



NORTHAMPTON URBAN DESIGN APPRAISAL

November 2016

Produced for Northampton Borough Council by +Plus Urban Design Ltd

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CHAPTER.1 INTRODUCTION

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CHAPTER. 1 INTRODUCTION

Prelude

+Plus Urban Design Ltd were commissioned by Northampton Borough Council to produce an independent strategic urban design appraisal of Northampton Borough.

Purpose of document

The assessment work undertaken will support the emerging Northampton Local Plan (NLP) excluding the town centre area, which is covered by the Central Area Action Plan.

Policy Context - National Level

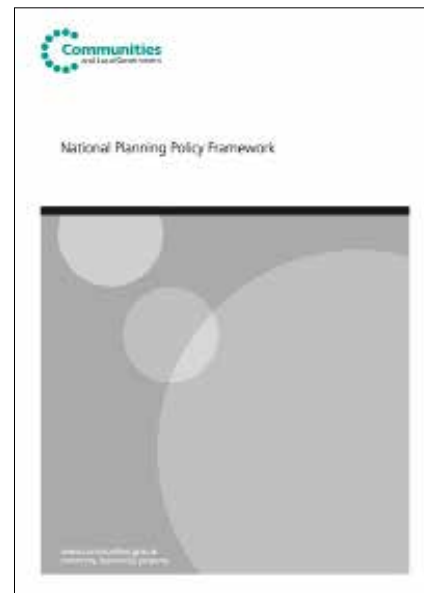
Design plays a huge role in helping to shape Northampton as a successful place both at a strategic and detailed level by 2026.

The National Planning Policy Framework (NPPF) states “good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.”

It encourages local plans to set out policies and consider guidance to set the design expectations of an area based on objectives for its future, including optimising “the potential of the site to accommodate development” and responding to “local character and history”.

Integral to delivering good design is ensuring it is sustainable. This means it is built to last, has flexibility to changing needs, meets the requirements of the user and looks good integrating itself into the local context.

Furthermore sustainable development means encouraging economic growth while protecting the environment and improving our quality of life - all without affecting the ability of future generations to do the same.



Policy Context - Local Level

Central Area Action Plan (CAAP) 2013

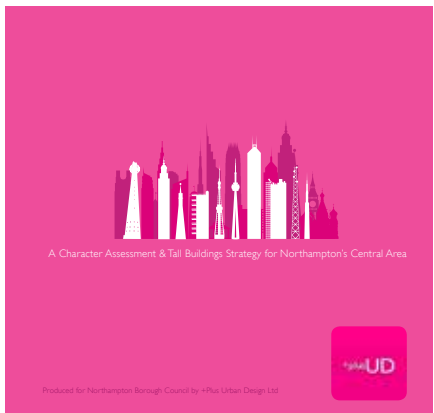
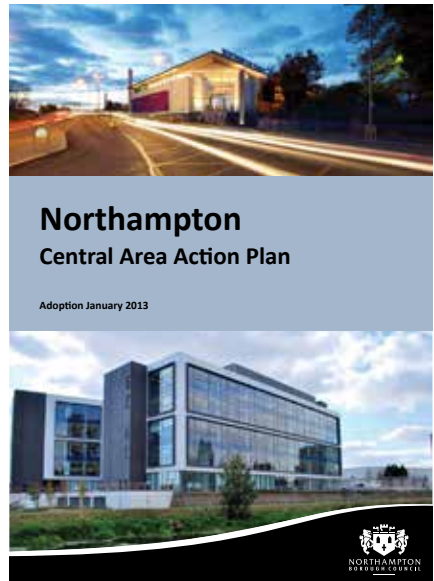
The CAAP was formally adopted by the Northampton Borough Council's Cabinet in January 2013 following independent examination.

Northampton Local Plan 1997

The Northampton Local Plan was adopted in 1997. Parts of this plan are now considered to be out of date due to changes to national policy or more recently adopted guidance.

Character Assessment and Tall Building Strategy

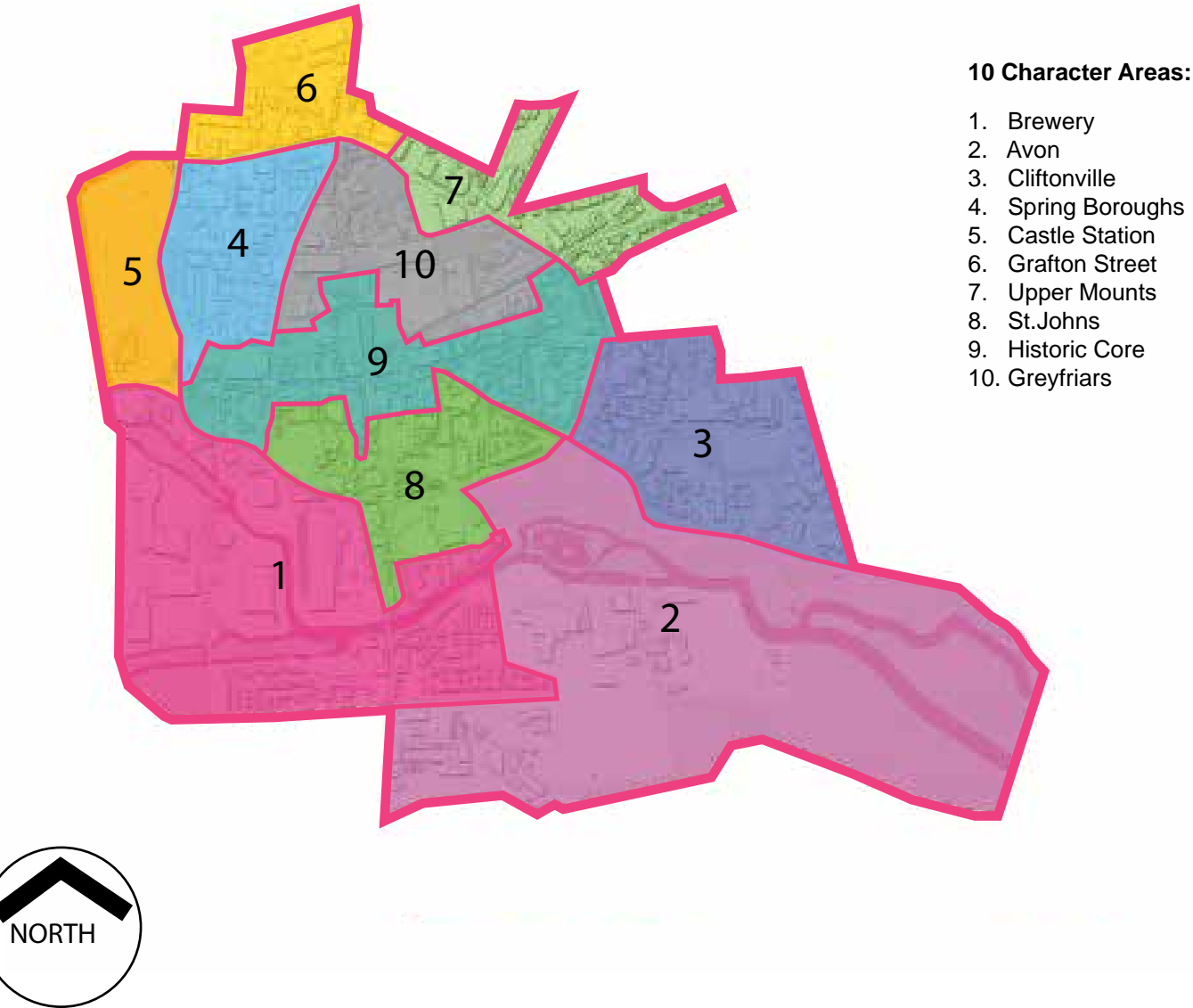
In 2010 a Character Assessment of the Central Area was undertaken as part of the Northampton Central Area Action Plan. It has been used to help quantify the qualitative aspects of local character and distinctiveness whilst also being proactive to highlight potential next steps for sites in the future.



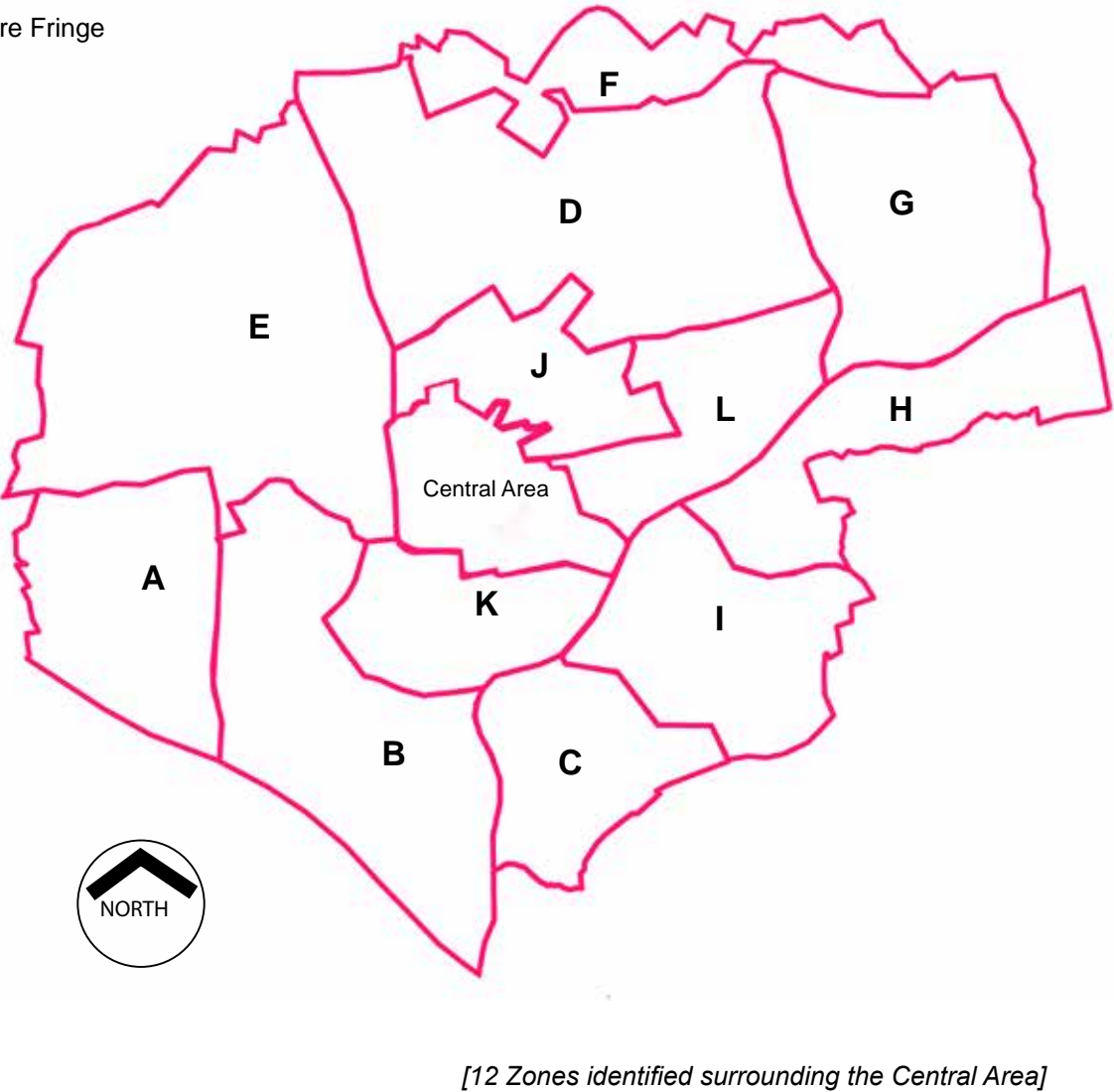
COMPLETING THE SPATIAL JIGSAW

The following diagram illustrates the 10 character areas contained within Northampton's Central Area. These are areas which were identified as being unique and distinct within the Central Area.

This study looks at the wider area surrounding the Central Area examining 12 zones which have been identified by the Borough Council as the remaining pieces in the 'spatial jigsaw' of Northampton.



- Zone.A Upton
- Zone.B West Hunsbury
- Zone.C East Hunsbury
- Zone.D Post-War Northern Suburbs
- Zone.E Duston & Sixfields
- Zone.F Northern Fringe
- Zone.G Parklands
- Zone.H Riverside
- Zone.I Brackmills
- Zone.J Victorian Town Centre Fringe
- Zone.K London Road
- Zone.L Abington Vale



CHAPTER.2 METHODOLOGY

2

CHAPTER.2 METHODOLOGY

INTRODUCTION

This chapter outlines the methodology for the Northampton Urban Design Appraisal.

Assessment Study.

The study provides evidence to support emerging place making policy.

DESIGN PROCESS

The assessments for all 12 zones identified by the Borough Council is intended to create a background evidence document with related strategic placemaking recommendations. This approach will help form an integral part of future placemaking policy and also assist with recommendations supporting the development management process.

Part.1 Northampton Urban Design Appraisal – analysis of each zone contained within the study area highlighting their key characteristics, existing challenges and opportunities for the future including summary description; Lynchian Analysis; relevant Transects; Landscape and Heritage summary profiles; suggested Do's and Don'ts.

Part.2 Placeshaping – design principles and parameters followed by overarching policy recommendations providing a robust, proactive tool to help support the local authority take potential development sites forward in the future.

The two parts of the Design Process are summarised below:

Part.1 Urban Design Contextual Appraisal

- Description
- Lynchian Analysis including Access and Movement
- Transects: Natural and Built Environment/Character
- Landscape Profiles
- Historic Environment
- Do's and Don'ts

Part.2 Placeshaping

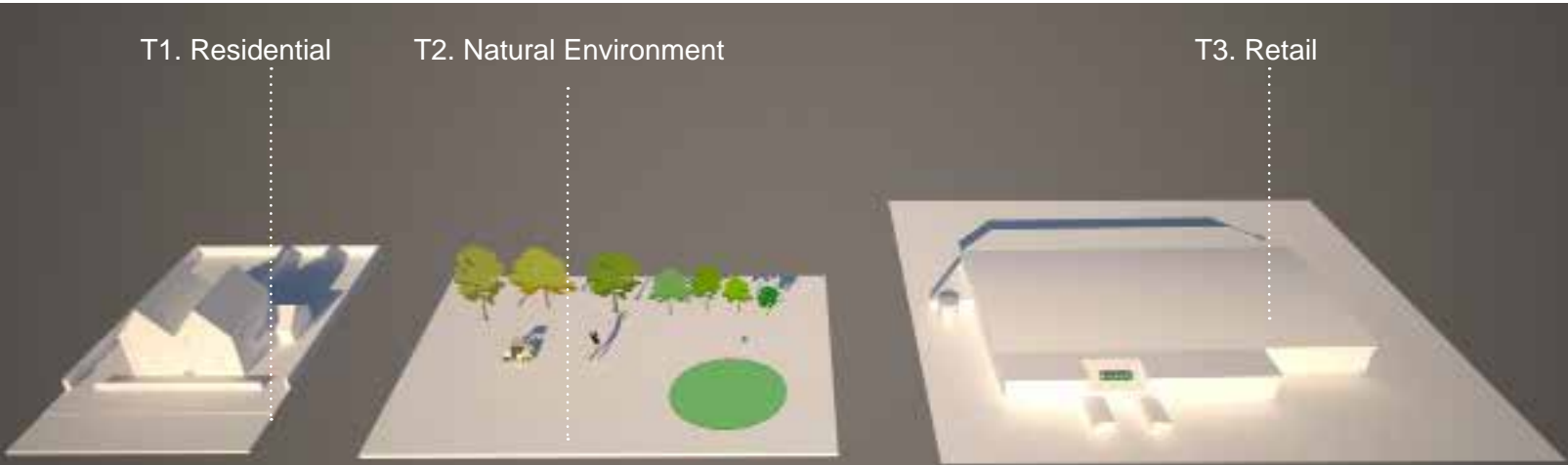
- Design Principles and Parameters
- Policy Recommendations



[Figure ground analysis - a useful technique to analyse a place and its historic evolution and local characteristics]



[Aerial view of Northampton]



[Example of Transect illustrating a breakdown of 3 area types]

ASSESSMENT STRUCTURE

Part.1 Contextual Appraisal

Description

This opening section paints the picture of the 12 zones identified by the Borough Council with a written and visual description of the area. In order to inform recommendations for individual character zones we have developed an analytical, multi-layered design process for the wider Northampton area.

This work builds on the Northampton Central Area Character Assessment to provide at a wider level an initial analysis of local distinctiveness and uniqueness to help inform potential placemaking policy in the future.



[Aerial photograph of study area]

Lynchian Analysis

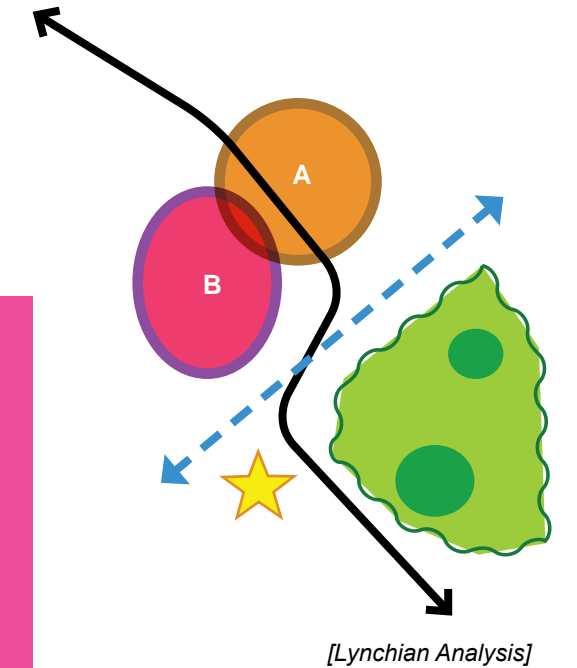
Lynchian analysis allows a greater understanding of the surrounding area identifying five elements which help us to form a cognitive map of an area - defined as follows:

- Paths - the streets, paths, and other channels in which people travel;
- Edges - perceived boundaries such as walls, buildings, and rivers;
- Districts - relatively large sections of an area distinguished by some identity;
- Nodes - focal points, intersections or loci;
- Landmarks - readily identifiable objects serving as external reference points.

Other issues examined as part of the analysis include:

- Access and Movement
- Land Use and Open Space
- Landscape Character Profile
- Historic Environment Profile

This will also help illustrate the visual analysis of the area.



[Example from the Central Area study]

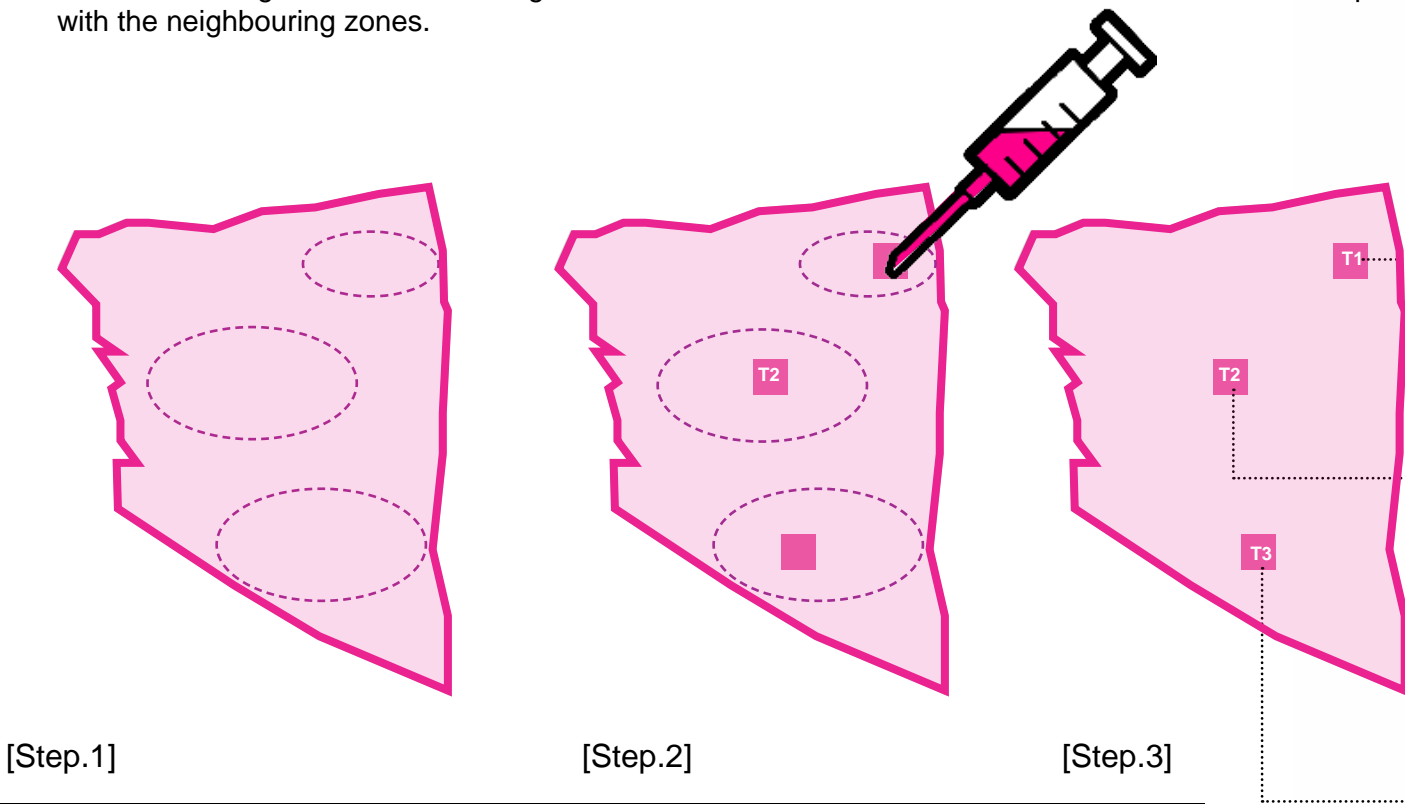
Transect Analysis

A transect allows us to sample a series of specific areas within a large zone in order to help best understand how a zone is made up. It is a strategic approach to characterisation assisting with simplifying the complex nature of the overall area. Effectively each transect highlights a subarea and showcases its individual qualities via a 'quadrat'.

What is a Quadrat?

For the purposes of this study a quadrat is a small quadrilateral area selected to act as a sample for assessing the local character of that particular area.

It also allows a greater understanding of the interaction between these areas and the interrelationship with the neighbouring zones.



- Step.1 Sub areas identified as part of lynchian analysis within each of the 12 zones.
- Step.2 A sample is taken from each sub area to examine its qualitative and quantative data.
- Step.3 Illustrates the visual qualities of each zone and its transect.

IDENTIFYING TRANSECTS WITHIN ZONES

The following conceptual diagram illustrates the analysis process for understanding each individual transect.



Do's and Don'ts



Following our analysis we have identified issues for each zone as a series of Do's and Don'ts to help guide development of zones in the future.



This is further supported by best practice examples to highlight successful ways that this has been achieved elsewhere in the country.

The strategic SWOT (Strengths, Weaknesses, Opportunities, Threats) contains 5 themes to help gain a wider understanding of key strategic issues relating to each of the 12 zones.

5 key themes look to be covered in the Do's and Don'ts which are at the heart of urban design and placemaking.



These are as follows:



Permeability - Ease of movement through each zone



Legibility - Understandable and adequately laid out.



Adaptability - Flexible to accommodate change.



Character - Locally distinct and/or unique.

Environment - Natural Features.

Part. 2 Placeshaping

- Design Principles and Parameters
- Policy Recommendations

The National Planning Policy Framework (NPPF) includes the 'presumption in favour of sustainable development', which is defined by five principles as set out in the UK Sustainable Development Strategy.

