responsible for the majority of highways matters. There are also strict regulations surrounding the safety of the public realm, to which the councils must adhere.

Traffic management should be undertaken in order to preserve and enhance the conservation area where possible.

Areas of historic paving material or sympathetic surfaces are vulnerable to damage or removal during utilities work.

**Recommendation 5:** Development proposals should have regard to the impact of traffic levels on the historic environment. Where possible, historic paving materials and surfaces should be retained after any works to the highways. Where possible, Daventry District Council will seek to ensure that the public realm does not detract from the character of the conservation area.

#### **Threat 6: Public Realm**

The condition of the public realm has a great effect on the quality of a conservation area, and should be maintained to a high standard by all stakeholders. Street furniture within the Chapel Brampton Conservation Area is minimal and generally modern. Use of inappropriate signage and surface treatments and removal of features that contribute to the public

realm have a negative impact on the historic character of the conservation area.

**Recommendation 6:** Where possible street furniture within the conservation area should be consolidated and kept to a minimum in order to prevent cluttering the street space. Good design should be encouraged to enhance the conservation area. The condition of the public realm in Chapel Brampton is generally complementary to the conservation area, and should be maintained as such.

Future works should be undertaken with reference to Historic England's *Streets for All: East Midlands* guidance.

## Sources

This document was produced with reference to:

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

Baker, George (1822) History of Northamptonshire Volume I, p. 88-89

Department of Communities and Local Government (2019) National Planning Policy Framework

Historic England (2019) Conservation Area Designation, Appraisal and Management

Historic England (2017) Listing Selection Guide, Domestic 4: Modern Houses and Housing

Historic England (2016) Local Heritage Listing

Historic England (2008) Conservation Principles, Policies and Guidance

Historic England (2017) The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3

Morriss, Richard, K. (2013) Land off Northampton Road, Chapel Brampton, Northamptonshire: A Heritage Impact Statement

Northamptonshire Green Infrastructure Suite

Northamptonshire Record Office

Northamptonshire Historic Environment Record

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.

Wagstaff, Jack (1991) A Tale of Two Villages: A Perambulation of Church with Chapel Brampton

## Internet Sources

<https://archive.historicengland.org.uk/>

<https://historicengland.org.uk/listing/the-list>

<https://www.british-history.ac.uk/rchme/northants/vol3/pp16-20>

<http://www.churchwithchapelbrampton-pc.gov.uk/>

[https://fet.uwe.ac.uk/conweb/house\\_ages/flypast/print.htm](https://fet.uwe.ac.uk/conweb/house_ages/flypast/print.htm)

<http://www.nhbc.co.uk/cms/publish/consumer/NewsandComment/HomesThroughTheDecades.pdf>

## 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](mailto: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/](http://www.historicengland.org.uk/advice/your-home/owning-historic-property/conservation-area/).


## Copyright


Ordnance Survey Maps are reproduced under license. © Crown copyright and database rights 2019 Ordnance Survey 100023735.



OS maps may not be reproduced without the permission of Ordnance Survey. Images have been reproduced with permission.

Text and images in this document are subject to copyright and may not be reproduced without appropriate referencing.



## Appendix A: Listed Buildings within Chapel Brampton Conservation Area


List Entry Number	Name	Grade	National Heritage List for England web page	Image
1067088	2, Northampton Road	II	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1067088">https://historicengland.org.uk/listing/the-list/list-entry/1067088</a>	

1067089	1,2 and 3 Welford Road	II	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1067089">https://historicengland.org.uk/listing/the-list/list-entry/1067089</a>	
1067090	Washhouse between nos 3 and 4 Welford Road	II	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1067090">https://historicengland.org.uk/listing/the-list/list-entry/1067090</a>	

1067091	4 and 5 Welford Road	II	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1067091">https://historicengland.org.uk/listing/the-list/list-entry/1067091</a>	
1067092	6 and 7 Welford Road	II	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1067092">https://historicengland.org.uk/listing/the-list/list-entry/1067092</a>	



1067093	Washhouse between nos 7 and 8 Welford Road	II	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1067093">https://historicengland.org.uk/listing/the-list/list-entry/1067093</a>	
1067094	Brampton Cottage, Brampton Green	II	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1067094">https://historicengland.org.uk/listing/the-list/list-entry/1067094</a>	

135688	8,9 and 10 Welford Road	II	<a href="https://historicengland.org.uk/listing/the-list/list-entry/135688">https://historicengland.org.uk/listing/the-list/list-entry/135688</a>	
--------	-------------------------	----	---	---

Published in February 2020 by

Daventry District Council

Lodge Road, Daventry NN11 4FP

[www.daventrydc.gov.uk/ConservationAreas](http://www.daventrydc.gov.uk/ConservationAreas)

Email: [heritage@daventrydc.gov.uk](mailto:heritage@daventrydc.gov.uk)

