

Kingsthorpe (High Street / Manor Road) Conservation Area

Aims and Objectives

- The prime objectives of the Conservation Area are:-
- To preserve worthy buildings and prevent their demolition unless this is shown to be the only suitable action.
 - To ensure that redevelopment, renovation or the extension of existing buildings will harmonise with other buildings in the area.
 - To enhance the setting of the area.
- To encourage positive schemes for the restoration of buildings within the area.

Historical Background

The origins of Manor Road and High Street go back to early mediaeval times, before King John discontinued direct Royal control of the township. The layout of this early settlement was typical of many Northamptonshire villages. High Street would have formed an avenue of farmsteads running between The Green and Harborough Road, the farmhouses having an enclosed croft and yard to the rear. High Street's last surviving example of such development is Stable Court, redeveloped in 1984. Manor Road's origins probably date from a later period, the road originally being a back lane for serving High Street's farmsteads. During the 18th and 19th Centuries the village grew rapidly. There was no resident Lord of the Manor, and few dominant landowners. A multiplicity of small land-holders preferred to rent and sell property to villagers and outsiders. This resulted in many High Street properties becoming sub-divided into the present complex pattern of properties and mixture of house styles.



22, 24, 26 High Street

The Conservation Area

This Conservation Area envelops Manor Road, High Street and their return frontages onto the Welford Road and Knights Lane. Architecturally and historically the area exhibits a wide divergence of style and character. Many buildings date from the late 19th Century, though very recently there has been considerable impetus on new development.

High Street is the more historic part of the Conservation Area and although the Baptist Church is its only listed building, there are several other interesting and historic buildings evident. The terraced houses and cottages that bound the top of High Street on entry from the Welford Road provide a sense of enclosure and lend considerable charm. The builder's yard at number 66 detracts from this scene and also contributes to the traffic problems encountered throughout the Conservation Area. The Stables is an example of a successful mix of Conservation and infill development. The conversion of the old stone barn to a dwellinghouse enhances the High Street's character whilst the infill housing to the rear of the stone house has not been allowed to dominate, and a successful balance achieved.

Kingsthorpe Baptist Church occupies a relatively central position along High Street. Built in 1835, in neo-classical style, its significant streetscape value is reduced by its being set back and enclosed within private grounds. The strong Baptist movement within Northampton saw the notable Dr. Philip Doddridge preach in the village on a number of occasions during the 1730's. During the early 19th Century the Baptist Church became an independent diocese. The adjoining Sunday School building was added in 1881. At the Southern end of High Street, modern infill development is very evident. Its full impact on the streetscape is minimised by the fact that it is mostly backland development and much of the old village atmosphere has survived.



Between 'The Rise' and 'Old Yew Court' is a delightful row of four stone cottages. Opposite, lie two Victorian terraces and a small group of old stone cottages. The individual and distinctive architectural treatment of no. 20 contributes to the delight of the streetscape. Addlecroft footpath leading from High Street to Harborough Road dates back to at least the 15th Century, when it was known as "le hodell croftys".

The Youth Centre and the Queen Adelaide Inn that front on to Knights Lane are two important historical buildings. The Youth Centre, once the National School, was built in 1840 "to the Glory of God" and is a good example of Victorian Gothic Architecture. Pupils paid one penny per week as school fees. The Queen Adelaide dates from the 18th Century, originally constructed in sandstone but now featuring a white painted facade. Opposite the Queen Adelaide lies the 'School House', a splendid Victorian dwelling. The row of attractive stone cottages directly abutting the 'School House' have recently undergone comprehensive renovation. Although resulting in some loss of character, these, together with the adjoining Victorian terrace, have retained a very pleasant streetscape. Similarly, Rose Cottage and the adjoining Victorian terraces enhance the mid section of Manor Road.

St. Aidan's Church, dating from 1964, is an important and prominent building in Manor Road. Its large, impressive, red brick architecture provides a foil to its smaller domestic neighbours.

Manor House, built in Northampton Stone, is a grade II listed building and a particularly fine example of vernacular architecture. This attractive stone house is complemented by the adjoining small terrace of stone cottages. At the top of the hill, the buildings crowd together again giving a sense of constriction before emergence onto the busy Welford Road.

Environmental Problems

The living environment of High Street and Manor Road has been steadily eroded in recent years by traffic using the streets as a short-cut or rat-run, avoiding the heavily congested centre of Kingsthorpe. The Council is committed to the alleviation of this problem and to contain traffic volumes in the Conservation Area to predominantly local users.



Kingsthorpe Youth Centre

Key:

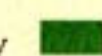
Listed Buildings

Important Buildings

Tree Preservation Orders
(Symbols do not depict individual trees)

Important Tree Groups

Conservation Area Boundary



| | |
|---|---------------------------|
| KINGSTHORPE (HIGH STREET/MANOR ROAD) CONSERVATION AREA | |
| Buildings listed as of special architectural or historic interest | |
| HIGH STREET | |
| Baptist Chapel | 1835 Ashlar/Neo Classical |
| MANOR ROAD | |
| 10 | C19 Coursed Rubble/Tile |
| 50 (Queen Adelaide Inn) | C18 Coursed Rubble/Tile |