In strategic design terms understanding a place and getting the right type of development in the right area can help contribute towards the three dimensions of sustainable development; economic, social and environmental. With new development over the next plan period this should be about promoting high quality design for all new development helping make Northampton an attractive place to live, work, visit and invest in.

12 zones in total identified by the Borough Council have been analysed. These are made up of different characteristics and have their own particular qualities and needs. A number of these zones require more design attention than others; therefore this document provided an overarching approach to urban design in the form of design principles. This will provide a consistent approach to strategic design across all 12 zones whilst also giving specific local guidance where it may be needed.

Part.2 Placeshaping is aimed at supporting development management in zones as they come forward in the future. At the heart of this tool is a focus on best practice and policy recommendations to promote placemaking, help preserve and enhance local character whilst promoting sustainable development.

This tool will provide a flexible way to learn from other successful places to assist with development in the future sensitively. Integrating masterplans, policy's, and emerging guidance so a consistent approach is provided over the next plan period.

Conclusion

The following background policy study document provides strategic analysis covering urban design, landscape and the historic environment of the Local Plan area to help inform placemaking policy. The evidence base and recommendations contained within this document will help shape and support guidance which may emerge in the future.

The next chapter 'Area Assessments' provides a thorough examination of each 12 zones from a strategic urban design point of view.

CHAPTER.3 ASSESSMENTS

3

12 ZONES

The study brief represents a significantly large area. For the purposes of setting out in a clear and concise manner the overarching strategic urban design analysis approach, the area has been subdivided into 12 manageable zones identified by the Borough Council.

Each of the zones has been analysed against the same criteria listed below:

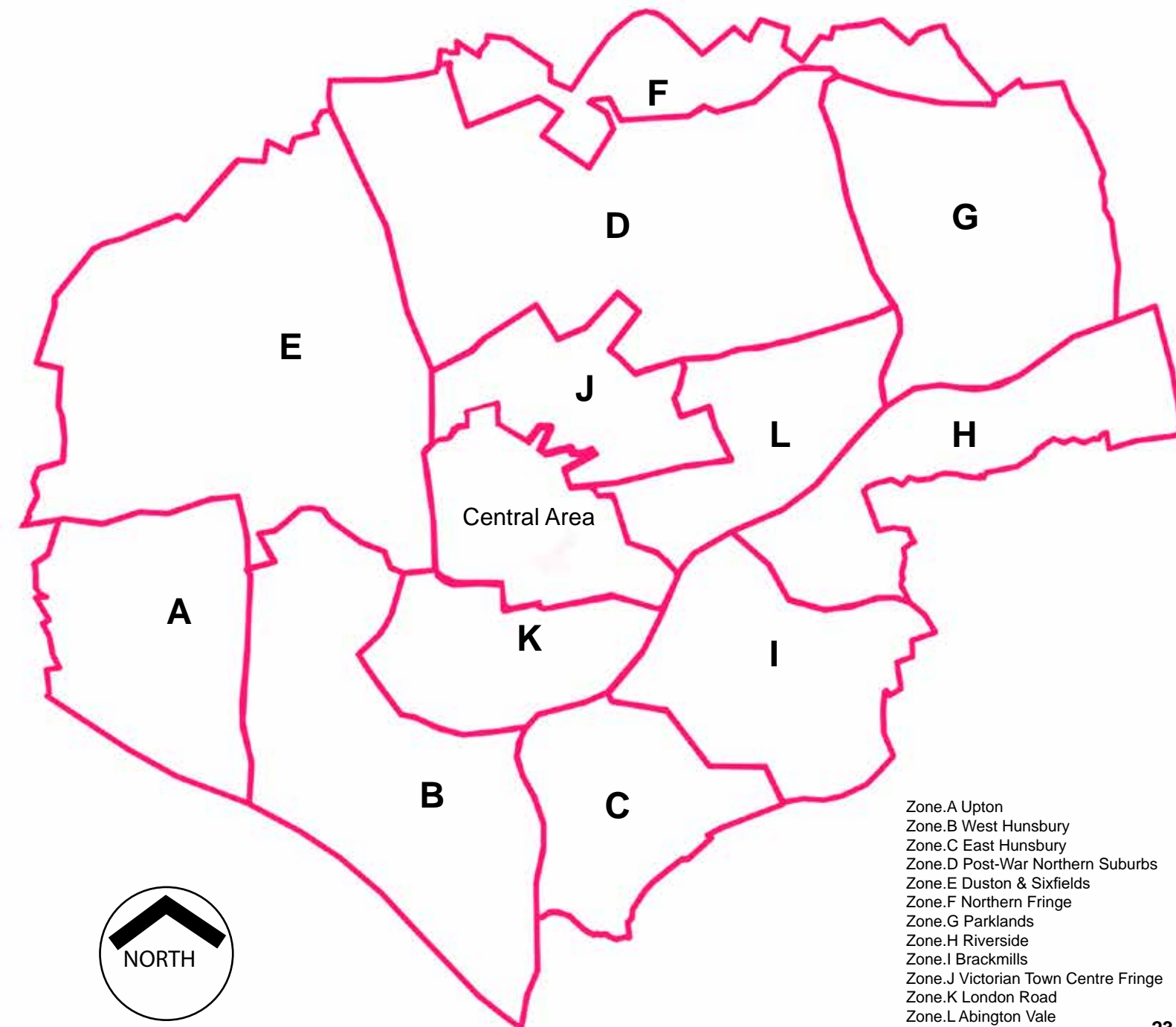
Part.1 Contextual Appraisal

- Description
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- Do's and Don'ts

Part.2 Placeshaping

- Design Principles and Parameters
- Policy Recommendations

12 ZONES





Zone A Upton Housing

ZONE . A UPTON



A

[Context Map]



Zone A Upton

Upton is situated approximately 2km to the west of Northampton Central Area.

The Upton zone is made up of a collection of 3 sub areas (transects) predominantly surrounded by a strong outer edge of the M1 motorway.

Originally farming land, much of the area to the north was originally acquired by Northampton Development Corporation, before passing to the Commission for New Towns in 1985 and has undergone significant exemplar residential development.

Prominent along the southern area of the zone is a large business area known as Swan Valley with good connections to the M1 and A5076. At its heart a ‘green centre’ of country park, grasslands, wetlands and wet woodlands.

Boundary Description

The boundary of Zone A is formed by Upton Way to the east, Weedon Road to the north and the M1 to the south.

The western edge is a natural buffer to the neighbouring Kislinbury, a small village to the west of central Northampton, this landscaped edge to the west forms important separation to avoid coalescence.



Existing farmland



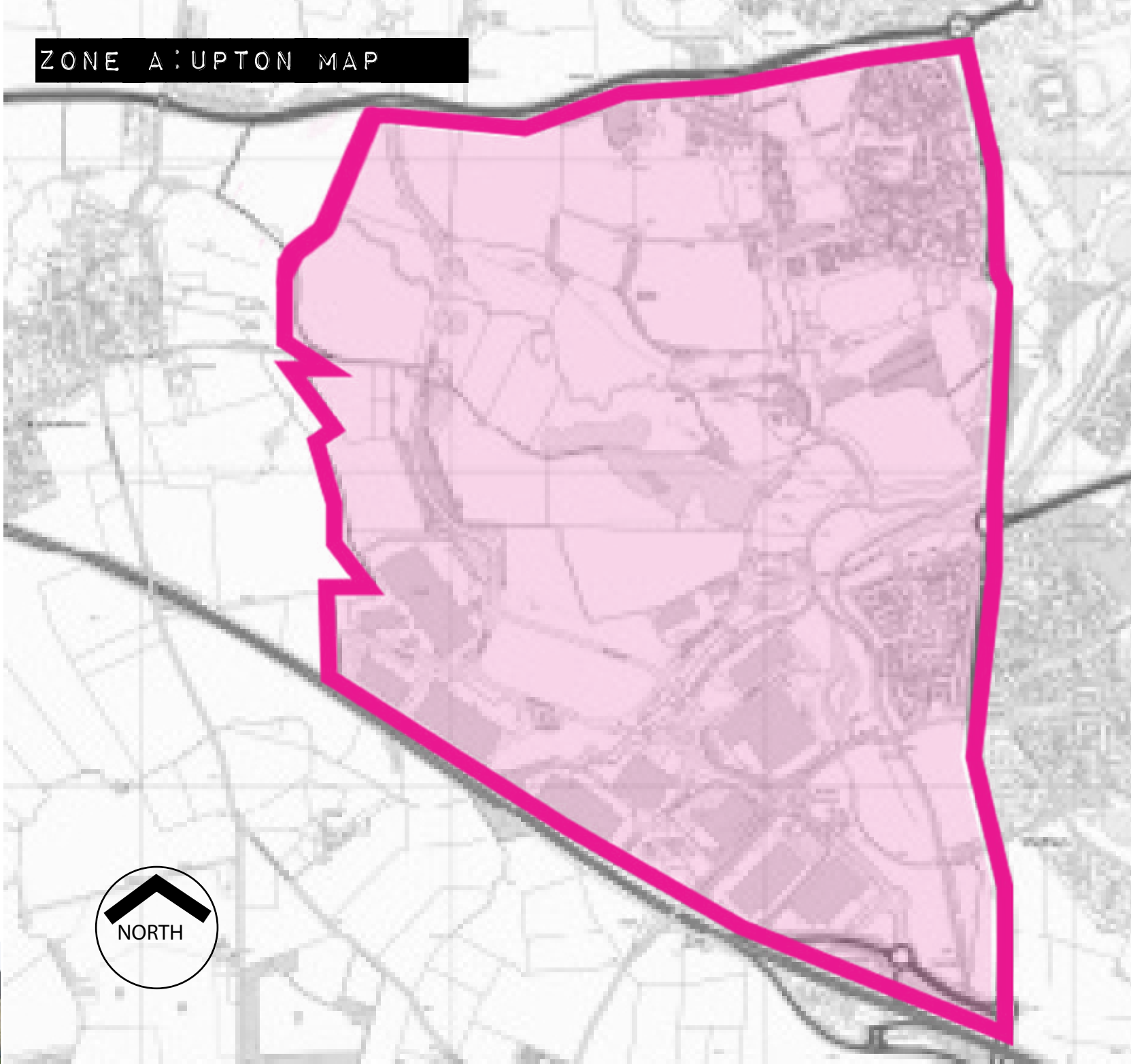
Hunsbury Meadows housing



New Upton housing



[Upton - combination of housing and the natural environment along Parkside]



[Map showing boundary of Zone.A UPTON]

Landscape

Upton lies within a Riverine type landscape character area as defined in the 2006 River Nene Regional Park & Northamptonshire County Council Current Landscape Character Assessment (CLCA) and as shown on the 2010 CLCA Wall Map. It is predominately described as a Broad River Valley Floodplain and is the foremost Landscape Character Area (LCA) covering the zone.

The River Nene dominates the landscape, flowing west-east and providing the main feature within the widening floodplain. The topography rises gradually northwards to the A4500 and southwards to Swan Valley adjacent to the M1 corridor. It is the last remaining section of rural valley prior to the River Nene’s entry into Northampton east of the A5076/A5123.

The existing rural valley is characterised by a mixture of arable fields and pasture, both improved and scrubby, largely grazed by sheep with some ‘pony belt’. The river is swathed by open grassland and meadows with wide and panoramic views along the valley, limited occasionally by intervening vegetation and hedgerows, but contained by the higher land to the north and south.

Old gravel pits are also a feature creating areas of flat water. In addition a section of The Northampton Arm of the Grand Union Canal is also a notable feature of the landscape running through this zone.

The urban edge of the Upton zone is populated by a number of public parks and green spaces which help to influence the character of the landscape. The mill race at Upton Mill is adjacent to Upton Country Park, an area of grassland hosting a play area and football pitches. Also Upton Bowl Barrow Scheduled Ancient Monument (SAM) dating from the Bronze Age is located within the Country Park boundary standing as a low round mound.

Upton Deserted Medieval Village SAM lies south east of Upton Hall, on the edge of the settlement of Upton. These historic landscape remains consist of well-preserved village earthworks and 17th Century garden remains. To the west, fishponds extend down the hillside with marks of ridge and furrow left by medieval cultivation.



Grand Union Canal



Upton Hall



Upton Country Park

Heritage

The historic parish of Upton originally projected north out of this zone and into the neighbouring Duston & Sixfields zone. The Upton zone area has yielded a range of pre-historic artifacts with further speculation regarding possible enclosures, mounds and Iron Age settlement demarcations in the area, along with later Anglo Saxon finds.

The area is notable for its abandoned medieval village of Upton, with the Grade I 12th Century Church of St Michael its key survival. The medieval village is now an extensive Scheduled Ancient Monument, (SAM), which is recorded as having a “range and complexity of features such as building platforms, crofts, trackways, ridge and furrow, fishponds and C17 garden remains”. Evidence of ridge-and-furrow is present at various points within the zone, particularly at nearby Upton Park.

Upton Hall a Grade I C18th manor house with C16th origins (now Quinton House School) lies to the north of the SAM, alongside a further cluster of Grade II buildings and landscape features associated with the Hall, a good example of the zone’s extremely rich heritage assets.

In 1815 the Northampton Branch of the Grand Union Canal opened, linking Cotton End to Gayton Junction and the main Union Canal. This canal is still present and runs east to west through the centre of the Upton zone.

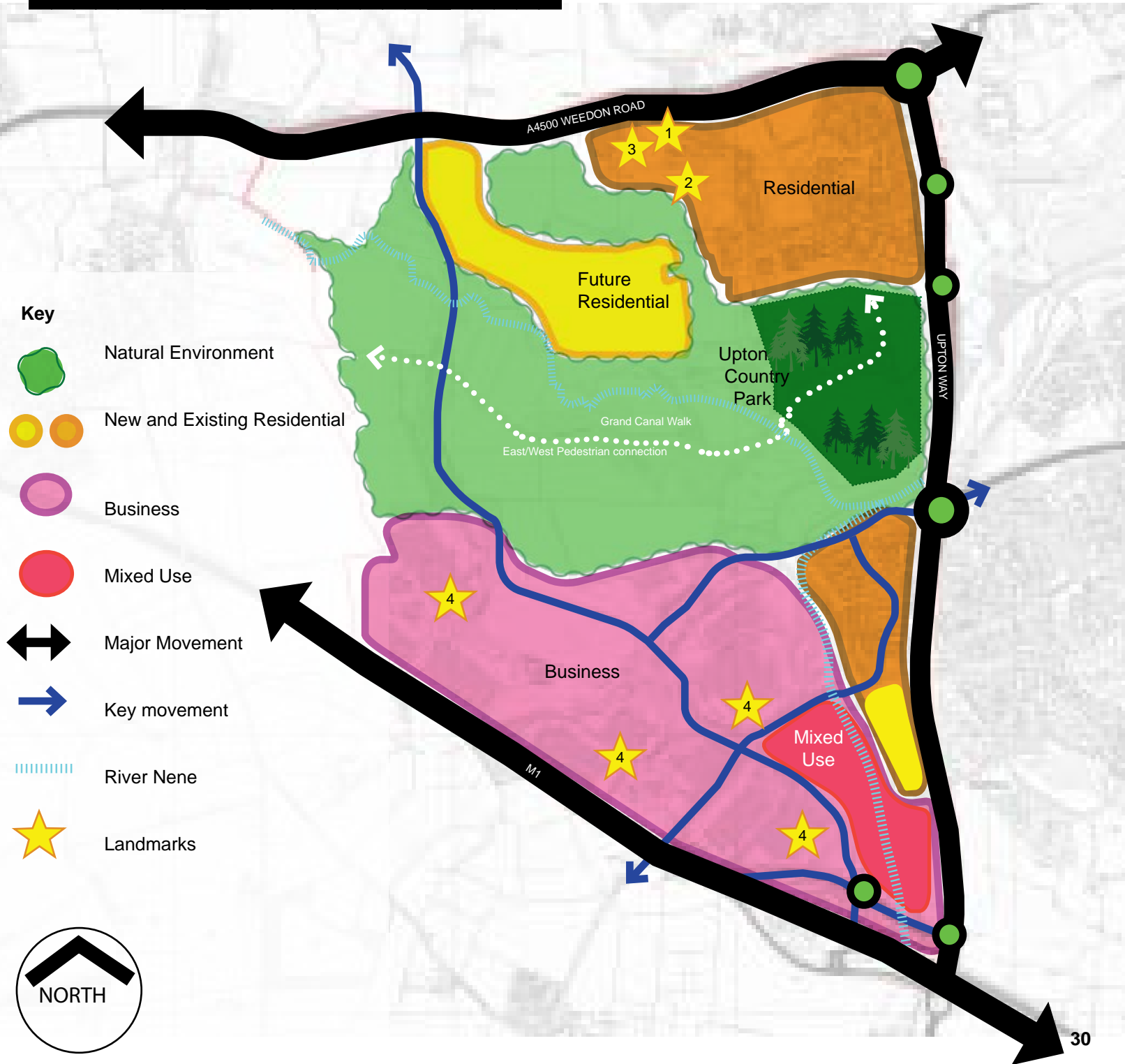
The pace of C19th transport development was rapid, and saw the new railway arrive at Northampton in 1845. This line skirted the south eastern boundary of Zone A, and ran slightly to the east of the line of the canal. The A5123 was subsequently constructed on part of the route of this railway line once it was closed in the 1970s. The zone however remained mostly in agricultural use until the mid 20th century.

The now isolated Grade II listed Rothorshorpe West and East Barns survive amidst the large 20th century Swan Valley warehouses. Whereas Upton Mill (also Grade II) remains in a more historic setting slightly to the north of this on the River Nene and its mill race. East of the listed Mill lies the Neolithic Upton Bowl Barrow, in open ground between the Mill and Upton Way. It is a Scheduled Ancient Monument, recorded as having been reused as a windmill mound in the medieval period and now lies within Upton Country Park.

The extensive SAM of Upton Medieval Village and the separate Country Park to the south, retains a high degree of historical significance and sensitivity as well as providing a high quality landscape setting for the recent Upton residential development area.

The large amount of open parkland, riverine environment and the extensive SAM at Upton Medieval Village indicate the ongoing potential for this area to yield new historic interest. Present designated heritage assets are concentrated around Upton Hall and its historic parkland, with a handful of dispersed listings elsewhere in the zone.

LYNCHIAN ANALYSIS- UPTON



Lynchian Analysis

Definition:

- paths, the streets, paths, and other channels in which people travel;
- edges, perceived boundaries such as walls, buildings, and rivers;
- districts, relatively large sections of an area distinguished by some identity or character;
- nodes, focal points, intersections or loci;
- landmarks, readily identifiable objects which serve as external reference points.



Upton Zone: New housing; country park; existing canal ; and new highway



UPTON

Key Landmarks:

- 1: St. Michael's Church +ve architectural merit and history.
- 2: Upton Hall, Quinton House School +ve architectural merit and history.
- 3: Park House
- 4: Business Logistic Buildings dominant by virtue of size and prominence.

Nodes:

- Upton Meadows
- Roundabouts/Motorway

Districts:

- Residential [Transect 1]
- Natural Environment [Transect 2]
- Business [Transect 3]

Edges:

- Motorway M1, A5123/5076, A4500
- River Nene
- Landscape edge

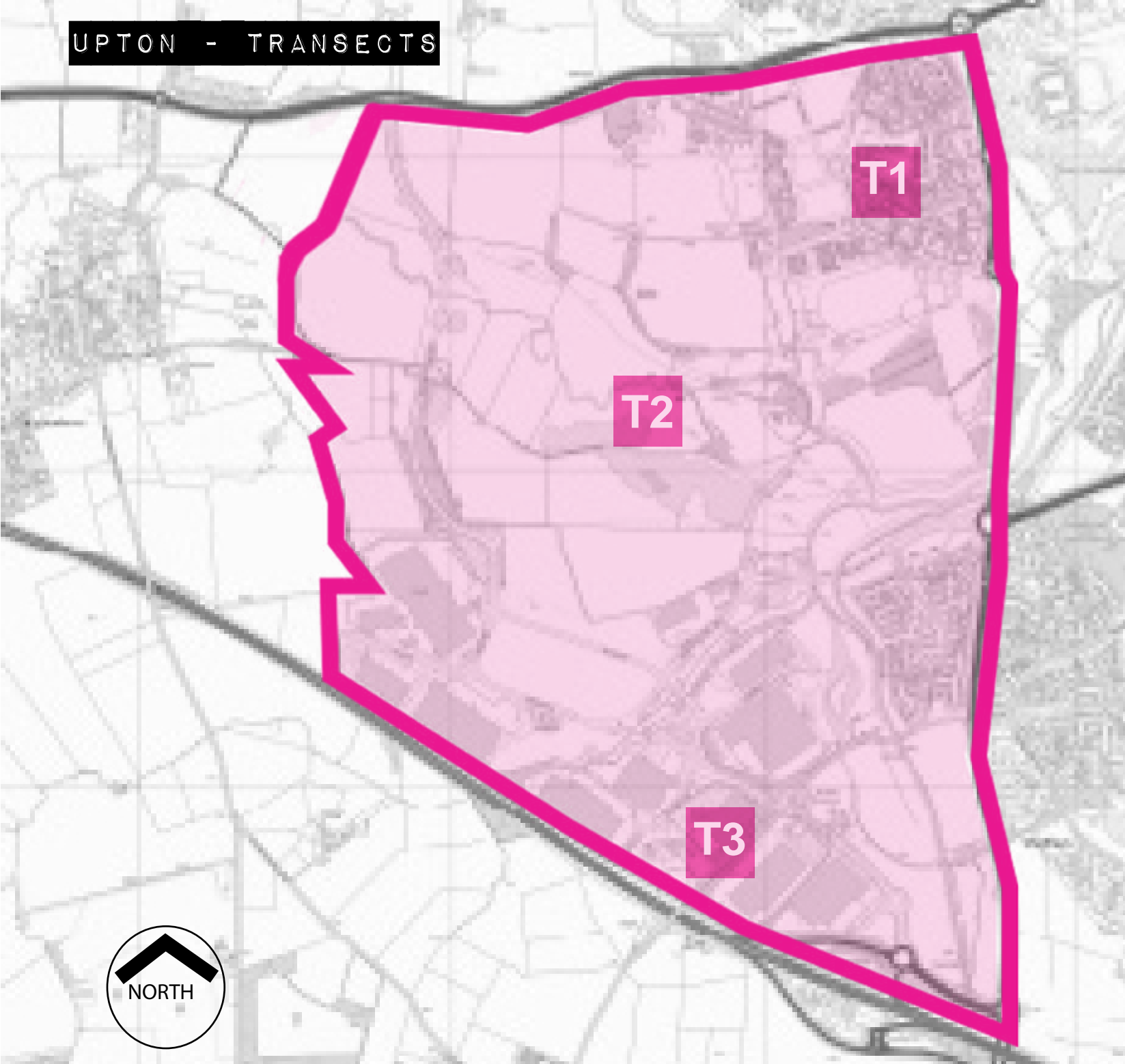
Paths:

- Strategic movement for vehicles and pedestrian access between areas and key spaces.
- Bridge links over varies barriers to movement such as river and motorway.



[Upton - new housing fronting on to the natural environment alongside Grand Union canal lock]

UPTON - TRANSECTS



[Map showing 3 transects within Upton]

UPTON TRANSECTS

Three Transects have been identified within Zone A

Residential [Transect 1]:

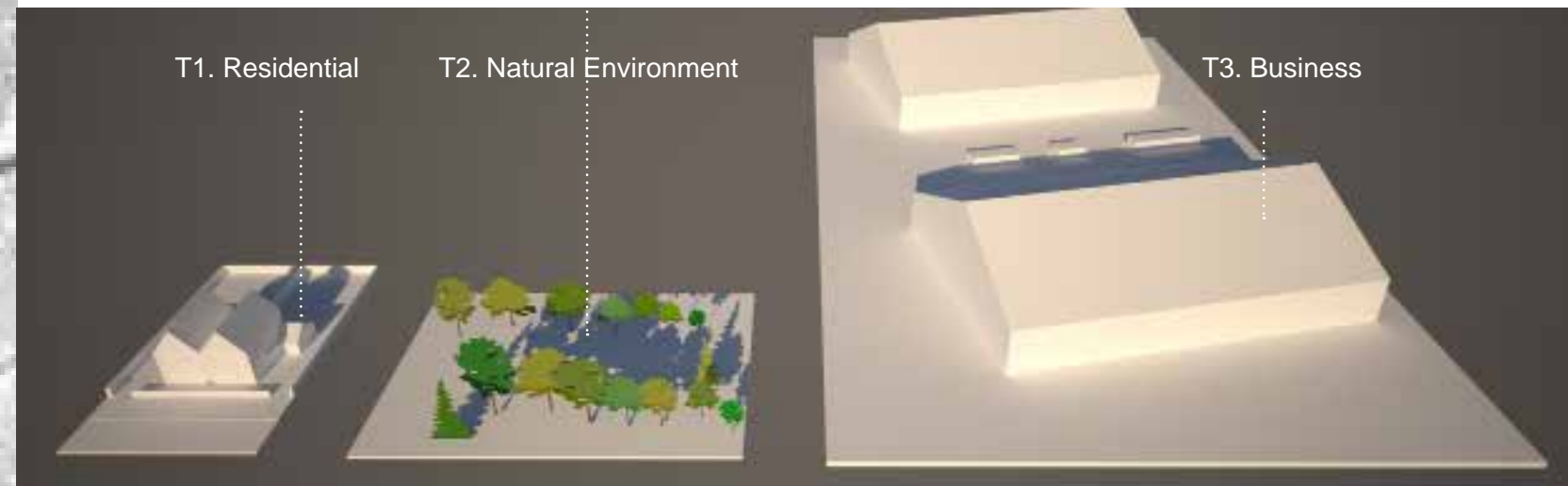
Predominately two recent late 20th /early 21st century housing estates although of quite different character with Upton in the north east and Hunsbury Meadows in the south east of the zone.

Natural Environment [Transect 2]:

Beyond the present settlement boundary is an extensive country park, original agricultural fields including the deserted medieval village of Upton to the west together with River Nene Valley/Grand Union Canal running through it.

Business [Transect 3]:

An extensive regional distribution and business park - Swan Valley - is located at the southern edge of the Upton zone next to the M1 motorway.



Main Existing Issues

Relationship of recent housing development to the neighbouring country park and rural setting.

Maintaining design quality for future phases at Upton and the prospective sustainable urban extension to the west.

Meeting business and logistic park user requirements without eroding the original design ethos of Swan Valley.



Do's ...

1. Encourage clear development cell structures and easy to navigate SUDS features to enhance the streetscene exemplified in the latest Upton residential estate.
2. Promote new development which is based upon a rigorous strategic design approach for the site masterplan and related design code which underpinned the Upton estate.
3. Ensure new residential masterplans are flexible to allow for better connections to future new development e.g. at Upton linking to Upton Park.



Don't ...

1. Ignore the limitations to new development due to flood risk and the desirability of retaining other natural features e.g. treed perimeters associated with the Upton country park.
2. Permit the design of new business and industrial units to be piecemeal and unrelated to the overall site masterplan e.g. for future additions to Swan Valley.
3. Allow onerous parking standards and over engineered streets to compromise placemaking opportunities in new development – new Upton estate is an exemplar.

ZONE . A EXEMPLAR

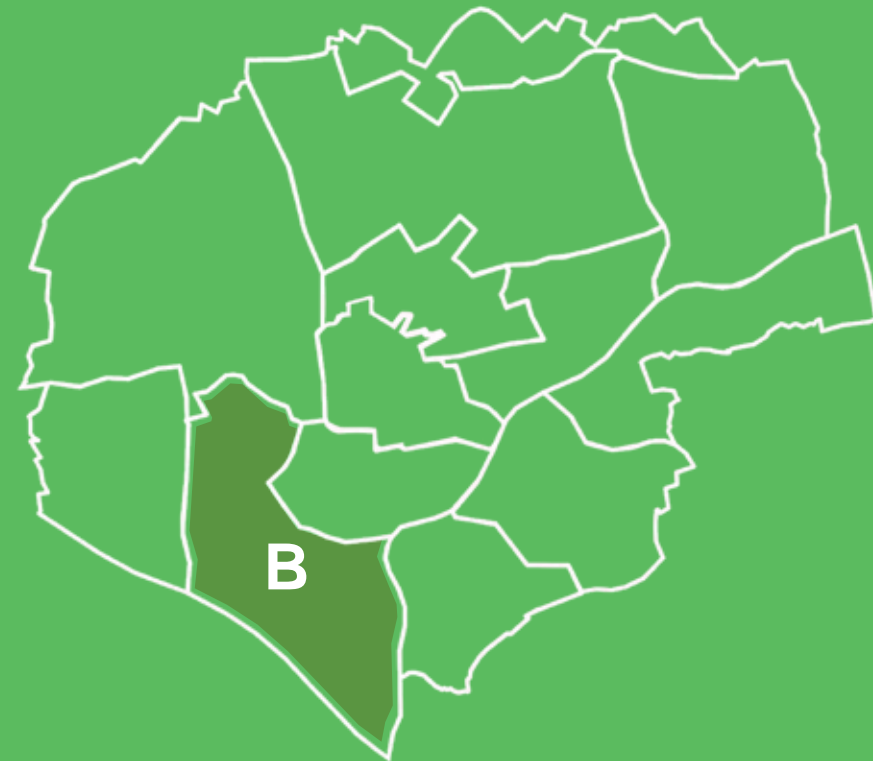
[Design Coding for Residential Masterplanning :
Design Code Upton Northampton]





Zone B West Hunsbury Housing

ZONE . B WEST HUNSBURY



B

[Context Map]



Zone B West Hunsbury

West Hunsbury is one half of the wider Hunsbury Estate split by the A45 trunk road, which runs north-south through the heart of the zone.

It is a place that is primarily characterised as a large housing estate, having grown incrementally since the 1970s and includes a number of small former villages. The area sits on the outer southern edge of the NLP and has close connections to the M1 motorway. It shares common boundaries with four other zones including Duston & Sixfields; East Hunsbury; London Road; and Upton.

Community facilities in the area are supported by several schools and local retail offer throughout the estate.

The zone also includes Collingtree Conservation Area to the south and a Scheduled Ancient Monument (SAM) to the west. Historically before the development of the Hunsbury residential estate the former village of Wootton was more prevalent. It is now an area surrounded by the growth of large scale residential from the 1970s up to the current day. Key landmark buildings such as the Church of St.George stand prominent alongside Wootton Primary School.

To the south is a large green space area identified as a locally important landscape area with acknowledged nature conservation.

Boundary Description

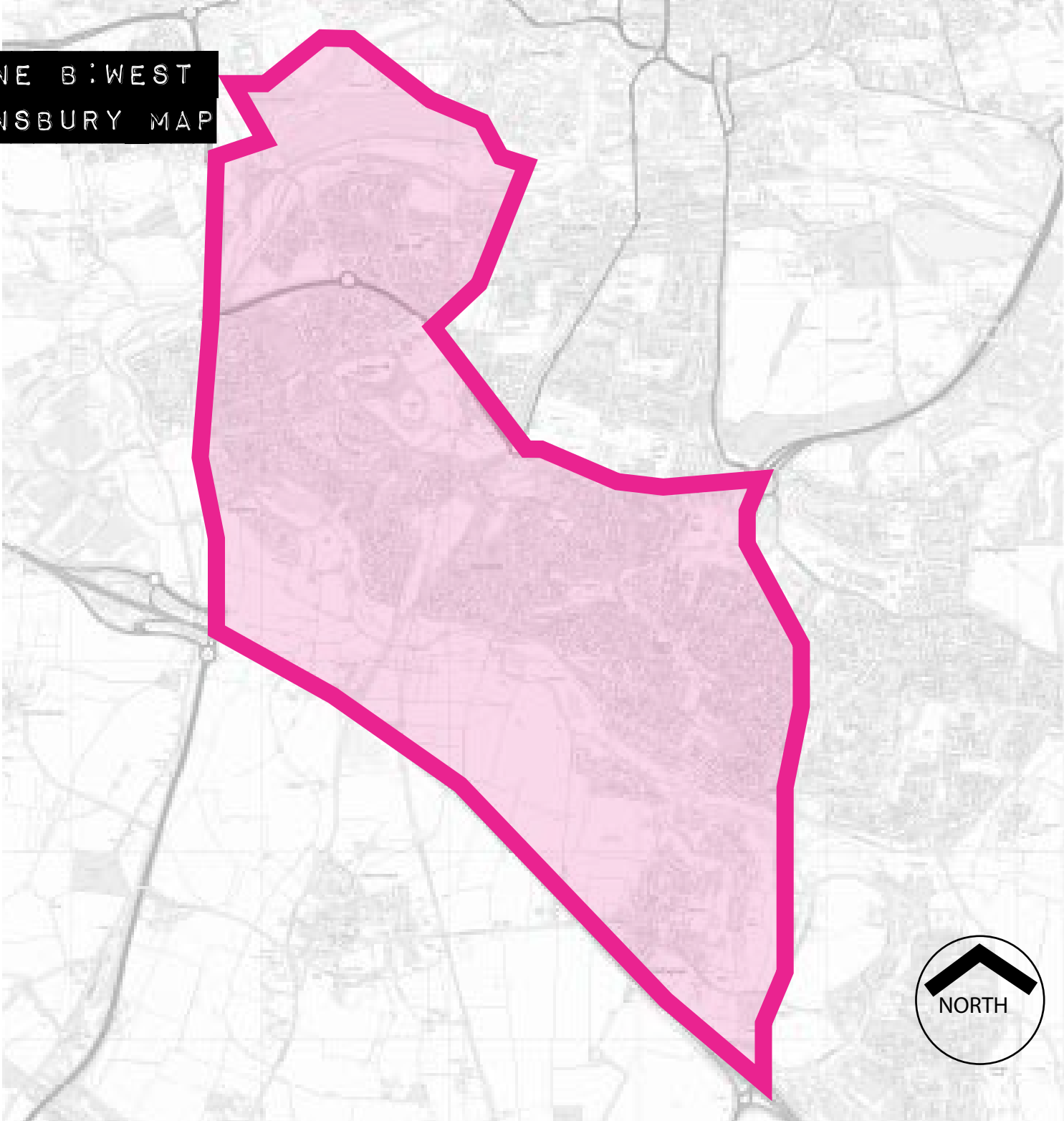
West Hunsbury shares a common edge to the north with Duston and Sixfields. This has been shaped by the Edgar Mobbs Way road, St. James' area and the winding River Nene.

Upton Way runs along the western edge of this zone all the way to the M1 at its vertex. The M1 in turn forms the definitive southern edge and also forms part of the outer edge of the NLP area. The eastern edge of the zone is the A45 which splits the wider Hunsbury Estate.



Housing examples in West Hunsbury

ZONE B: WEST
HUNSBURY MAP



[Map showing boundary of Zone.B WEST HUNSBURY]

Landscape

West Hunsbury effectively falls within three of the landscape character areas identified in the 2006 River Nene Regional Park & Northamptonshire County Council: Current Landscape Character Assessment (CLCA) and the 2010 CLCA Map - being predominately within the Urban Area of Northampton – although the northern most part of the zone falls within a Riverine Landscape category. The southern zonal fringe is currently part of the Undulating Hills and Valleys landscape category along the M1 corridor.

This reflects the extensive post WW2 residential expansion of Northampton up and over the southern rising ground beyond the River Nene valley including the Grand Union Canal.

The northern most part of this zone - to the east of Upton Country Park - is Duston Mill Reservoir, a large 32 hectare reservoir with angling rights. Storton's Pits is another disused gravel pit which is located on the old alignment of the River Nene, to the north of the current course and reservoir.

A non-statutory site, Storton's Pits & Duston Mill Meadows Local Nature Reserve (LNR) is significant for its wetland birds and rare insects. Duston Mill Meadow is a small fragment of wet riverside meadow that is important for butterflies and dragonflies. Wading birds, such as snipe, feed in the exposed wet mud areas and the rare water rail is a regular visitor. Briar Hill Meadows is sandwiched between the reservoir and the canal.

Hunsbury Hill County Park is located towards the north west of the zone, the site of an Iron Age hill fort, featuring a deep ditch overgrown with trees. Running beside the fort and through the park are remnants of the ancient Banbury Lane Drovers Road which may possibly be of greater significance as part of the Jurassic Way.

There are a number of locally designated Open Space (OS) Areas which provide a rich tapestry of wildlife corridors and green infrastructure within the townscape of Briar Hill, Hunsbury, Shelfleys, Blacky More linking with the more formal public parks within the zone including Hunsbury Hill, Danehill Spinney and Dayrell Rd.

Within the narrow flat valley flanking the present urban edge of Northampton and the southerly M1 Corridor is Wootton Brook, a minor tributary of the Nene which retains a meandering course for much of its length and features mixed, deciduous woodland, bank side trees, scrub and grassland. As it passes through the formal landscapes of Collingtree Golf Course and Ladybridge Park artificial lakes have been created as focal points.

In the south east of the zone is Collingtree Village deriving from Saxon origins, which is located within the Boulder Claylands Landscape character area.

Heritage

Historically West Hunsbury contains the western portions of the historic Hardingstone and Wootton parishes, but not the villages themselves which lie on the east side of the London Road, (now the A45) in the separate East Hunsbury zone. To the south of the zone lies the village of Collingtree and its conservation area, and open farmland up to the boundary of the M1.

The notable historic survival in the northern part of the Zone is the Iron Age Hunsbury Hillfort, and the area has yielded numerous Palaeolithic, Neolithic, Roman and Iron Age artefacts. A Roman villa has also been excavated to the south-west of the Hillfort.

The pre-modern historic significance of the zone is therefore substantial, with the extensive Hunsbury Hill Iron Age site – also known as ‘Danes Camp’ - occupying a commanding position, overlooking the Nene Valley. The wider context is considered one of the archaeologically richest in the country in terms of pre-roman significance as a long-standing centre of pre-modern settlement, trade and husbandry.

Apart from Hunsbury Hill and Collingtree village there is however little evident heritage features since the post war expansion of residential estates with the exception of notable buildings like Wootton Park Police HQ and the listed former Wootton Workhouse



Iron Age Hillfort site at Hunsbury Hill

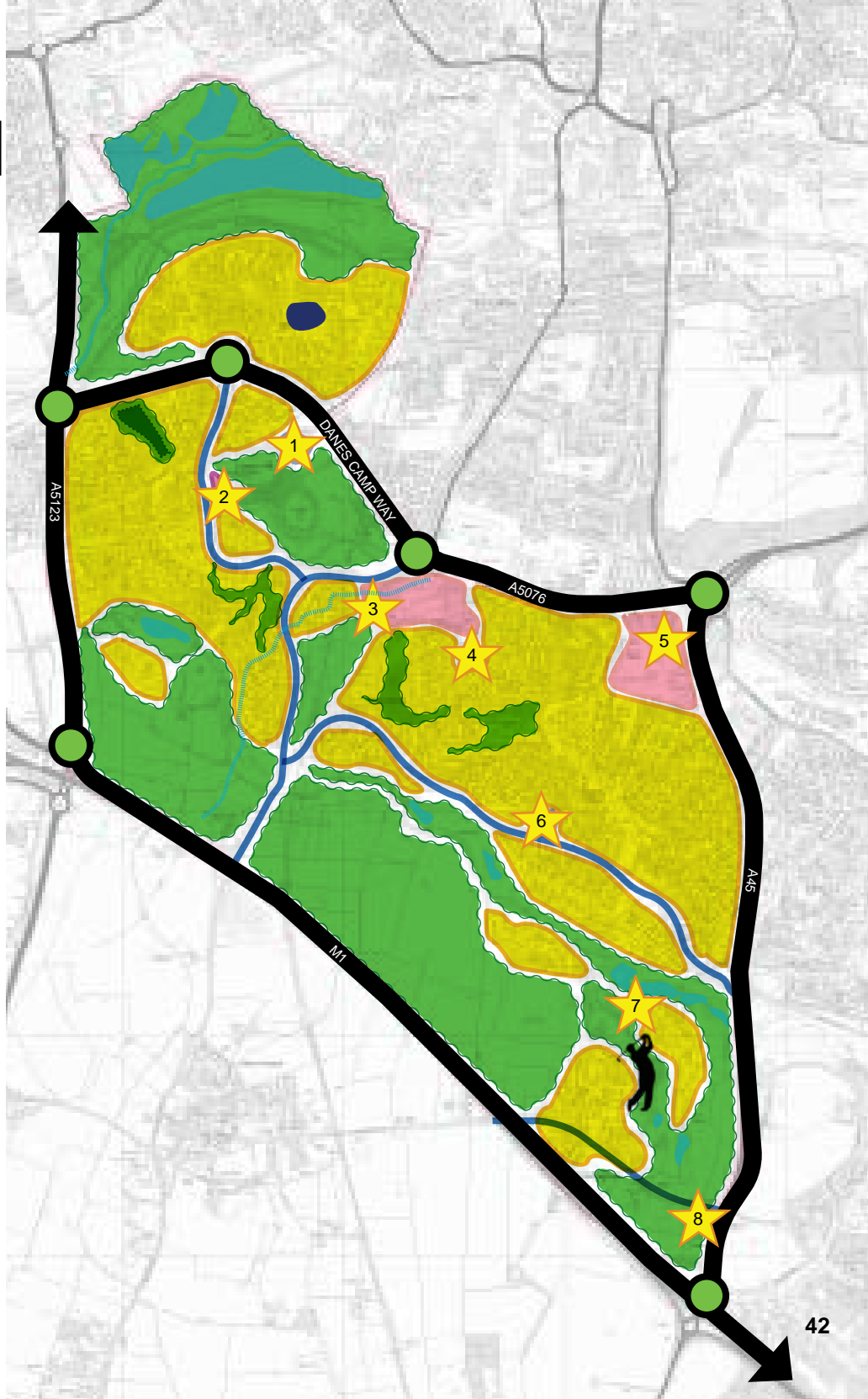


'Dane's' Camp earthworks

WEST HUNSBURY LYNCHIAN ANALYSIS

The following lynchian analysis examining the West Hunsbury Area.

- Key
- Natural Environment
 - Residential
 - Mixed Use
 - Education
 - Major Movement
 - Key movement
 - Grand Union canal
 - Landmarks



Lynchian Analysis

Definition:

- paths, the streets, paths, and other channels in which people travel;
- edges, perceived boundaries such as walls, buildings, and rivers;
- districts, relatively large sections of an area distinguished by some identity or character;
- nodes, focal points, intersections or loci;
- landmarks, readily identifiable objects which serve as external reference points.



[Collingtree Golf Club]



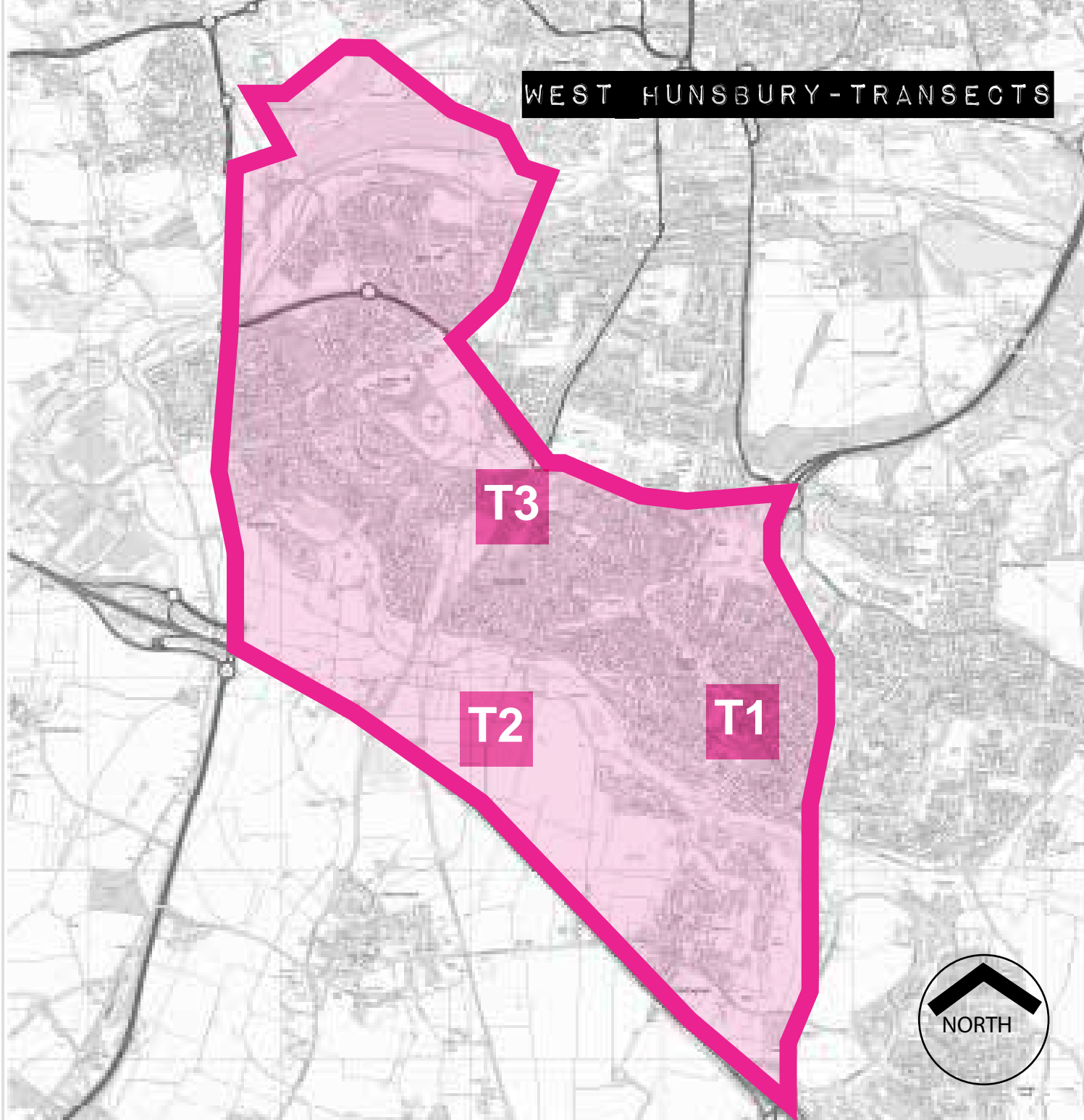
[St Columbus Collingtree Village]



[Wootton Hall Northants Police HQ]

WEST HUNSBURY

- Key Landmarks:**
- 1 • Hunsbury Park Primary School
 - 2 • Ironstone Railway Trust
 - 3 • Hunsbury Library
 - 4 • Simon De Senlis Primary School
 - 5 • Northamptonshire Police HQ
 - 6 • East Hunsbury Primary School
 - 7 • Collingtree Park Golf Club
 - 8 • Hilton Northampton
- Nodes:**
- Contemporary Highway Roundabouts/ M1 Motorway largely shape the zone serving the recent southern residential expansion of Northampton together with strategic transport routes
- Edges:**
- Motorway M1, A5123/5076, A45, River Nene
 - Landscape edge of present settlement boundaries
- Districts:**
- 3 Transects identified
- Paths:**
- Strategic movement for vehicles and pedestrian access between areas and key spaces.
 - Green spaces create desirable routes for pedestrian movement to connect throughout



WEST HUNSBURY-TRANSECTS

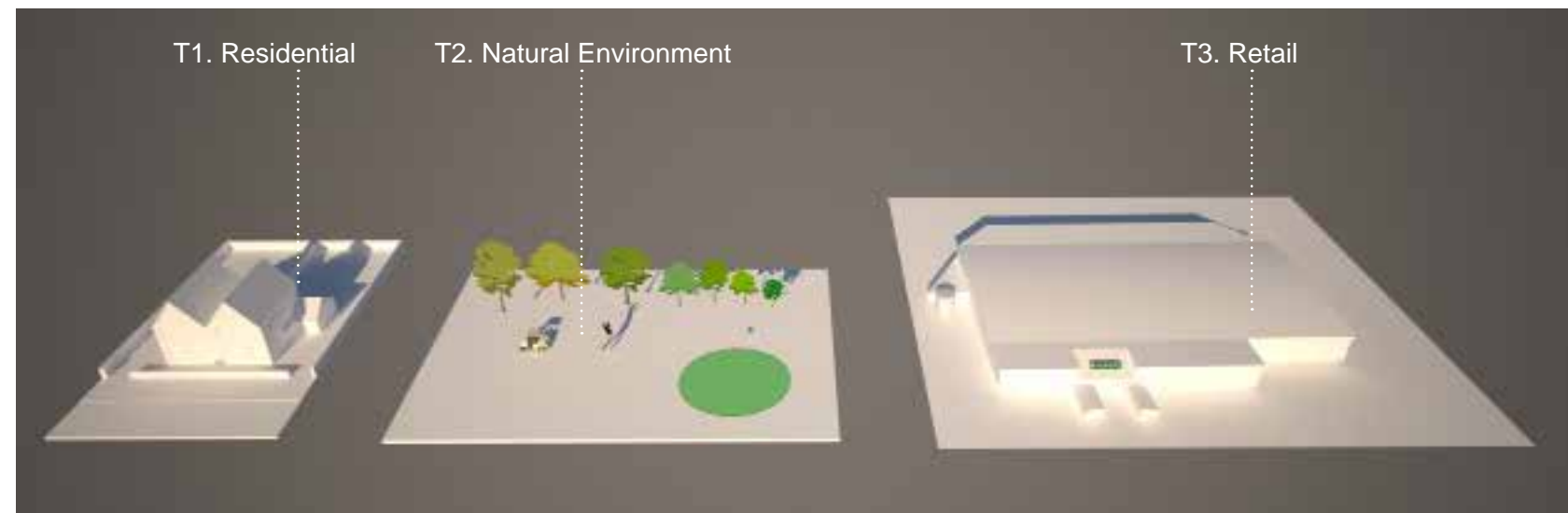
WEST HUNSBURY TRANSECTS

Three Transects have been identified in Zone B

Residential [Transect 1]: Predominately large late 20th Century estates - Briar Hill; Shelfreys; Wootton Fields;

Natural Environment [Transect 2]: Beyond the present settlement boundary original agricultural fields to the south together with River Nene Valley/Grand Union Canal to the north

Retail [Transect 3]: Local neighbourhood centres serving the main housing estates



Main Existing Issues

Protecting and enhancing existing residential estate's amenity including related landscape setting

Sustaining existing local services and facilities in existing neighbourhood centres

Reinforcing connections to local public transport, pedestrian and cycling network

Inward looking cul de sac dominated estates are difficult to navigate around for pedestrians and visiting drivers



Do's ...

1. Maintain distinctiveness of Collingtree Village with its local vernacular and surviving historic environment village street forms together with the contrasting and much more recent Collingtree Park Golf Club and related country club influenced residential neighbourhood.
2. Encourage further enhancement of existing public realm together with green corridors and related local open space to improve connectivity and foster stronger community links
3. Strengthen existing residential areas with new development that adopts perimeter block formation to help achieve greater permeability whilst creating better street environment



Don't ...

1. Allow new developments to be self-contained, inward looking and disconnected from the existing residential estates.
2. Have a continuation of generic new house type and layout approach lacking appreciation of place and local context
3. Rely on pre-dominance of off street in curtilage parking with the footpath network solely following road layouts instead of more legible and direct connecting pedestrian routes to local services, open space and bus stops.

ZONE . B EXEMPLAR

[Extending the Present Settlement Edge: Derwenthorpe York]





Zone C East Hunsbury Housing

ZONE . C EAST HUNSBURY



[Context Map]



Zone C East Hunsbury

A large residential district south east of Northampton Town Centre based around the original Hardingstone village which has grown substantially post 1960's down the slope towards the M1 motorway including subsuming Wootton village.

It however still retains a strong open countryside eastern edge with associated woodland, coppices, agricultural fields and related hedged landscape.

Boundary Description

Defined by the M1 to the south;

the A45 London Road on the western and north western edge;

Brackmills Wood on the north eastern edge screening the Brackmills Business Park;

the eastern edge consists of the Borough Council boundary running along The Green lane, part of Newport Pagnell Road together the housing estates at Lady Hollows Drive and Grange Park.

Hardingstone Village



ZONE C: EAST HUNSBURY PLAN



Landscape

Although the East Hunsbury zone is predominately now a built environment the two original historic villages Hardingstone and Wootton which are designated conservation areas – see Heritage below - help enrich the surviving landscape value and setting.

Hardingstone is pre-dominantly arranged around The Green and in Wootton - a former Anglo Saxon village – there are the remnants of a small farming community located on a small mound with narrow lanes, raised pavements and sharp bends as a legacy of the original rural village. There is still a small village green space located adjacent to the aptly named Green Lane off Church Hill.

Beyond the settlement boundary to the east is residual farmland next to Hardingstone Wood and along the Newport Pagnell Rd and to the south is the rural setting of part of the Wootton Brook valley.

The landscape characterization however mostly falls within the Northampton Urban Area as defined in the 2006 River Nene Regional Park & Northamptonshire County Council: Current Landscape Character Assessment (CLCA) and shown on the 2010 CLCA Map.

Heritage

East Hunsbury comprises the historic parishes of Hardingstone, Wootton and part of the smaller parish of Collingtree which now mostly sits with in West Hunsbury. Although subject to substantial post-war urban expansion, the zone has a rich pre-historic legacy with a range of finds across the site from Neolithic, Iron Age and Roman periods.

The zone was historically in agricultural use, with a handful of small settlements and dispersed farms, serving local needs and Northampton then two or three miles distant.

Largely undeveloped until post-war years, it now contains late 20th century residential suburbs with isolated heritage assets outside of the two conservation areas of Hardingstone and Wootton High St.

Within the conservation areas there are the notable local landmark parish Church of St Edmund in Hardingstone (Grade II*) and the earlier Church of St George the Martyr in Wootton High St (Grade I).



Church of St George the Martyr Wootton



Yeoman of England PH Wootton High Street



Church of St Edmund Hardingstone

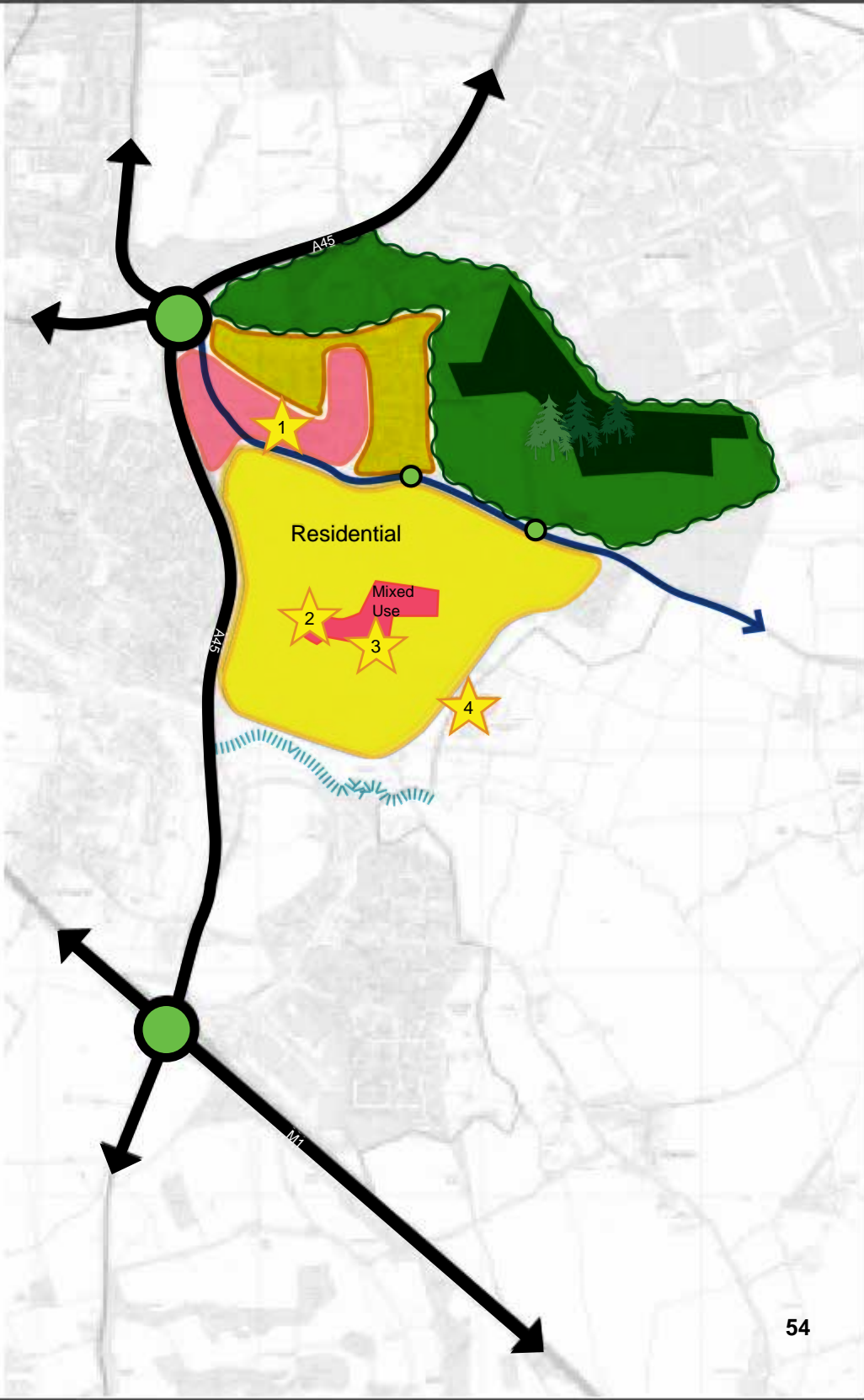


Hardingstone Village Green

LYNCHIAN ANALYSIS EAST HUNSBURY

The following lynchian analysis examining the East Hunsbury Area.

- Key
- Natural Environment
- Residential
- Business
- Mixed Use
- Major Movement
- Key movement
- River Nene
- Landmarks



Lynchian Analysis

Definition:

- paths, the streets, paths, and other channels in which people travel;
- edges, perceived boundaries such as walls, buildings, and rivers;
- districts, relatively large sections of an area distinguished by some identity or character;
- nodes, focal points, intersections or loci;
- landmarks, readily identifiable objects which serve as external reference points.



Church of St Edmund Hardingsstone



Hardingsstone High Street



Hardingsstone War Memorial

Key Landmarks:

- 1

2

3

4
- Northampton High School
 - Wootton Primary School
 - Wootton Community & Sports Centre
 - Caroline Chisholm School

Nodes:

- Main Highway Roundabouts/ M1
- Wootton High St Mixed Use Core

Edges:

- Dominated by the dualled A45 link highway to the M1 which effectively wraps around the north, west and south edges of East Hunsbury zone with present mostly rural eastern edge although bounded by Wooldale Road coinciding with the Borough Council boundary.

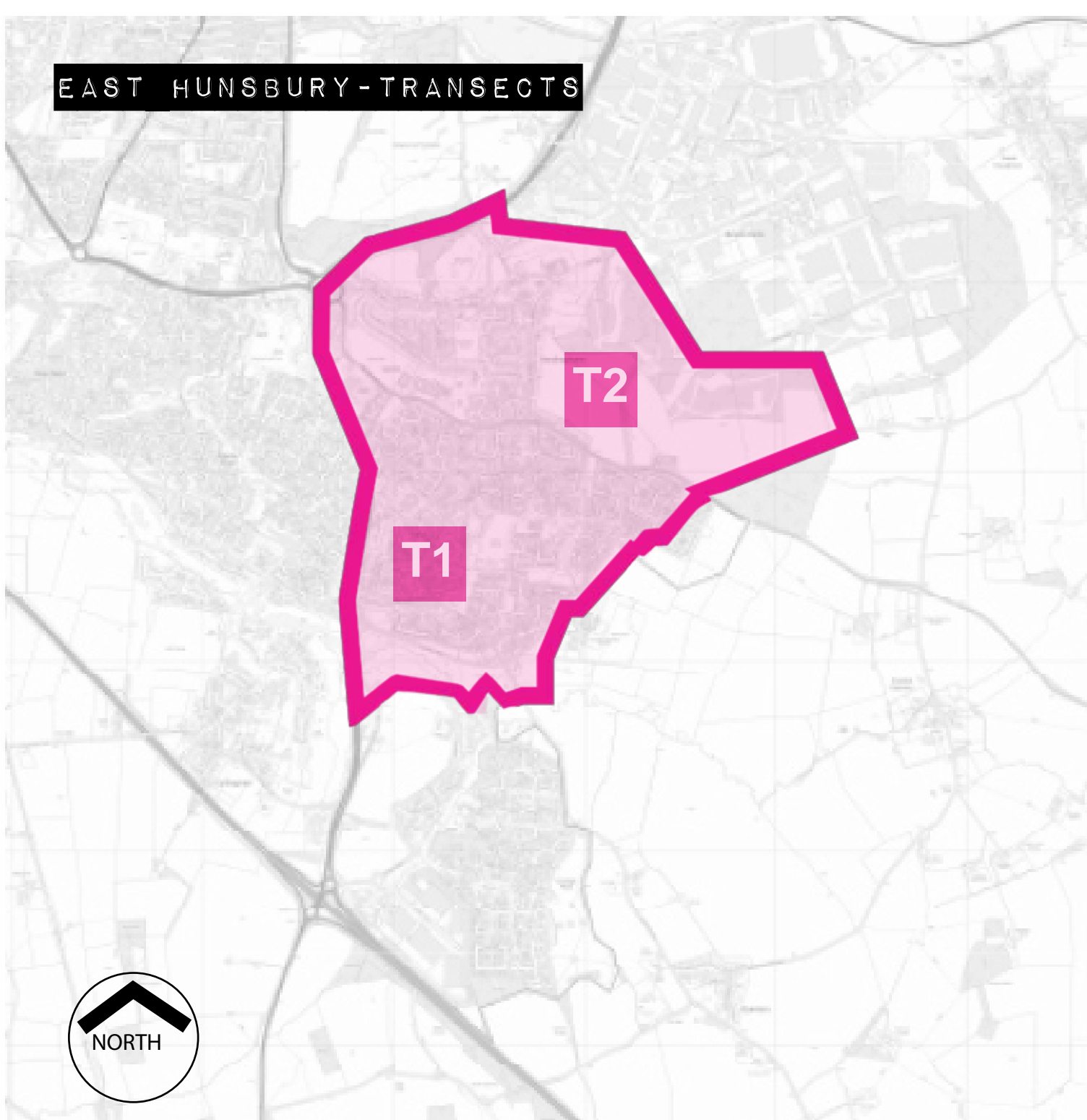
Districts:

- 3 transects identified

Paths:

- Little of note outside of the recently created routes in the pre-dominate urban expansion apart from the rural track to the east of Hardingsstone.

EAST HUNSBURY-TRANSECTS



[Map showing transects within Zone.C East Hunsbury]

EAST HUNSBURY TRANSECTS

Two Transects have been identified in Zone C

Transect 1 Residential: Hardingstone; Wootton;

Transect.2 Natural Environment: Hardingstone Wood



Main Existing Issues

Retaining present key character of the well established late 20th Century to date residential neighbourhoods which subsumed previous original villages of Hardingstone and Wootton.

Dominance of contemporary residential highway layouts with limited pedestrian route and public transport network together with the presently isolated link road to Brackmills Business Park. A45 link road provides a harsh edge and severance from neighbouring West Hunsbury



Do ...

1. Maintain distinctiveness of Hardingstone and Wootton historic village centres.
2. Reinforce the pedestrian network to the open country to the east.
3. Enhance the present local neighbourhood centres including improving the pedestrian connections.



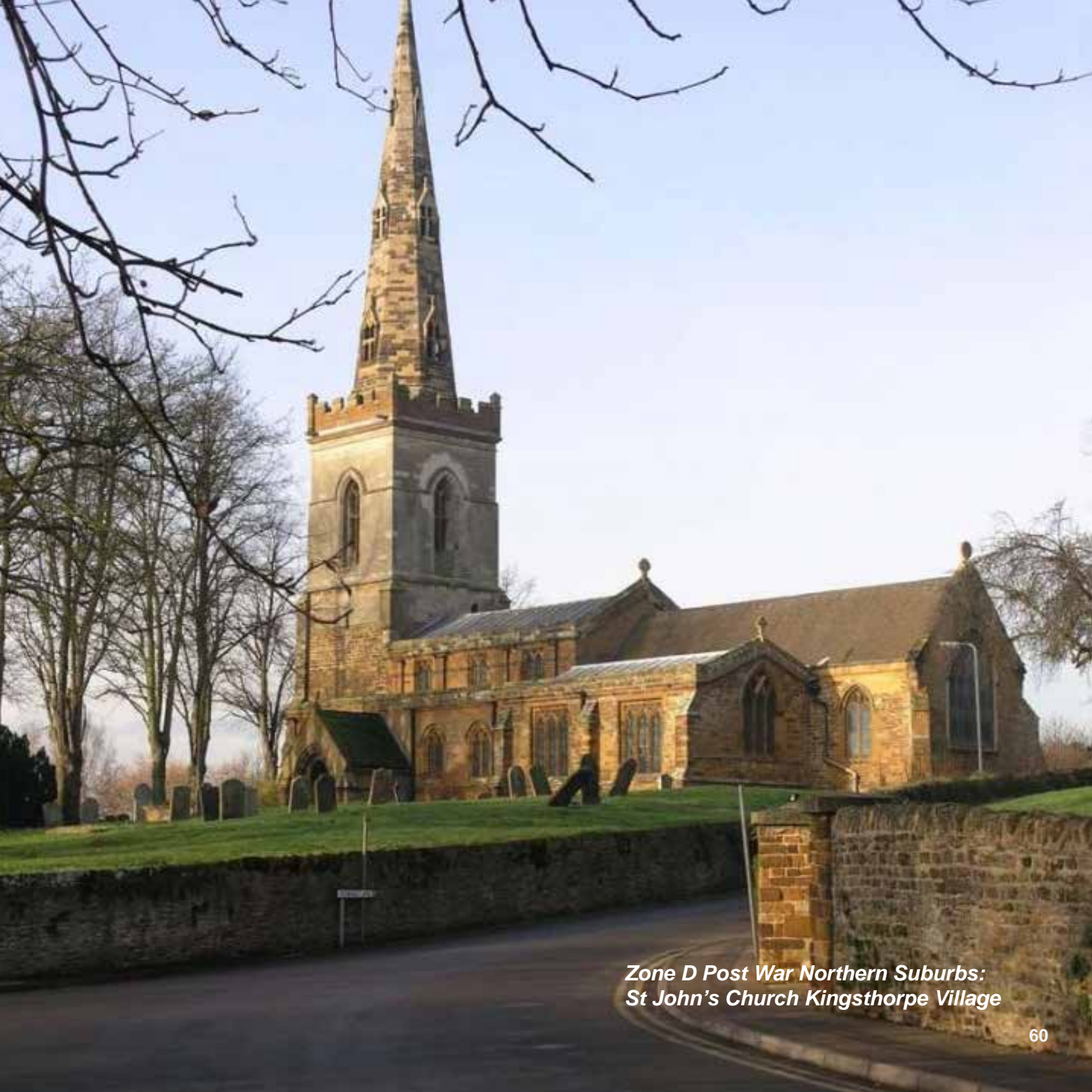
Don't ...

1. Create inward looking new housing developments with limited connections to their wider setting.
2. Allow traffic to dominate existing and new streets at the expense of pedestrians and cyclists.
3. Permit continuation of standard approach to residential design lacking appreciation of place and local context.

ZONE . C EXEMPLAR

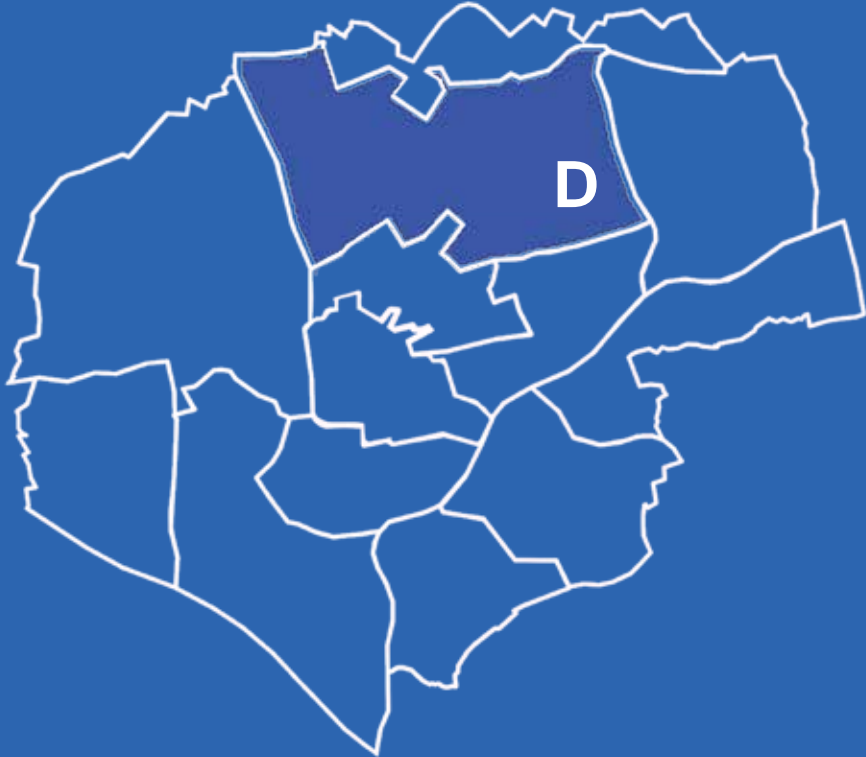
[New Neighbourhoods: The Rise Scotswood Newcastle - Building for Life 12 Outstanding Award]





*Zone D Post War Northern Suburbs:
St John's Church Kingthorpe Village*

ZONE . D POST-WAR NORTHERN SUBURBS



[Context Map]



D

Zone.D Post-War Northern Suburbs

This zone as the name suggests is predominately a series of mid – late 20th Century suburban estates as Northampton expanded along its northern radial routes beyond the Central and Central Fringe Area late 19th Century/early 20th growth. It mostly pre-dates the later 1960's New Town Development Corporation immediately to the east in the Parklands zone and is separated by greenspace from the northern fringe of Moulton Park Industrial Estate whilst abutting the University of Northampton Park Campus.

These suburban estates include Whitehills, Sunnyside, Hill Top, Headlands, Cottarville, Westone, Boothville and Booth Rise, Queens Park as well as the neighbourhood centres in Kingsthorpe and Spinney Hill together with the Northampton College campus and Northampton School for Girls. There is also the open space and recreational parks at Kingsthorpe Golf Course, Eastfield Park, Kingsthorpe Park and the Kingsthorpe Recreation Ground between Fulford Road and Harborough Road.

The landscape character within this urban district zone consists of a variety of green spaces including formal parks, two small conservation Areas, local nature reserves and numerous allotment sites which contribute to the overall landscape value.

Remnants of rural landscape remain within and on the edge of this zone which help enhance the character. In particular the neighbouring valley of the Brampton Branch of the River Nene on the western edge creates a green corridor that extends right into the centre of Northampton.

Open, undulating countryside also surrounds the urban edges to the north west of the zone acting as a valuable green buffer between Northampton's northern post war suburbs and the outlying villages of Boughton, Church Brampton and further afield Pitsford in the neighbouring Daventry district area.

Boundary Description

- The northern edge coincides with the Borough/District boundary around the Whitehills estate returning both south along the Harborough Road before continuing east along Holly Lodge Drive to its junction with Yardley Drive and then south onto Broughton Green Road where it wraps around the University of Northampton's Park Campus boundary.
- The western boundary is the present Birmingham mainline railway as it crosses the Brampton Nene River and then follows the former Market Harborough railway line – now a cycle/bridle way to the edge of the built up area next to Welford Road by Meadow View.
- The southern boundary is shared with the Victorian Town Fringe and Abington Vale zones reflecting the differing periods of pre WW1 and post WW2 expansion. It follows part of the Wellingborough Road next to Abington Park and runs along Abington Avenue and into part of Kingsley Road before detouring via St Mathews Parade, Chaucer Street before returning along Junction Road to The Racecourse. Here it follows Homestead Road into Trinity Avenue and through Kingsthorpe Hollow along Balfour Rd - behind the University of Northampton Avenue Campus – before crossing the Kingsthorpe Rd onto Burleigh Rd and then running down to the Brampton Nene River and across to the mainline railway.



Kingsthorpe Golfcourse



Northampton College



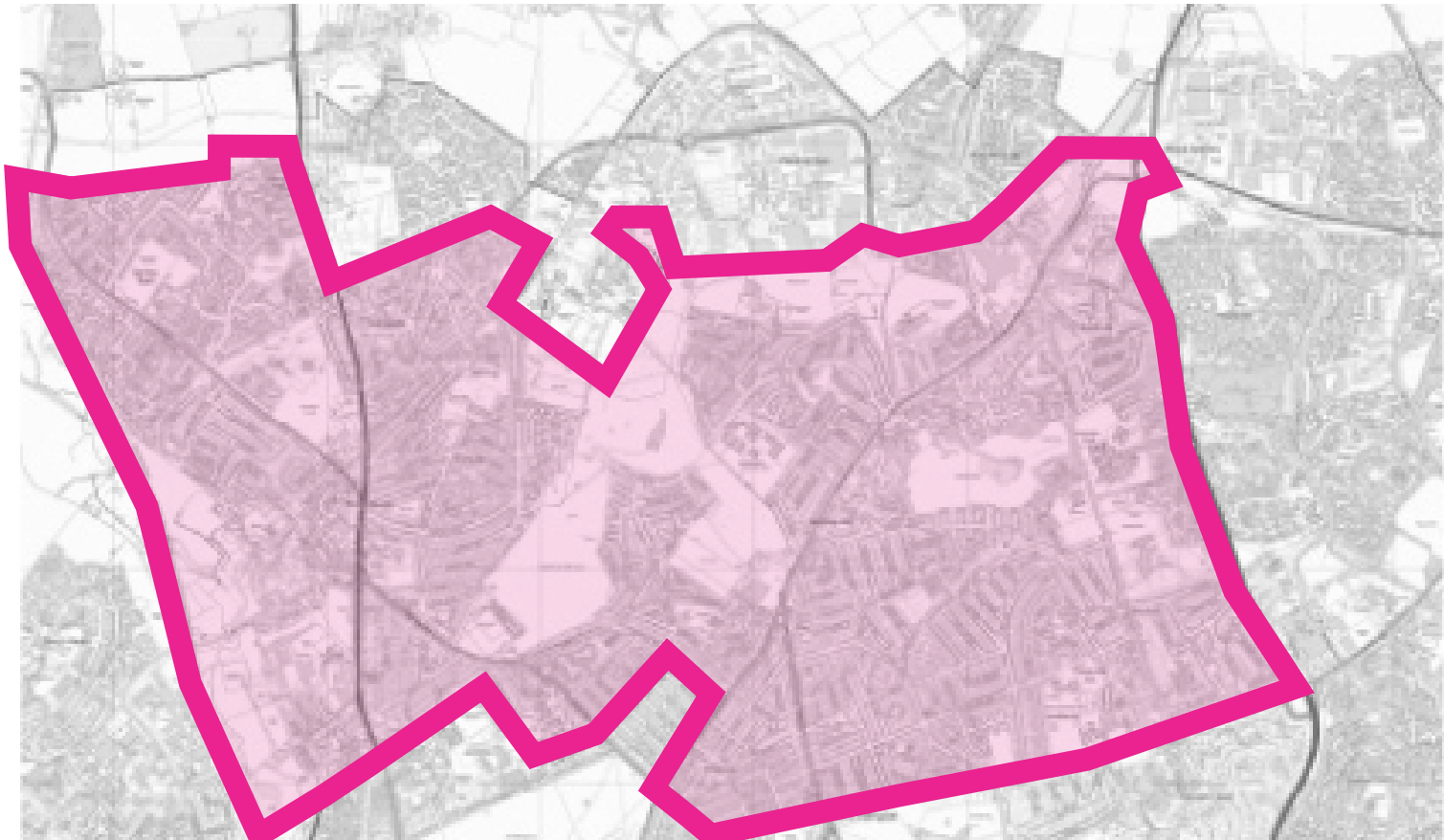
Western Favell Academy



St Johns Church Kingsthorpe



ZONE D POST-WAR NORTHERN SUBURBS MAP



Landscape

This zone falls almost completely within the defined Urban Area of Northampton identified in the 2006 River Nene Regional Park & Northamptonshire County Council: Current Landscape Character Assessment (CLCA) and on the 2010 CLCA Map although there is some overlap with three other differing neighbouring Landscape Character Types.

The meandering course of the Brampton Branch tributary of the River Nene is overlooked in part on its eastern valley side by the housing of Kingsthorpe. The watercourse features bankside willow and ash trees and is mainly ‘horsiculture’ pasture and areas of scrubby grassland. The valley is most naturalised in the area of Kingsthorpe Meadows Local Nature Reserve.

In the north of the urban area next to the University Campus, Bradlaugh Fields LNR comprises three meadow areas (Scrub Fields, Central Grassland and Hills & Hollows). The reserve contains fine examples of unimproved, semi-natural limestone grassland and fragments of ancient hedgerow.

The zone has a plethora of public parks within the suburbs providing a pastoral retreat. Eastfield Park in the east lies between the two housing estates of Eastfield and Lakeview in the Boothville district. The park still retains areas of ridge and furrow, evidence of former arable farming on site. In more recent times, the park including the lake and ponds was part of the grounds of Weston Favell House featuring a ha-ha which is still evident along part of the boundary between Eastfield Park and the house.

West of the A508 Market Harborough Road is Kingsthorpe Park (also known as Thornton Park) once the grounds of Thornton Hall, a classical Georgian building still standing to the north of the park. The 6 ha of parkland feature a good variety of trees and a stone boundary wall. Close by is Spring Park Recreation Ground in White Hills and Kingsthorpe Recreation Ground which offer a number of local leisure facilities.



The Green Kingsthorpe



Eastfield Park

Heritage

The zone falls outside of the pre C20th boundaries of Northampton, and originated as rural areas, with small settlements which became enwrapped by C20th development.

There are two adjacent conservation areas - Kingsthorpe and Kingsthorpe High Street – originally a rural Northamptonshire village occupying a strategic location on the road to Market Harborough. Although by the late C19th/early C20th it had tentative links to urban Northampton the subsequent inter-war and post-war growth saw it enveloped within suburban development.

Kingsthorpe village was originally centred around the C12th Church of St John the Baptist (Grade I listed), and a village green, loosely enclosed by development.

The Grade II* Kingsthorpe Hall (also known as Thornton Hall) still stands to the south east of the present conservation area, dating from 1775 it was situated to the north of parkland which also survives.

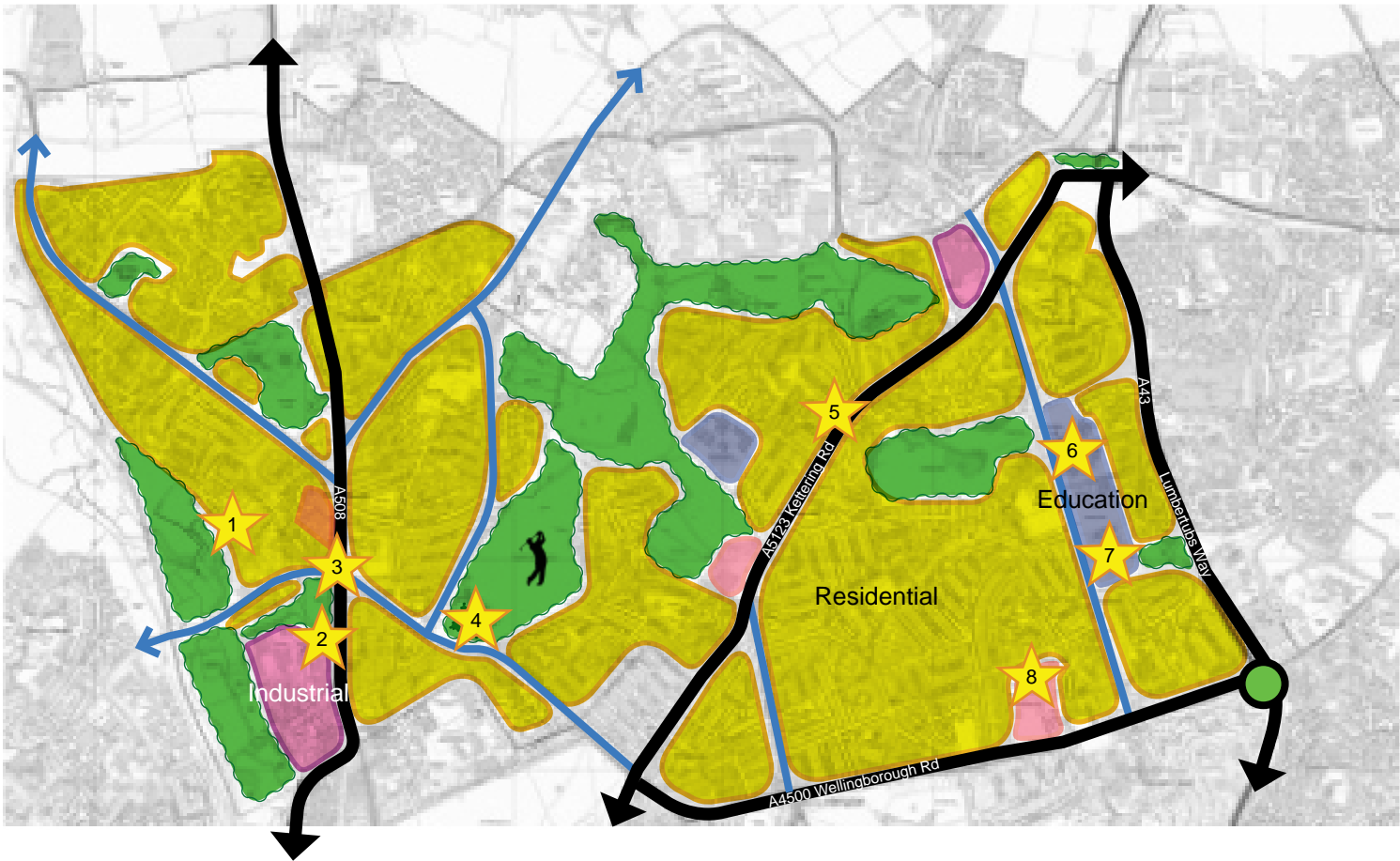
To the east of the village on the far side of Harborough Road, close to the now demolished medieval Hospital of the Holy Trinity, is the present day St David’s (Grade II 1882).

The smaller Kingsthorpe (High Street/Manor Road) Conservation Area covers an area originally of farmsteads with enclosed crofts and yards. Also of note are the listed Manor House’, 1835 Baptist Chapel and C18th Queen Adelaide Public House.



Abington Lodge

LYNCHIAN ANALYSIS
POST-WAR NORTHERN SUBURBS



Lynchian Analysis

Definition:

- paths, the streets, paths, and other channels in which people travel;
- edges, perceived boundaries such as walls, buildings, and rivers;
- districts, relatively large sections of an area distinguished by some identity or character;
- nodes, focal points, intersections or loci;
- landmarks, readily identifiable objects which serve as external reference points.



Spinney Hill Public House

Key Landmarks:

- 1 • St Johns Church & Kingsthorpe Conservation Area
- 2 • Northgate School Arts College
- 3 • Kingsthorpe District Centre
- 4 • Kingsthorpe Golf Club
- 5 • Spinney Hill Pub
- 6 • Northampton College
- 7 • Weston Favell Academy
- 8 • Northampton Saints Sports Club

Nodes:

- Highway roundabouts
- Eastfield park
- Kingsthorpe

Districts:

- 3 Transects

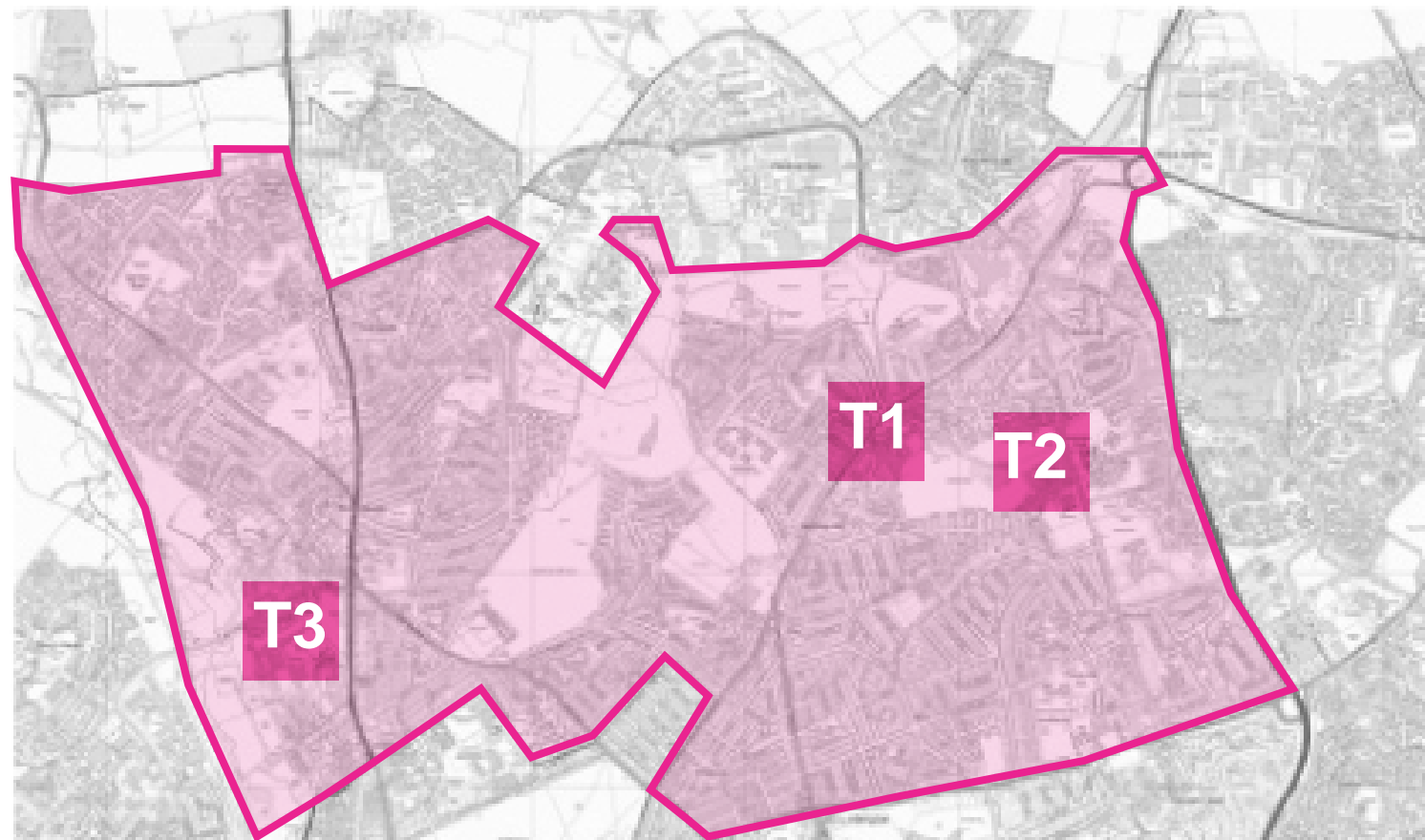
Edges:

- A508, A5123, A4500 & A43
- Western landscape river valley and northern Bradlaugh local nature reserve

Paths:

- Strategic movement for vehicles and pedestrian access between housing areas and key spaces
- Pockets of mixed use spaces including small local amenities aid connections and movement through the neighbourhoods

POST-WAR NORTHERN SUBURBS - TRANSECTS



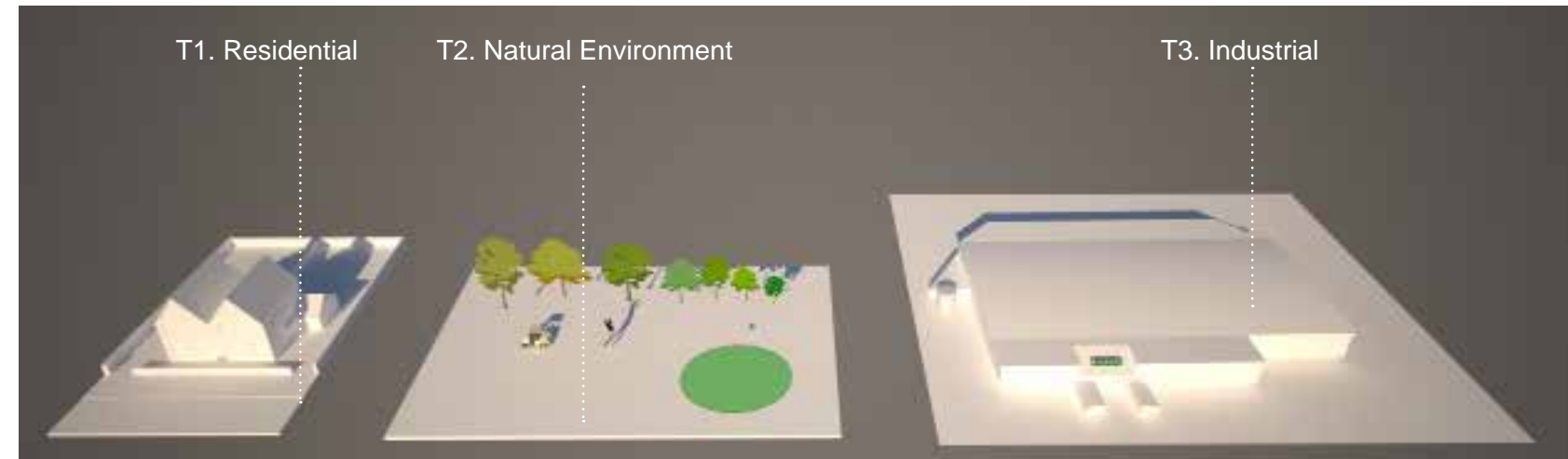
[Map showing transects within Zone D Post-War Northern Suburbs]

POST-WAR NORTHERN SUBURBS TRANSECTS Three identified in Zone D

Transect.1 Residential: Mature sub-urban developments with well treed streets but limited townscape qualities typical of the late 20th century layouts with most dwellings set well back from the highway predominately reflecting accommodating increased car ownership.

Transect.2 Natural Environment: The residual pre suburban green spaces now function as local amenity spaces – some designated as local nature reserves – acting as a buffer between successive neighbouring housing development often providing a network of linking pedestrian/cycling routes

Transect.3 Industrial: Predominately post war and late 20th Century factory and warehousing units with little discernible urban design quality typical of the functional approach apart from occasional feature office/entrances.



Main Existing Issues

Increasingly traffic dominated arterial approach roads which also host neighbouring shopping facilities and related local services e.g. along parts of Kettering Rd at Spinney Hill and in Kingsthorpe.

Past 'coalescence' of previously distinct local neighbourhoods by subsequent infill development with limited use of local detail and materials or robust screen planting provision.

Threat of reducing maintenance of natural landscape, open spaces and inappropriate piecemeal encroachment as well as perceived increased traffic impacts at their perimeter



Do's

1. Protect the maturing and attractive mid to late 20th century residential suburban communities with their associated local facilities.
2. Maintain the fine high quality natural and historic landscape setting of local parks and open spaces.
3. Reinforce the present high quality legibility of the zone in relation to the southerly town centre and supporting neighbourhoods by enhancing existing key local views and vistas e.g. across Kingsthorpe Meadows and south towards Nene Valley within parts of Lumbertubs/Boothville.



Don't

1. Allow further erosion of the more intrinsic locally distinct sub-urban neighbourhoods and public parks that characterise this zone by inappropriate 'any place' new development.
2. Permit local residential streets to become increasingly vehicle dominated as car ownership rises and instead promote greater traffic calming; enhanced on street visitor parking and discreet within curtilage or off street residents private parking provision.
3. Forget when updating or replacing some of the existing housing stock to explore the potential to construct more energy efficient new properties.

ZONE . D EXEMPLAR

[Locally Distinctive Placemaking: The Beckers Crawley Down Kent
- Shortlisted for Housing Design Awards 2014]





Zone E Duston & Sixfields Housing

ZONE . E DUSTON & SIXFIELDS



[Context Map]



E

Zone.E DUSTON & SIXFIELDS

Duston and Sixfields is a large, expansive area consisting predominantly of leafy residential estates, of varying periods and typologies, alongside small elements of industrial uses and large areas of open space.

Its central spine of Harlestone Road subdivides a number of character areas whilst providing strategic connections to the A428 and neighbouring settlements East and West Haddon.

The southern edge of the character area partly shares a common boundary line along Weedon Road (A4500).

A number of Conservation Area are situated within this zone including St.Crispins, Duston Village and Dallington Park. The latter a historically important village dating back to Anglo-Saxon time. It has a number of listed buildings whilst half the area is Dallington Park which includes important tree groupings all of which contribute to the setting and feel of the area.

Boundary Description

The boundary of Zone.E is formed to the east mainly by the railway line. The River Nene, another important edge in this locality, runs intertwined for most of this eastern edge reinforcing the strong linear feel of the boundary whilst not directly shaping the exact boundary line.

The eastern edge stretches from the north along the neighbouring outer edge of Kingsthorpe, an area characterised by post war suburban housing bounded by the railway.

It extends to the south terminating at St.James where the River Nene intersects and begins to form the southern boundary edge. The southern boundary follows the River Nene flowing east to west before joining Edgar Mobbs Way along Upton Way (A5076) and on towards Weedon Road A4500.

The remaining boundary from this point defining the west and north begins at Sandy Lane and then veers west along Berrywood Road.

It is at this point the natural edge is defined by the landscape and sense of enclosure it creates.



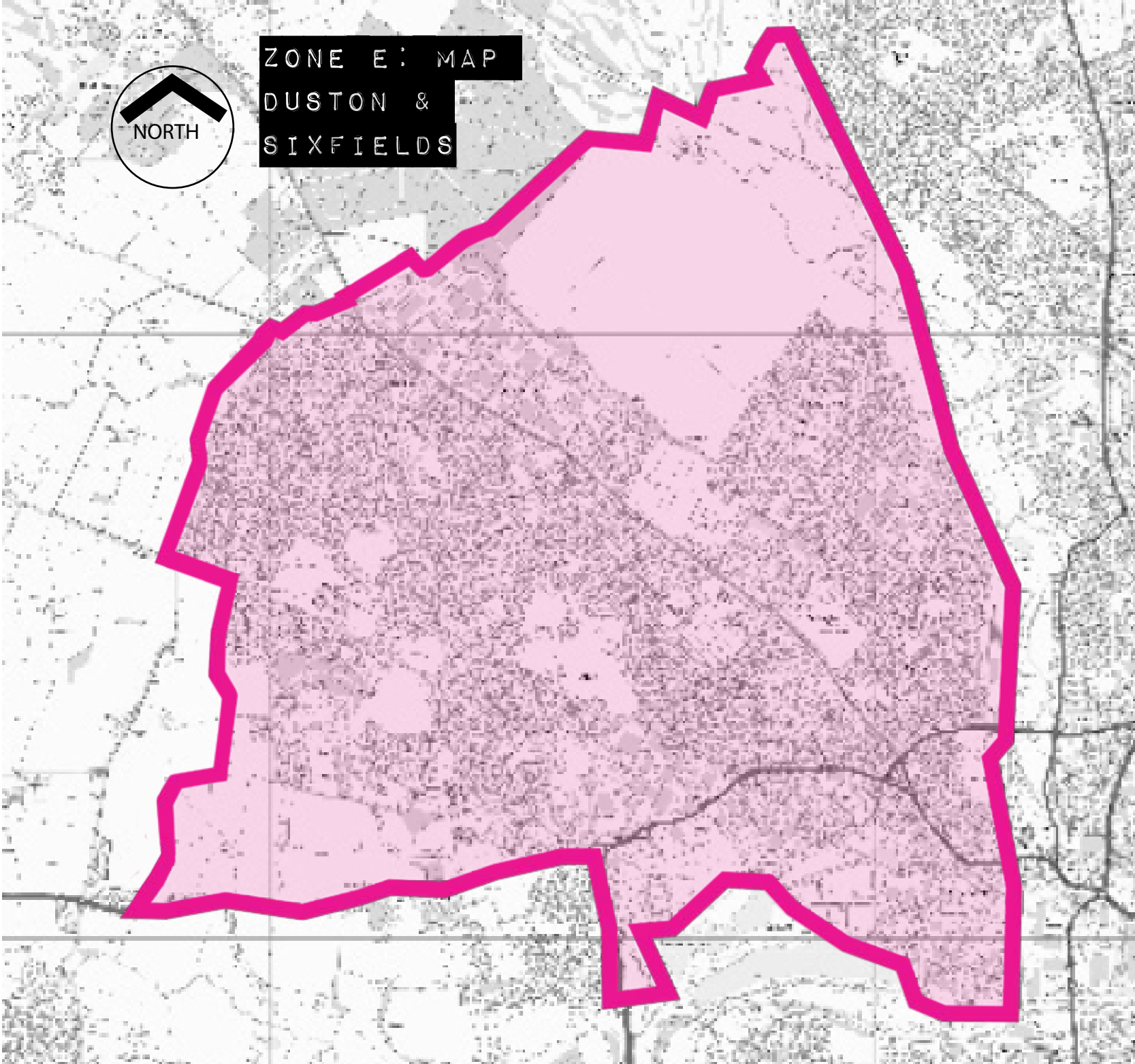
Duston & Sixfields zone housing



Dallington Park brook



Upton Way



ZONE E: MAP
DUSTON &
SIXFIELDS

NORTH

[Map showing boundary of Zone.E DUSTON AND SIXFIELDS]

Landscape

The landscape character of the zone is almost completely defined as being within the Urban Area of Northampton in the 2006 River Nene Regional Park & Northamptonshire County Council: Current Landscape Character Assessment (CLCA) and related 2010 CLCA Map. The remainder sits within three other Landscape Character Types (LCT) covering surviving farmland to the west; a small area of farmland to the north west of Kings Heath; and part of the Brampton Branch river valley.

Beyond New Duston and Duston to the west there is an area of undulating landscape which falls towards the floodplain of the River Nene. It is characterised by a combination of arable farmland and improved pastures with limited woodland cover, scattered farmsteads and barns connected by country lanes. It is an important green buffer helping preserve the integrity of the neighbouring villages like Lower and Upper Harlestone and Harpole.

Further north beyond Kings Heath is a small area known as Dallington Grange which presently comprise mixed agricultural farmland and grassland. Dallington Brook enters from the north west under the A428 flowing next to Lodge Farm Industrial Estate and onwards through the middle of Dallington village. There after it becomes much culverted prior to joining the Brampton Branch river at Victoria Park.

The final area of landscape is the Brampton Valley Floodplain shared with the neighbouring eastern Zone D with pastures featuring bankside willow and ash trees with the remainder mostly areas of scrubby grassland.

Within the zone Dallington Park notably lies to the south of Dallington village and is an important 10 hectare grassy open space featuring large trees and shrubberies, once part of the Manor House estate. There is a ha-ha on the north eastern side of the park marking the garden boundary of Dallington Hall and it also lies within Dallington Conservation Area. Dallington Ponds to the west were formerly medieval fish ponds.

Another important landscape feature is part of the St Crispin Conservation Area an early example of a Victorian self-contained ‘asylum’ with its own working farm and market garden. Although significantly re-developed it remains a notable locally distinct planned landscape.

In addition Victoria Park is a public green space of 7 hectares in the St. James End area of the zone next to the main railway line which has open grass areas and belts of trees with Dallington Brook flowing through it.



[Dallington Park]



[Victoria Park]



[Kingsthorpe Meadows]

Heritage

Duston and Sixfields lies due west of the historic boundary of Northampton and comprises the former parishes of Dallington and Duston. The Zone contains three conservation areas – Dallington, Duston and St Crispin Conservation Area. Duston and Dallington were, until the latter half of the C20th, rural villages peripheral to an expanding Northampton.

St Crispin Conservation Area is the former 1887 Berrywood Hospital, an enlightened Victorian asylum. Dallington and Duston are former manorial parish centres, which retain their village character but which now sit within C20th residential expansion. St James End, a late Victorian industrial suburb to the south east of the Zone is also of some townscape note and occupies a historic area of probable Roman settlement, as well as the site of the demolished St James Abbey medieval complex.

Duston is likely to have early origins, a centre of habitation since at least Saxon times, with evidence of an earlier settlement prior to the Roman camp in the vicinity. The C12th St Luke’s Church lies to the eastern end of the linear historic core, with access through a lych gate. The Duston conservation area hosts a number of listed buildings and a range of undesignated buildings that are of historic and townscape interest. The material palette of the village is distinctive, with a number of thatched roof buildings and many pre C19th buildings have distinctive local ironstone with more later brick and slate roofed buildings.

To the north east is the village of Dallington which originally ran alongside Dallington Brook, lying in a depression in the countryside within rising arable land. The monastic, and later manorial fishponds at Dallington Ponds draw from this geography. Notable buildings in Dallington include the Grade II* C12th St Mary’s Church and the II* C18th Dallington Hall. The village originally comprised a nucleated settlement of farmhouses and local industry that prior to Northampton’s urban growth was largely a self-sufficient place.

By contrast the extensive Kings Heath Estate north of Dallington Village, designed in 1958 by the Borough Architect, was built out in the following decade as a typical example of the post-war ‘welfare state’ inspired housing estates.

Late C20th housing throughout the Zone has surviving remnants of unbuilt areas, save for Dallington Heath, an area of archaeological significance north of Kings Heath Estate.

The zone is best characterised as an area of late C19th industrial expansion at St James End, and the gradual enwrapping of the rural villages of Dallington and Duston by C20th development.



[Church of St James St James End]

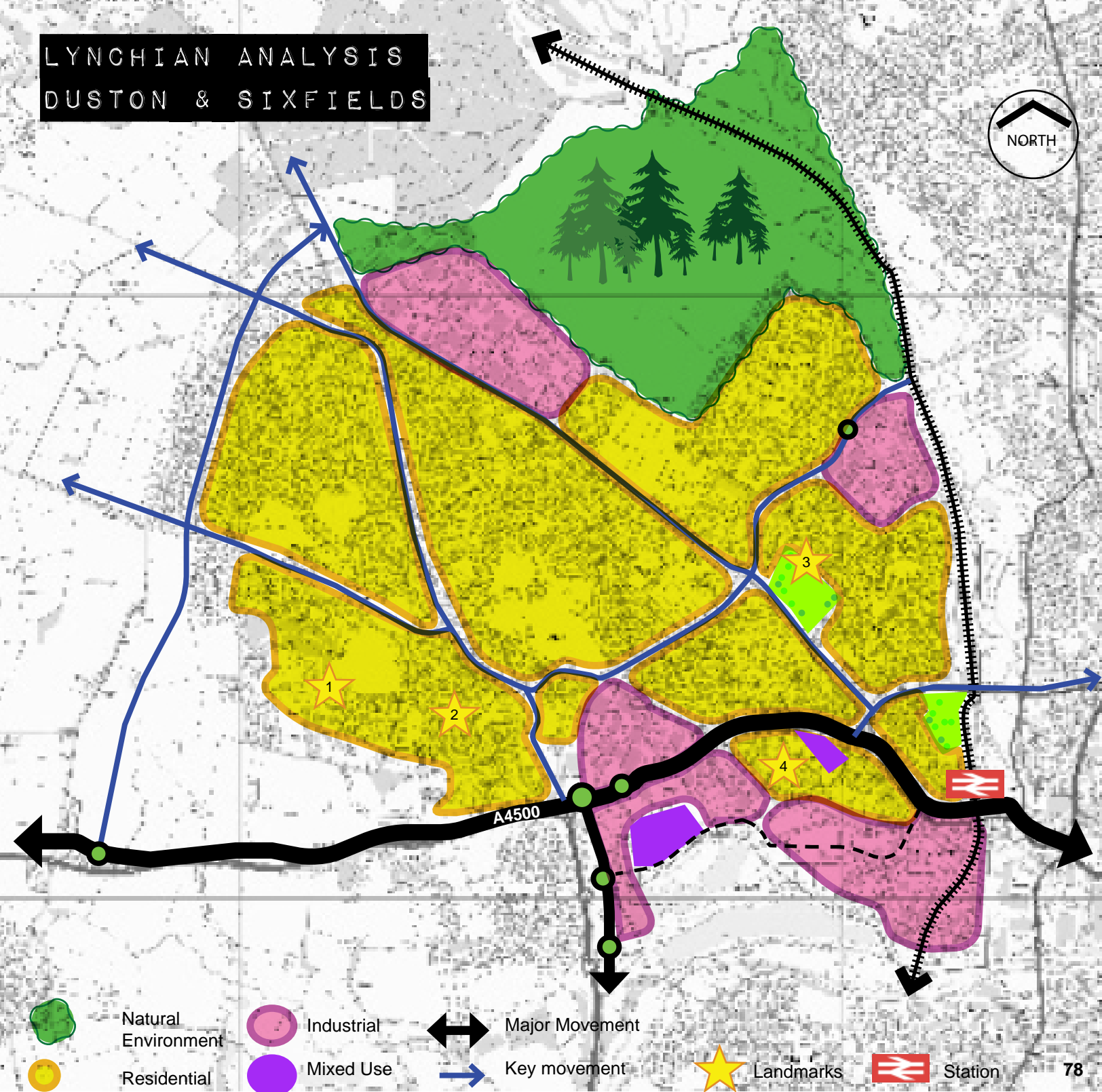


[Squirrels Pub Duston]



[Quarry Road New Duston]

LYNCHIAN ANALYSIS DUSTON & SIXFIELDS



Lynchian Analysis

Definition:

- paths, the streets, paths, and other channels in which people travel;
- edges, perceived boundaries such as walls, buildings, and rivers;
- districts, relatively large sections of an area distinguished by some identity or character;
- nodes, focal points, intersections or loci;
- landmarks, readily identifiable objects which serve as external reference points.

Key Landmarks:

- 1 • St Crispins Conservation Area
- 2 • Duston Village Conservation Area
- 3 • Dallington Park Conservation Area
- 4 • Express Lift Tower
- Railway Station

Paths:

- Strategic movement for vehicles and pedestrian access between housing areas and key spaces
- Pockets of mixed use spaces including small local amenities aid connections and movement through the otherwise larger neighbourhoods

Edges:

- A508, A5123, A4500, A43
- A combination of large green edges exist on the outer periphery of the zone with smaller parks and well used public open space including Duston Wildes Open Space and various allotments.

Districts:

- 3 Transects

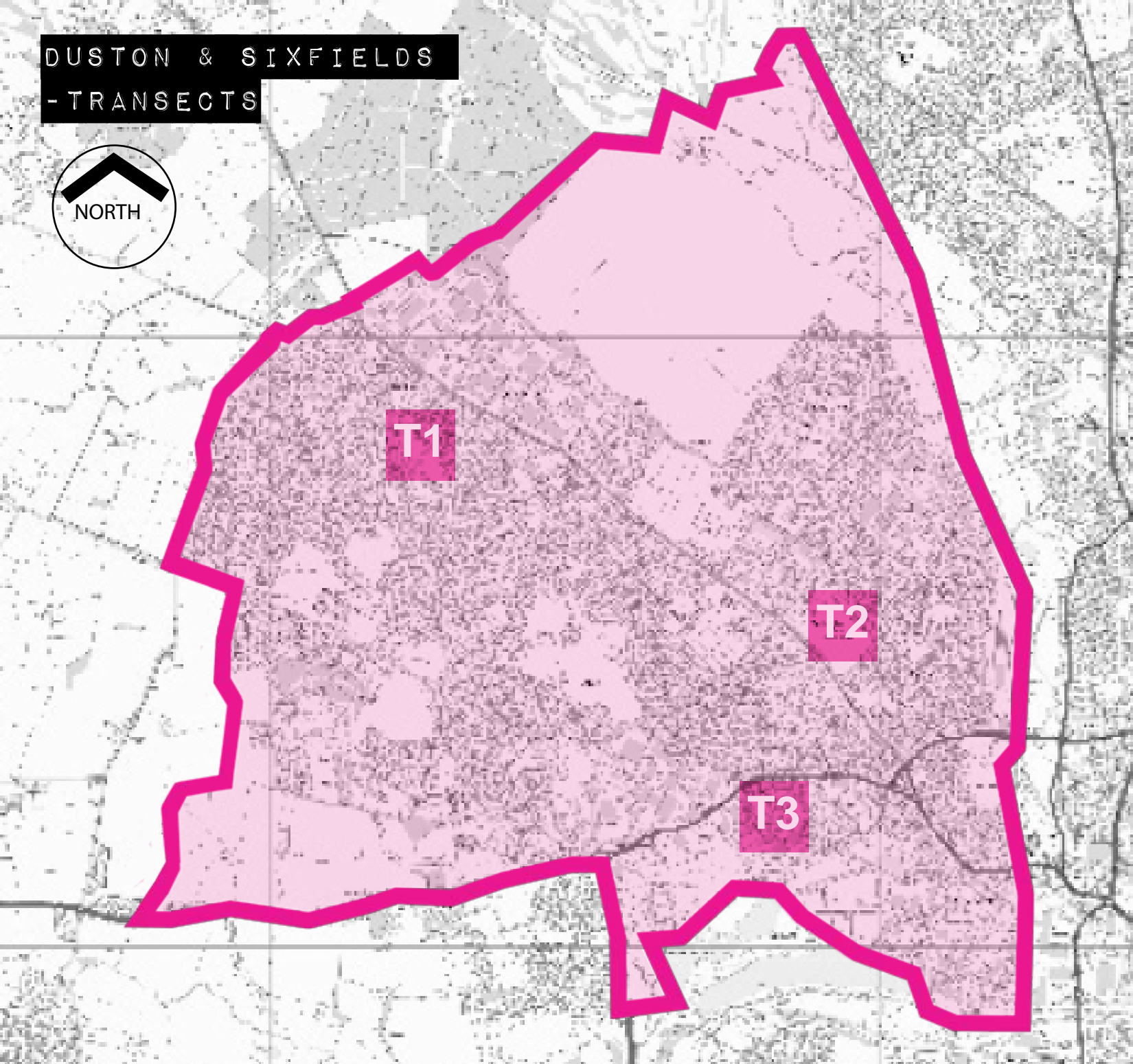
Nodes:

- Roundabouts
- Victoria and Dallington Parks



Express Lift Tower

DUSTON & SIXFIELDS -TRANSECTS



[Map showing transects within Zone. E Duston and Sixfields]

DUSTON & SIXFIELDS TRANSECTS

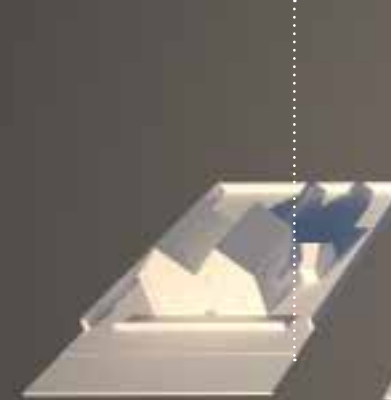
Three Transects have been identified in Zone E

Transect 1: Residential – recent volume housebuilding provides limited response to local environment.

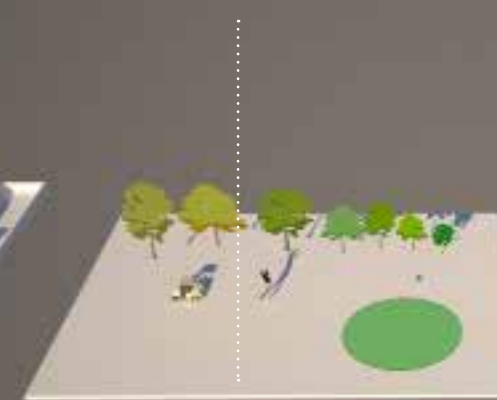
Transect 2: Natural Environment – distinctive parks and open spaces with rural fringe preventing coalescence

Transect 3: Retail – expanded highly functional offer provides limited design quality in response to existing context

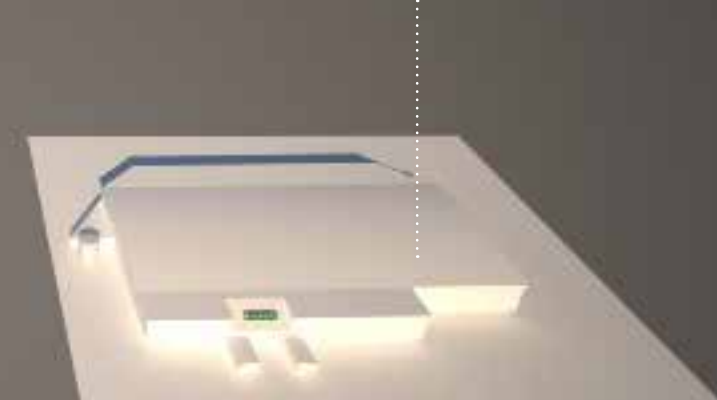
T1. Residential



T2. Natural Environment



T3. Retail



Main Existing Issues

Increasingly traffic dominated arterial approach roads which also host neighbouring shopping facilities and related local services e.g. along parts of Kettering Rd at Spinney Hill and in Kingsthorpe.

Past 'coalescence' of previously distinct local neighbourhoods by subsequent infill development with limited use of local detail and materials or robust screen planting provision.

Threat of reducing maintenance of natural landscape, open spaces and inappropriate piecemeal encroachment as well as perceived increased traffic impacts at their perimeter



Do's

1. Protect the maturing and attractive mid to late 20th century residential suburban communities with their associated local facilities.
2. Maintain the fine high quality natural and historic landscape setting of local parks and open spaces.
3. Reinforce the present high quality legibility of the zone in relation to the southerly town centre and supporting neighbourhoods by enhancing existing key local views and vistas e.g. across Kingsthorpe Meadows and south towards Nene Valley within parts of Lumbertubs/Boothville.



Don't

1. Allow further erosion of the more intrinsic locally distinct sub-urban neighbourhoods and public parks that characterise this zone by inappropriate 'any place' new development
2. Permit local residential streets to become increasingly vehicle dominated as car ownership rises and instead promote greater traffic calming; enhanced on street visitor parking and discreet within curtilage or off street residents private parking provision
3. Forget when updating or replacing some of the existing housing stock to explore the potential to construct more energy efficient new properties

ZONE . E EXEMPLAR

[Responsive Placemaking: Horsted Park Chatham Kent
- Housing Design Awards Winner 2014]

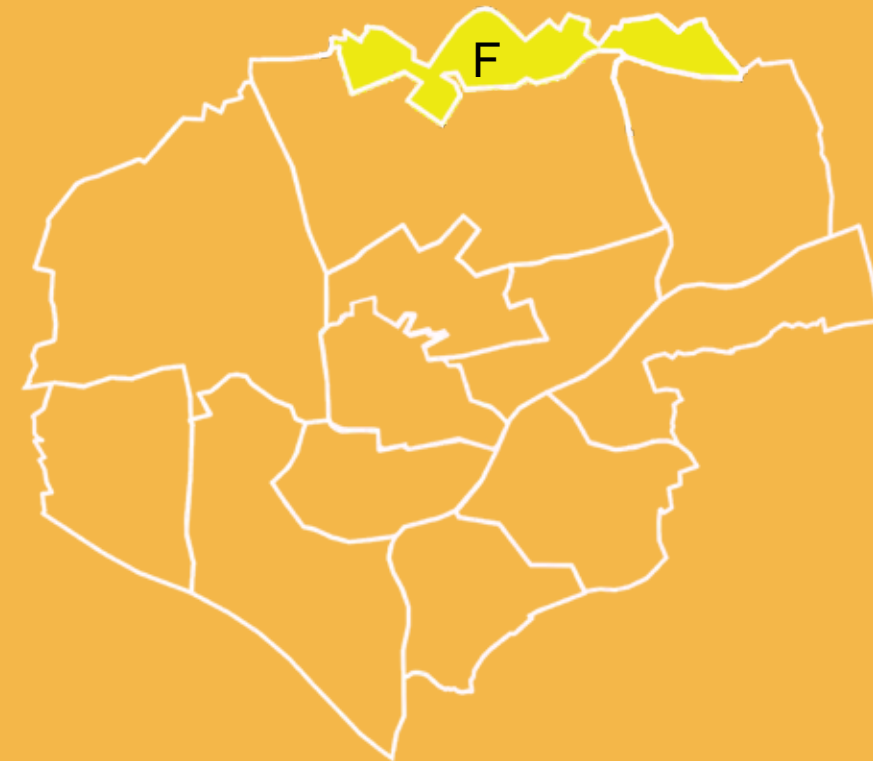




Zone F Northern Fringe



ZONE . F NORTHERN FRINGE



F

[Context Map]



ZONE.F Northern Fringe

As the name implies this zone consists of the northern most edge of the present Northampton settlement abutting open countryside separating it from the villages of Moulton, Boughton and Sywell.

The zone is dominated by the centrally located Moulton Park Industrial Estate whilst to the east of the A43 Kettering Road there is the smaller Round Spinney industrial estate.

There are also the separate residential estates of Southfields to the east; Reynard Way to the west adjacent to the Harborough Road; the Moulton Leys estate located north of Boughton Lane along Northampton Lane South. In addition there is the present University of Northampton's Park campus at Boughton Green Road adjoining the public greenspace to the south.

Boundary Description

The Northern Fringe zone by its implied location straddles the A508 Harborough Road and A43 to Kettering on the northern edge of the present Northampton urban area.

The western most section is bounded by A5199 Welford Road and Brampton Lane - north of the existing White Hills residential area – partly because this is identified for future housing growth in the recently adopted joint strategic plan.

The central section lies between the Harborough and Kettering Roads to the west and east respectively; the northern edge running along the Borough boundary next to Boughton Green Road and Boughton Lane together with the Obelisk Centre recreation ground on the edge of the Obelisk Rise estate to the north west and around the Moulton Leys estate to the north east.

The southern boundary is a combination of the A5076 Tavera Way link road to the A43; the edge of the Moulton Park industrial estate and also that of the Park View campus of the University of Northampton both abutting playing fields and open space.

The eastern most section of this zone consists of the Round Spinney Industrial Estate and Southfields residential estate - bounded to the south by the continuation of the A5076 Tavera Way link road; to the east by Billing Lane adjacent to Overstone Park; and north in part by Overstone Lane with the neighbouring Daventry District identified adjacent housing growth area in the adopted joint strategic plan.

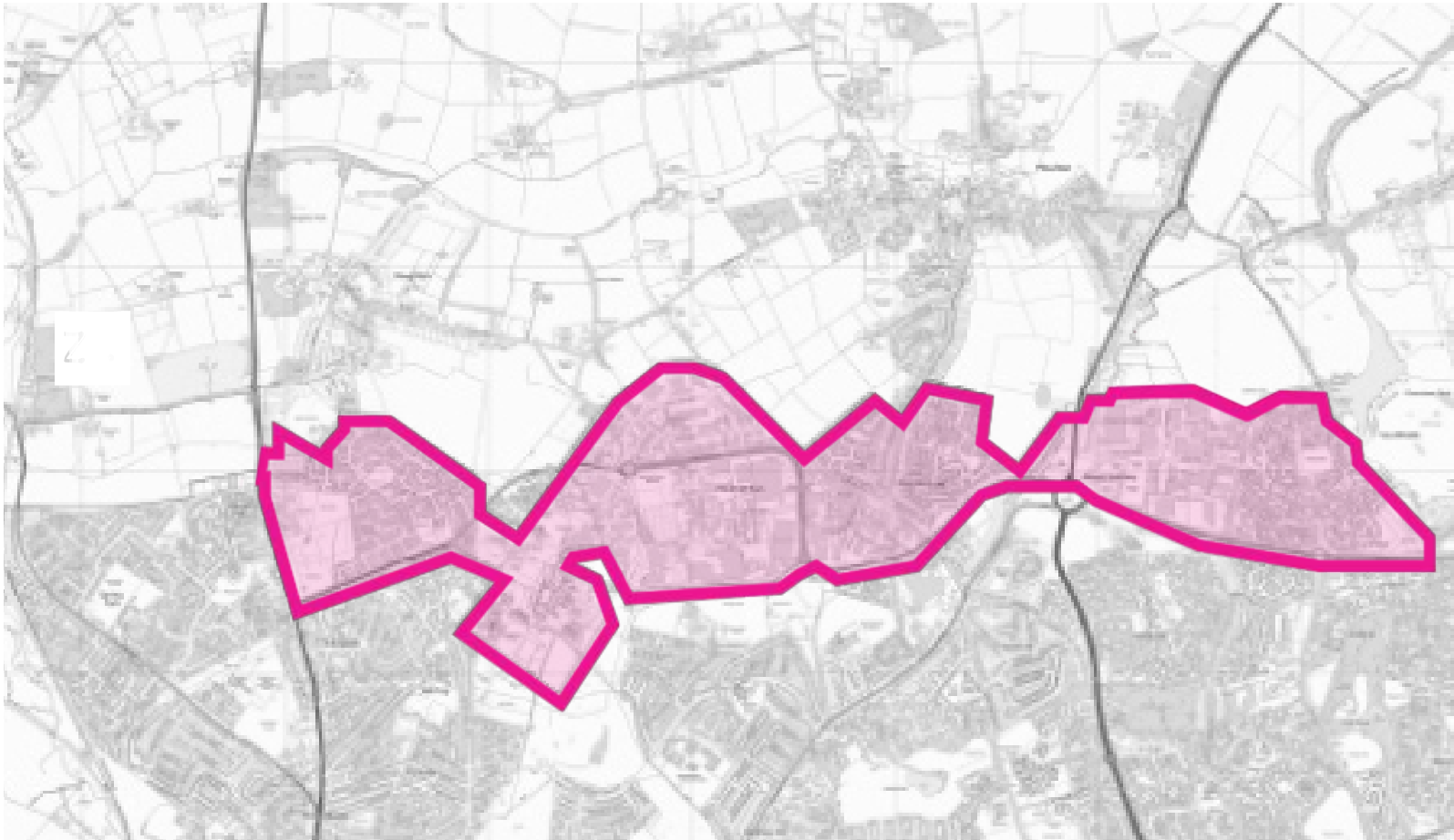


Moulton Park Offices



Moulton Park Industrial Estate

ZONE F-NORTHERN FRINGE BOUNDARY



Landscape

The zone is a narrow corridor of mixed urban and industrial land use with a landform rising west-east from the A5199 up to the Obelisk neighbourhood and Moulton Park Industrial Estate. The topography becomes more undulating in the vicinity of the smaller industrial estate of Round Spinney. Despite being set within the extents of a defined Boulder Clay Landscape -identified in the 2006 River Nene Regional Park & Northamptonshire County Council: Current Landscape Character Assessment (CLCA) - covering Moulton Slopes, there are limited landscape elements in this urban fringe location which is populated by outlying farmsteads and public houses.

Further east, high hedges and woodland align Boughton Lane on the zone boundary, and screen the adjacent rural landscape from the development at Moulton Park Industrial Estate.

To the east of Harborough Road lies the present Kingsthorpe Cemetery – laid out at the turn of the 20th century in close proximity to the former TB sanatorium and Borough Hospital when the area originally remained as open countryside.



[Northampton University Park Campus
formerly part of a medieval deer park]

Heritage

Zone F has only of late been absorbed into the built up area of Northampton, with very limited pre C20th development. It takes in portions of the historic parishes of Boughton, Kingsthorpe, Moulton Park, Weston Favell, Great Billing and Overstone.

Although the Zone has only a handful of listed buildings, and no conservation areas, it has strong evidence of prehistoric and Roman settlement and of further archaeological potential, in particular towards Thorpland and Overstone.

The medieval deer park at Moulton Park is a primary historic feature in the zone, albeit surviving now in very limited form beneath C20th industrial, educational and residential development. The deer park previously occupied some 190ha and was delineated by a stone wall - remnants of which still survive which ran along the southern edge of the present Boughton Lane, the arc of which still describes the northern extent of the deer park. The University of Northampton now occupies the south west corner of the former park.

Prehistoric or Roman evidence in the zone is however sparse, although an Iron age settlement in the vicinity was excavated in the 1970s. Other features of note previously recorded included a moated enclosure north of Moulton Park Farm.

A further notable historic structure on the northern edge of the zone is the 100ft (30.5m) Grade II Boughton Obelisk erected in 1764 to celebrate William Cavendish 4th Duke of Devonshire who was Prime Minister in 1756-57 and honoured by his friend Lord Strafford of Boughton Manor. Locally this lent its name to the present day Obelisk Rise estate.

To the east of the zone formerly the ancient parish of Weston Favell, heritage survivals include fabric of the historic ‘Thorpland’ estate. Thorpland was previously a country house, which stood in open countryside to the east of Kettering Road North and originally was a substantial building served by a lodge, and with Thorpland Farm to the south. All three of these Thorpland estate buildings survive albeit much altered and in different uses - the house as a roadside restaurant, with the lodge and farm buildings now residential properties - reflecting the subsequent substantial re-development within the original estate land.

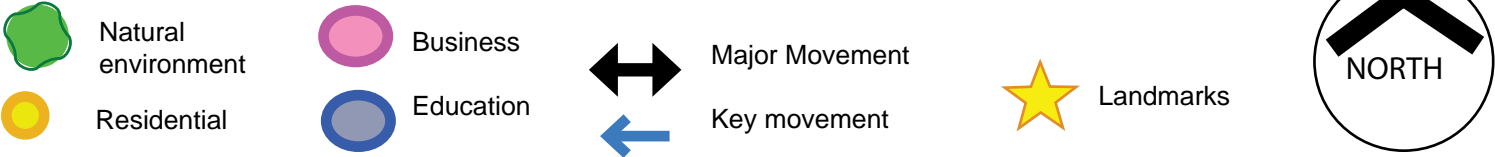
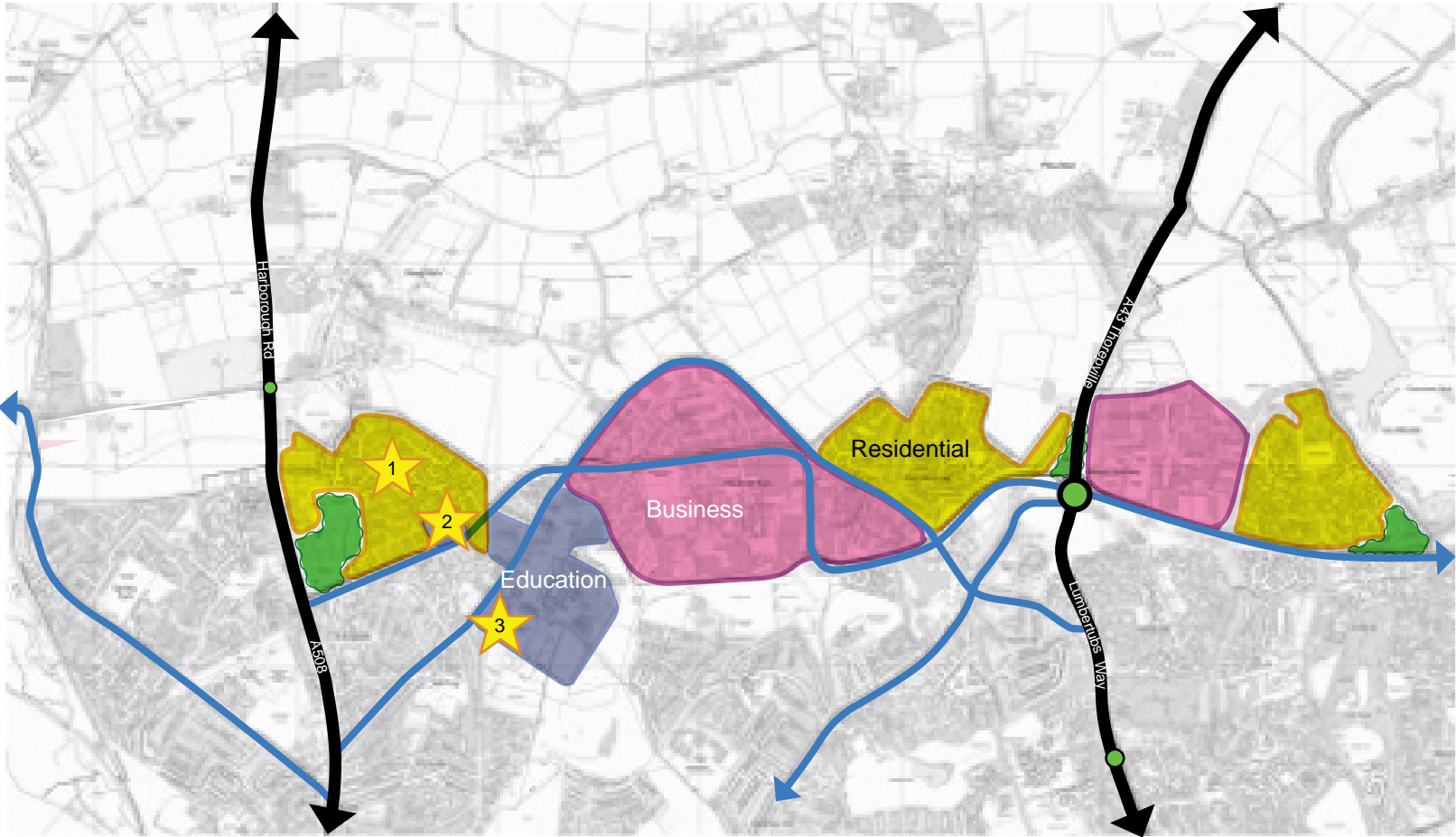


[Boughton Obelisk]



[Kingsthorpe Cemetery Lodge and
Entrance]

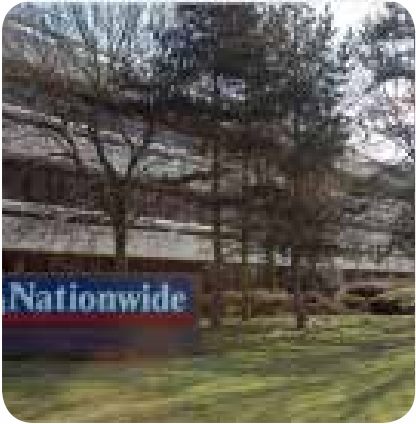
LYNCHIAN ANALYSIS - NORTHERN FRINGE



Lynchian Analysis

Definition:

- paths, the streets, paths, and other channels in which people travel;
- edges, perceived boundaries such as walls, buildings, and rivers;
- districts, relatively large sections of an area distinguished by some identity or character;
- nodes, focal points, intersections or loci;
- landmarks, readily identifiable objects which serve as external reference points.



Key Landmarks:

- 1 • Reynard Way evangelical church
- 2 • Sunnyside primary school
- 3 • Northampton university

Paths:

- University campus as a strategic link for pedestrian and bus routes
- Strategic movement for vehicle and pedestrian access between neighbourhoods and key spaces

Edges:

- A508 and A43
- Northern landscape edge

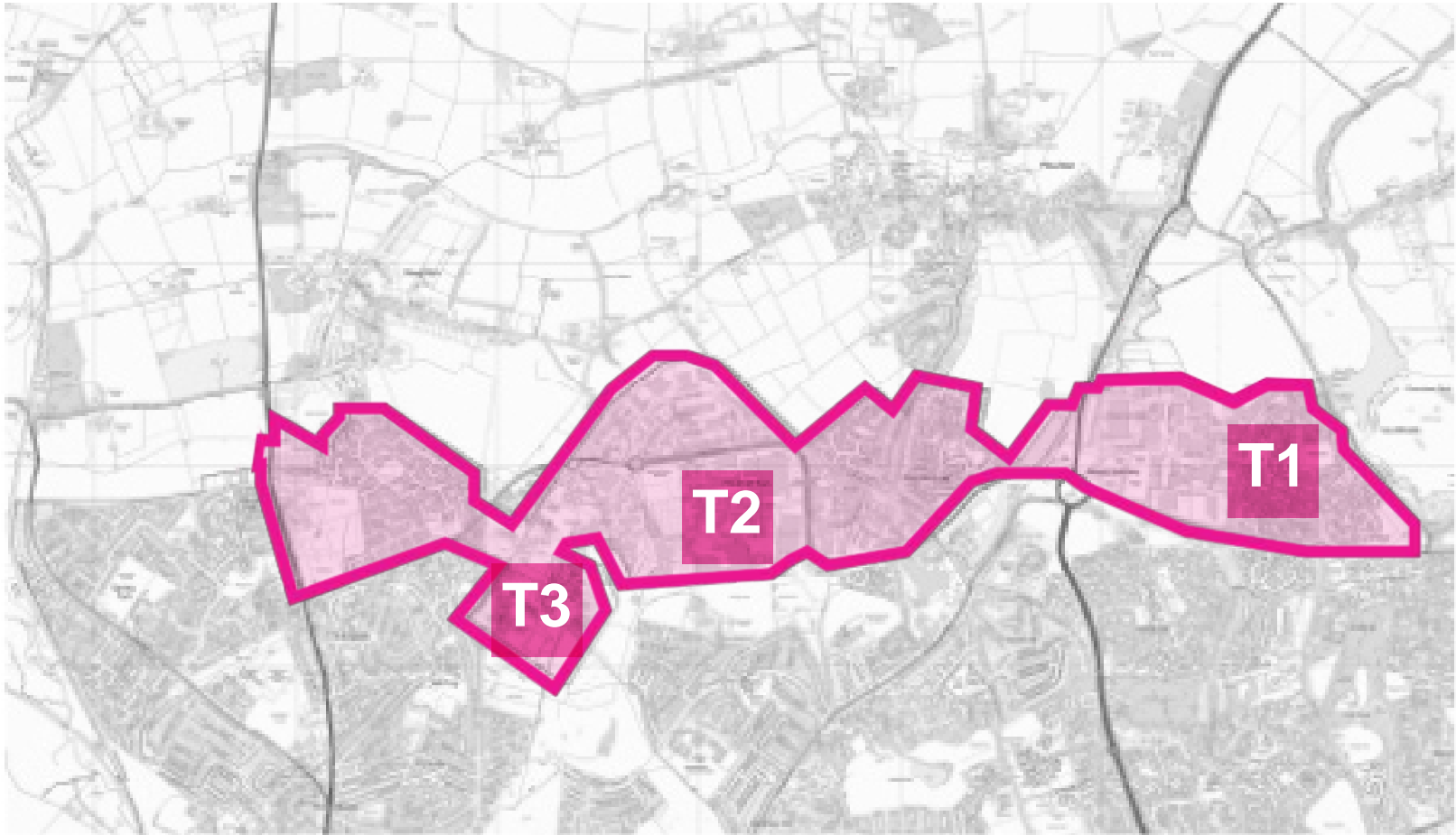
Nodes:

- Roundabouts on principal highways
- Northampton University Park Campus

Districts:

- 3 transects identified

NORTHERN FRINGE - TRANSECTS



[Map showing transects within Zone.F Northern Fringe]

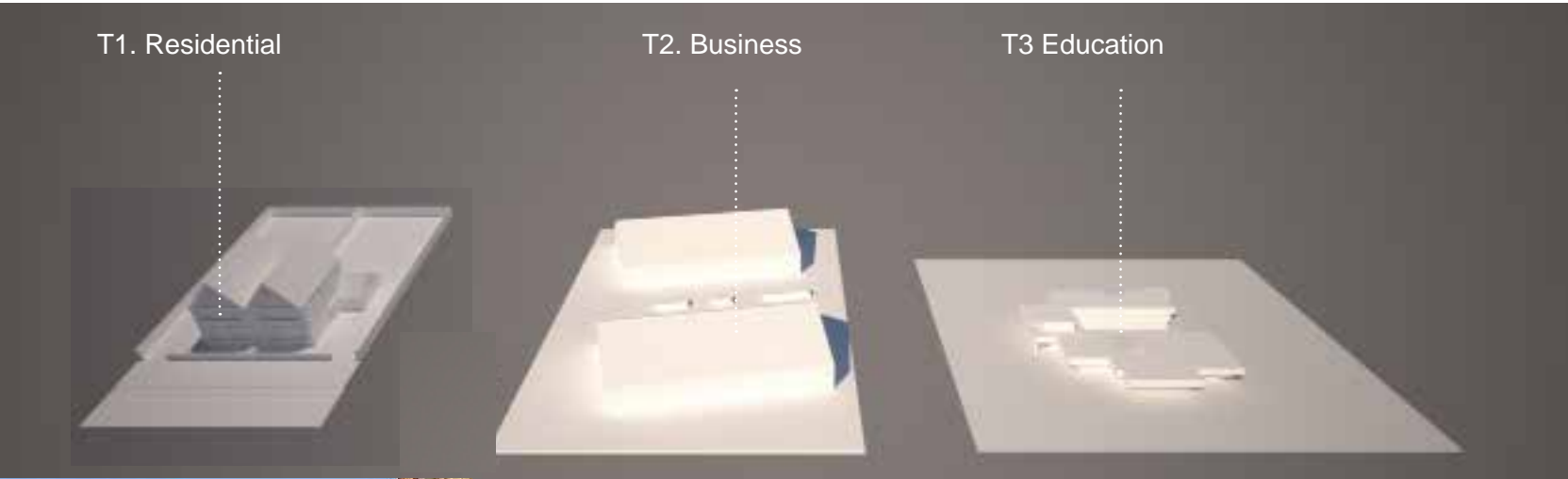
NORTHERN FRINGE TRANSECTS

Three Transects have been identified in Zone F

Residential (Transect 1): Pre-dominantly post WW2 suburban housing reflecting increasing car dominated street layout approach albeit enhanced by attractive maturing local neighbourhood scale green spaces

Business (Transect 2): Mix of industrial estate premises and business park offices reflecting post war and late 20th century strategic design approaches notably car reliant and parking dominated

Education (Transect 3): Locally distinct current further education campus environment



Existing Major Issues

Presently the Northern Fringe zone is predominately stable discreet family housing neighbourhoods with related community leisure facilities with an attractive open countryside landscape setting on the northern edge.

Relative isolation of the zone from the town centre and therefore reliance on access by private vehicles.

Some of the traditional industrial estate environments need upgrading including replacing redundant and outdated industrial premises.



Do's

1. Encourage links to adjoining open countryside leading to the separate villages and hamlets e.g. Boughton; Moulton; whilst enhancing related leisure based opportunities.
2. Consider promoting new business facilities within the zone including introducing live work focussed developments to help replace prospective redundant industrial premises whilst easing reliance on car travel to work.
3. Support environmental and landscape improvements including tree planting to maintain established neighbourhood distinctiveness and to assist the integration with the retained open countryside that is characteristic in this zone.



Don't

1. Forget to provide practical management regime for the zone's open and green spaces to help maintain their current role and future community use.
2. Allow any further visual coalescence of existing zone developed area with neighbouring villages e.g. along Northampton Lane South towards Moulton village without a landscape screening strategy.
3. Continue present unduly car reliant housing and industrial estates for day to day movement when bringing forward new infill/ brownfield development.

ZONE . F EXEMPLAR

[Responsive residential infill: The Avenue Saffron Walden Essex
- 2015 Housing Design Awards Winner]





Zone G Parklands

ZONE . G PARKLANDS



[Context Map]



G

ZONE.G Parklands

A large residential district east of Northampton Town Centre originally representing one of the 1960s New Town expansion suburbs including Lings and Blackthorn estates based around retained landscape features on an undulating land form including Lings Wood, Billing Brook and former farm group buildings like at Lings Way.

Subsequent newer housing estates at Rectory Farm, Ecton Brook and around the original Great Billing and Little Billing villages.

Boundary Description

Defined on the west side by Lumbertubs Way - the A43 dualled strategic link road to Oxford in the south and Kettering in the north;

to the south by the A45 dualled trunk road to Coventry and Wellingborough;

to the east by the limit of the present built up area abutting a wooded stream coinciding with the Borough Council boundary and the open countryside beyond bisected by the A4500 Wellingborough Road;

to the north it is Talavera Way the A5076 local distributor road which runs in a treed cutting.



Local playing fields

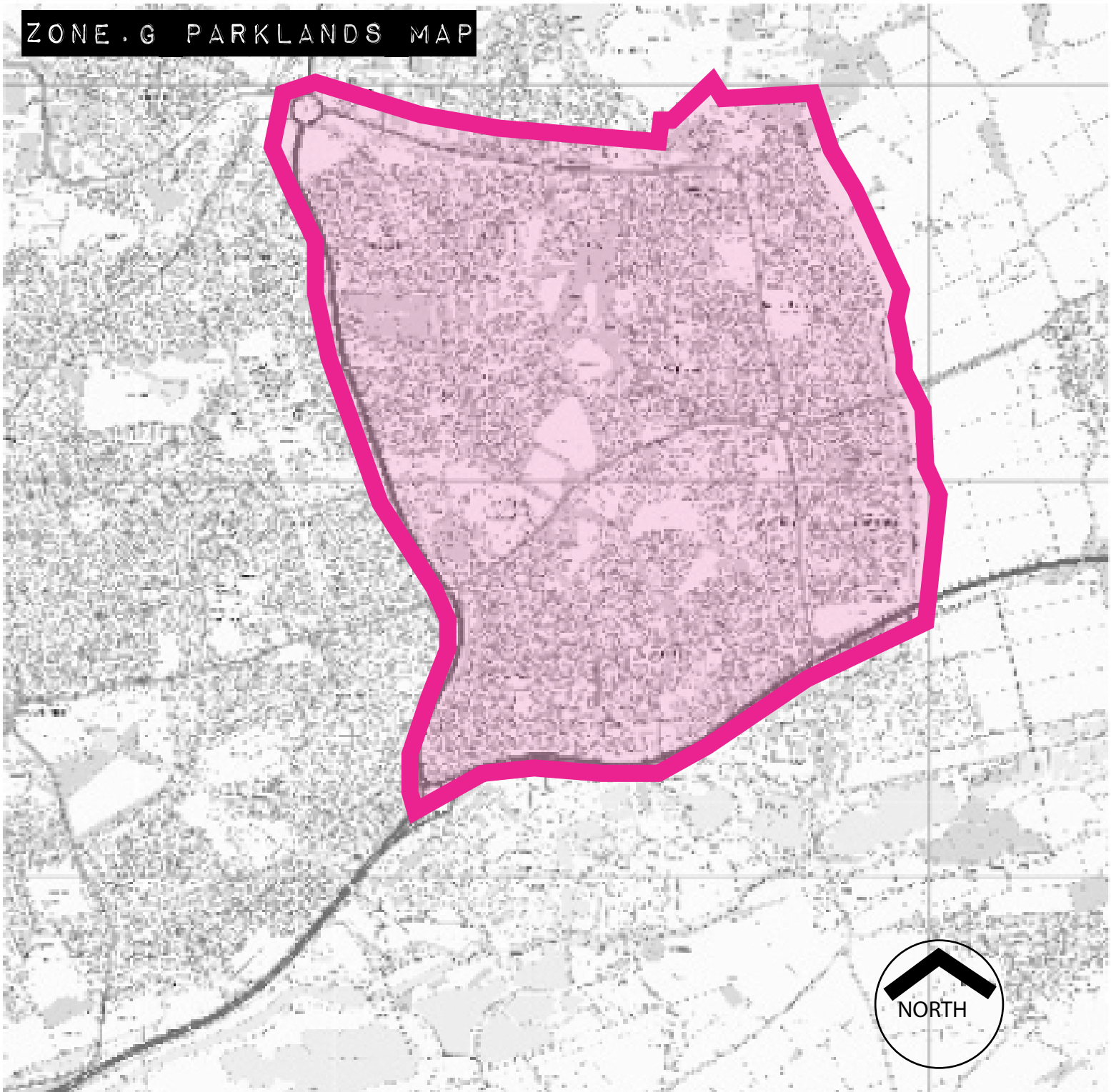


Weston Favell Academy



Weston Favell Centre

ZONE.G PARKLANDS MAP



[Map showing boundary of Zone.G PARKLANDS]

Landscape

The Parklands zone is entirely urban and set on undulating ground - featuring a number of formal public green spaces and parks.

Much of the landscape setting is a legacy of the 1960’s New Town Corporation masterplan notably to the south of Round Spinney, where a number of green spaces are connected by Billing Brook.

The Brook with its tree lined banks, continues south, touching the tip of Great Billing Park, and filling Belling Ponds, before entering the Nene at Billing Aquadrome in the neighbouring Riverside zone.

Lings Wood Local Nature Reserve (LNR) is surrounded by the Billing’s housing estates. It covers an area of over 22 hectares comprising woodland plantations together with scrub, ponds and acid grassland providing a habitat for numerous species as well as well-formed paths for public access. It is also close to the recreation grounds of Lings Park and Blackthorne Road.



Church of St Andrew Great Billing



Billing Brook



Lings Wood



Little Billing thatched cottages

Heritage

Parklands zone whilst now a residential suburb of Northampton, developed into its present form in the 1970s, originally comprised the historic parishes of Great Billing and Little Billing containing agricultural communities.

This pre-C20th character was pastoral, taking advantage of the south facing valley slope and the fertility of the adjacent Nene Valley. At Great Billing, the C12th Grade 1 listed Church of St Andrew was the centre of a manorial agricultural community also associated with Leicester Abbey. Although the nearby Billing Hall has been demolished its landscaped park still remains as Great Billing Park, with remnant features include its Ha-Ha ditch.

At Little Billing, the C14th Grade II* Church of All Saints is of only marginally less antiquity. Little Billing’s pre-C20th survivals are of note and generally statutorily listed including the distinctive thatched cottages on Orchard Hill or the C17th Hastings Cottage on Manorfield. Remnants of the original Manor House of Little Billing also remain albeit incorporated within the rebuilt 1880 listed ‘Priory’.

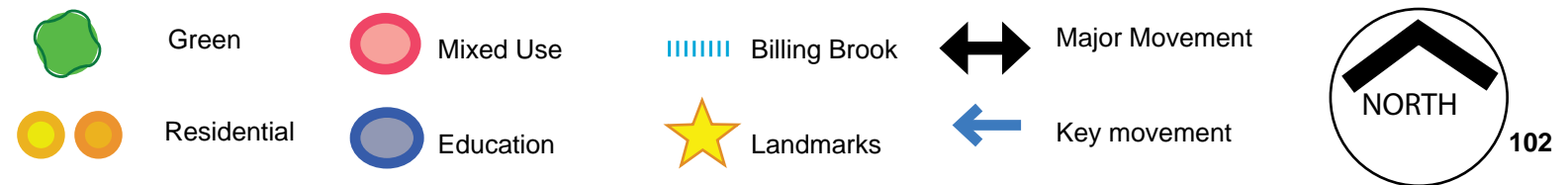
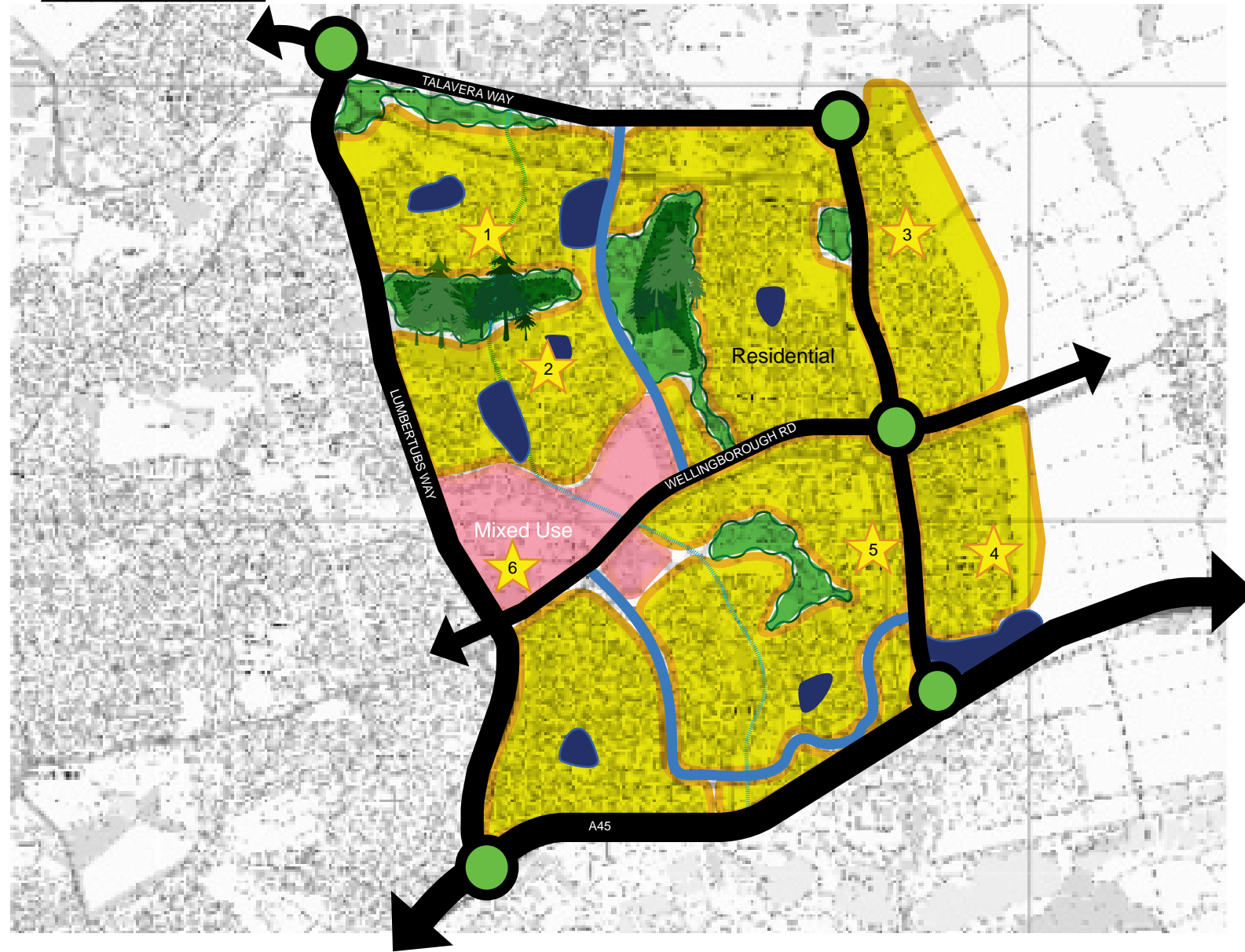
The late C20th development within the Zone resulted in the discovery of significant archaeological remains, in particular in the northern portion of Great Billing. Palaeolithic and Pleistocene remains and artefacts were recorded including woolly rhinoceros, horse and mammoth remains. Worked flints, Iron Age enclosures and evidence of intensive Roman settlement were also recorded.

Elsewhere there is evidence of ring ditches, crop marks and Roman pottery and at Billing Arbours, enclosures and crop marks were identified in aerial photography in the 1970s.

Whilst the agricultural character of the area remained unchanged until post WW2 one notable feature from the inter war period is the striking Art Deco former Pearce Leatherworks building on the Wellingborough Rd next to Billing Brook.

The significant survival of heritage assets within the zone, although now shorn of their former agricultural contexts due to the extensive New Town inspired housing neighbourhoods, is mostly concentrated at Great Billing conservation area, but also scattered farm buildings remain throughout the Zone, with Little Billing a cluster of note.

LYNCHIAN ANALYSIS PARKLANDS



Lynchian Analysis

Definition:

- paths, the streets, paths, and other channels in which people travel;
- edges, perceived boundaries such as walls, buildings, and rivers;
- districts, relatively large sections of an area distinguished by some identity or character;
- nodes, focal points, intersections or loci;
- landmarks, readily identifiable objects which serve as external reference points.

Parklands local schools and church



Key Landmarks:

- ★ 1 • John Greenwood Shipman Centre
- ★ 2 • Lumbertubs Primary School
- ★ 3 • Rectory Farm Primary School
- ★ 4 • Bellinge Community House
- ★ 5 • Our Lady of Perpetual Succour Roman Catholic Church
- ★ 6 • Weston Favell Shopping Centre

Paths:

- Strategic movement for vehicles and pedestrian access between areas and key spaces notably in the new town planned estates
- High numbers of educational hubs and a major district/sub regional retail centre create strong pedestrian links through the area

Edges:

- A45 Trunk Road; A43 Link Road; A5076
- Eastern landscape edge along Ecton Brook tributary

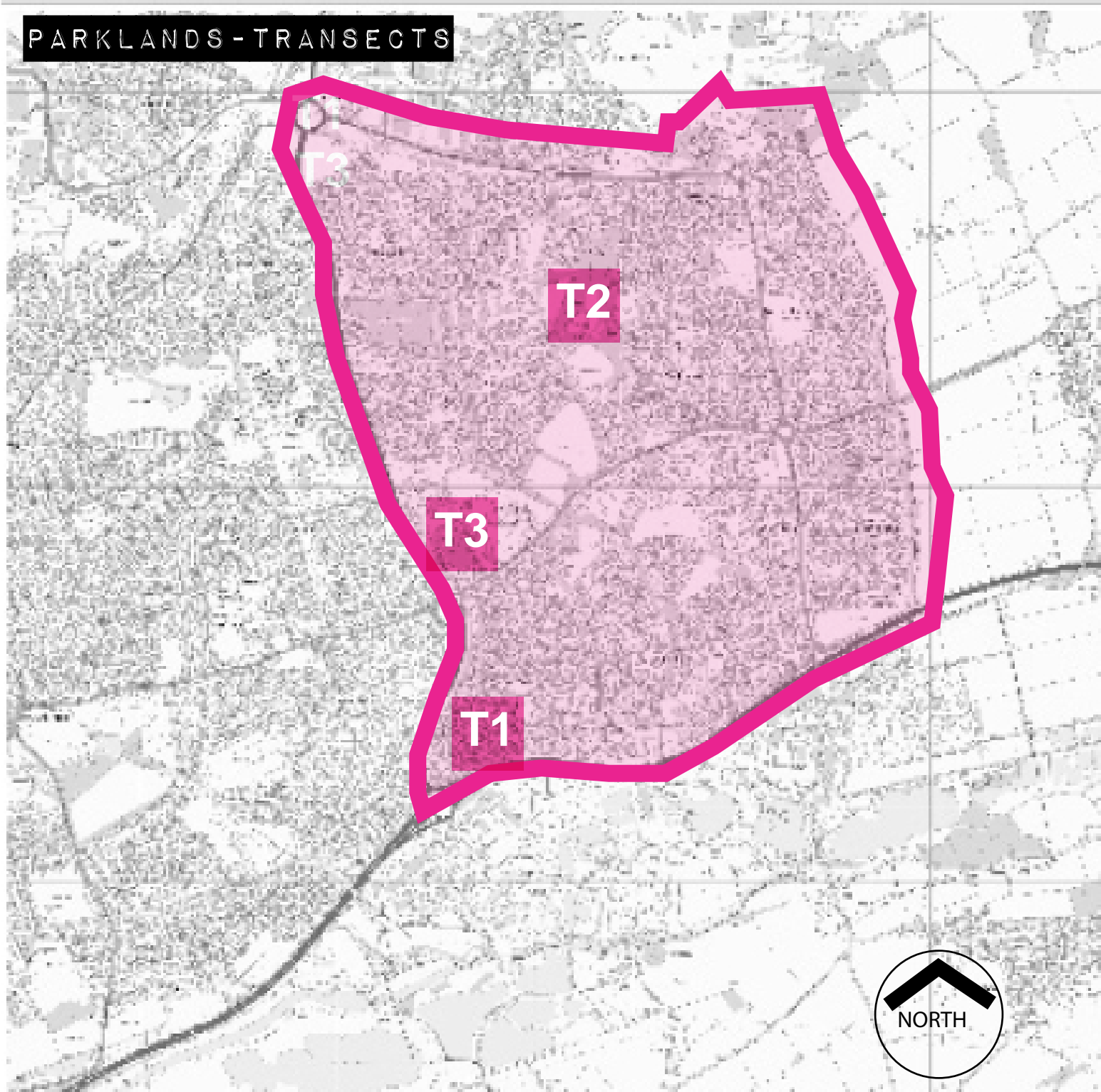
Districts:

- 3 transects identified

Nodes:

- Major Roundabouts
- Sub regional shopping/district

PARKLANDS - TRANSECTS



[Map showing transects within Zone.G Parklands]

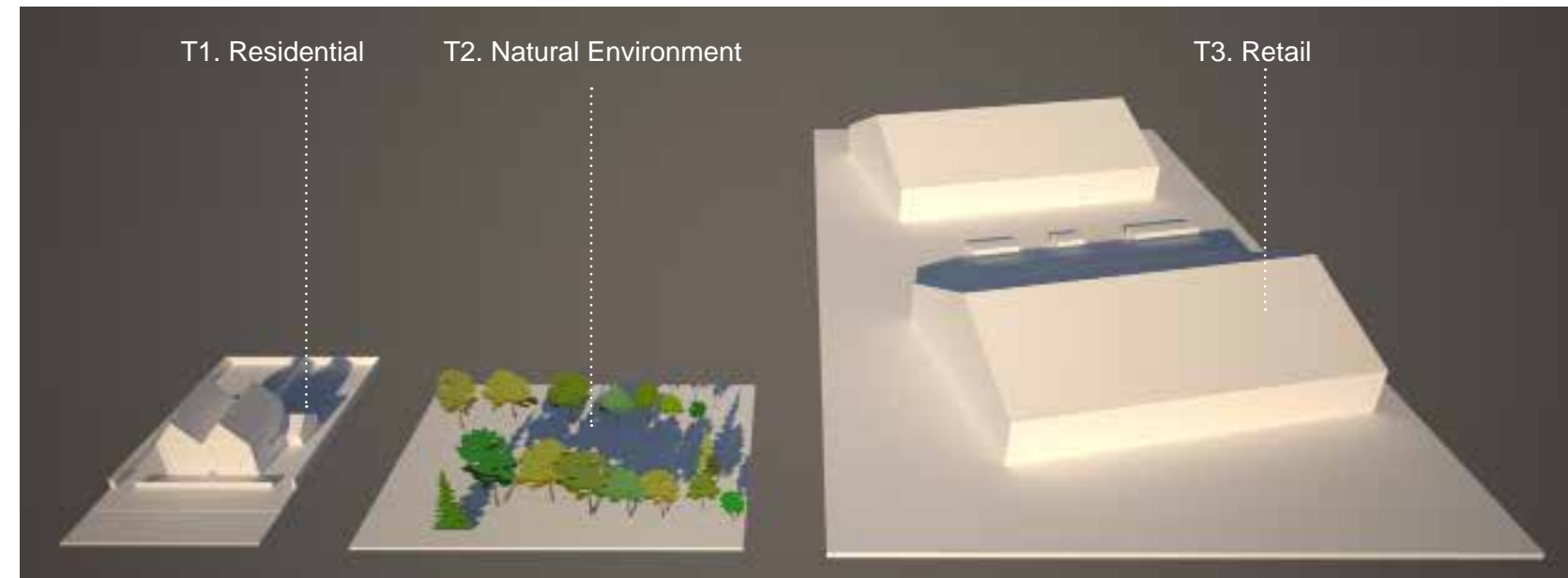
PARKLANDS TRANSECTS

Three Transects have been identified in Zone G

Residential [Transect 1] contrasting new town planned public housing and subsequent private housebuilder estates

Natural Environment [Transect 2] natural landscape features incorporated into new housing areas with related local open space links

Retail [Transect 3] characteristic 1980s sub regional shopping centre heavily dependent on car use and less well connected to neighbouring housing estates



Existing Major Issues

The character of Parklands is predominately drawn from the post WW2 new town design ethos with strong road hierarchy and related landscape treatment and then the subsequent market led private housebuilder estates.

The new town development has relatively open plan estate layouts with a large amount of shared common space including parking and garage courts originally intended to be maintained by the local authority. The housing groups paid little heed to traditional development blocks and often turn the rear gardens onto main routes or adjacent strategic open space, together with internal spaces often defined by short link terraces with relatively high number of connecting pedestrian routes not always responding to wider network.

These housing designs provide some current ongoing estate management challenges – not least accommodating private motor vehicles – although they all benefit from attractive maturing feature landscape and planting.

The subsequent 1980's major new housing development by national and regional house builders often characterised by Essex Design Guide type approach and the former DB32 influenced road layouts with numerous cul de sacs resulting in a fairly inward looking environment with limited active street frontages to foster everyday pedestrian movement.



Do's

1. Encourage legible and direct connecting routes to local services, open space and bus stops in enhancement proposals for the earlier New Town and later 20th century residential estates
2. Protect and maintain the maturing new town masterplan inspired landscape spaces
3. Consider infill development in the former new town planned estates that help reinstate frontage properties on streets; paths and open space



Don't

1. Allow infill development that fails to integrate local heritage assets as beneficial features in their current setting
2. Support inappropriate piecemeal encroachment of the natural landscape features and open spaces or an erosion of their proper maintenance
3. Consider housing estate regeneration that undermines good urban design practice or ignores the locally distinct new town environments in the replacement development

ZONE . G EXEMPLAR

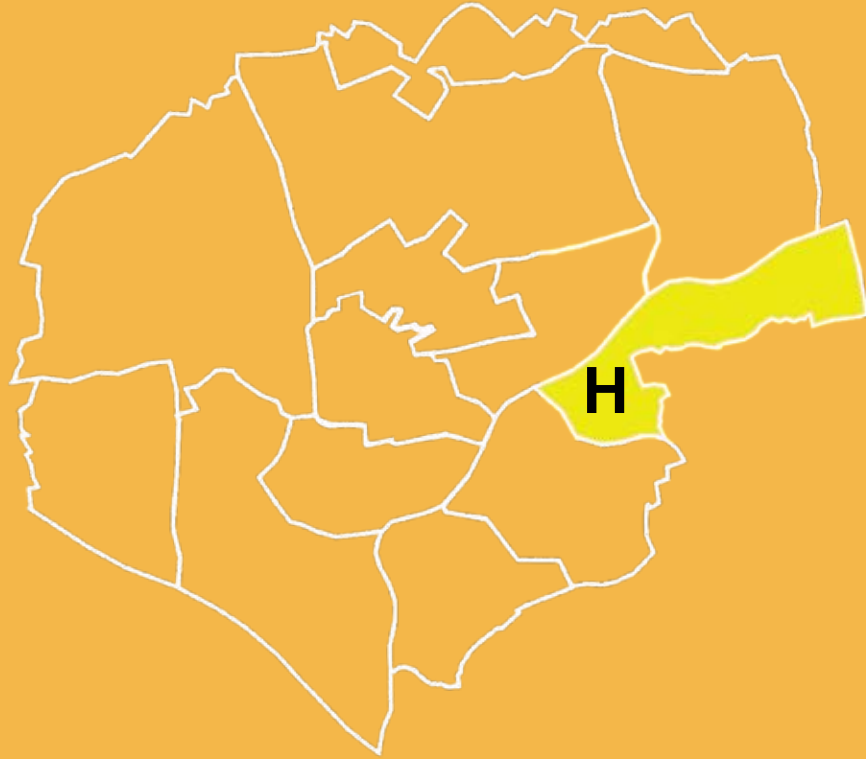
[New Planned Neighbourhoods: Great Kneighton Cambridge
- Housing Design Awards Winner 2015]



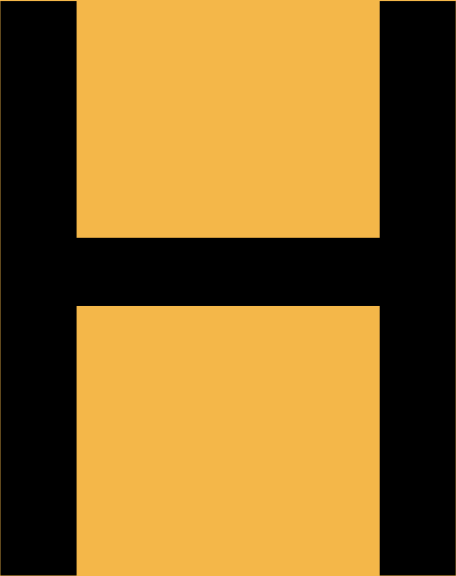


Zone H Riverside leisure

ZONE . H RIVERSIDE



[Context Map]



ZONE.H Riverside

The Riverside zone is an area largely focused around water-based recreation supported by holiday homes and facilities shaped around Marina and Willow Lake.

The area contains a riverside retail park, a sewage works facility and depot on the northern outer edges of the zone. Much of the area is undeveloped and part is designated as a Special Protection Area. It also contains towards the outer west a large flood storage facility.

The leisure facilities surrounding the water-based recreation includes Billing Aqua-dome, Billing Garden Village, holiday lodges, caravan and camping facilities, restaurants, fun fair and moorings. Collectively these play a strong part in the tourist offer of this area on the outer edge of Northampton.

This zone as the name indicates is the low lying River Nene floodplain with associated natural landscape setting.

The area has past mineral working for sand and gravel with residual lakes now utilised for leisure related activities and facilities.

The expansion of Northampton as a settlement has impacted with the east-west A45 Nene Valley Way dualled trunk road on the northern edge of this zone. This has resulted in business, retail and industrial development areas being located within the Riverside zone.

Boundary Description

The northern boundary line of Riverside is formed by Nene Valley Way, the A45 running east to west towards the central area of Northampton.

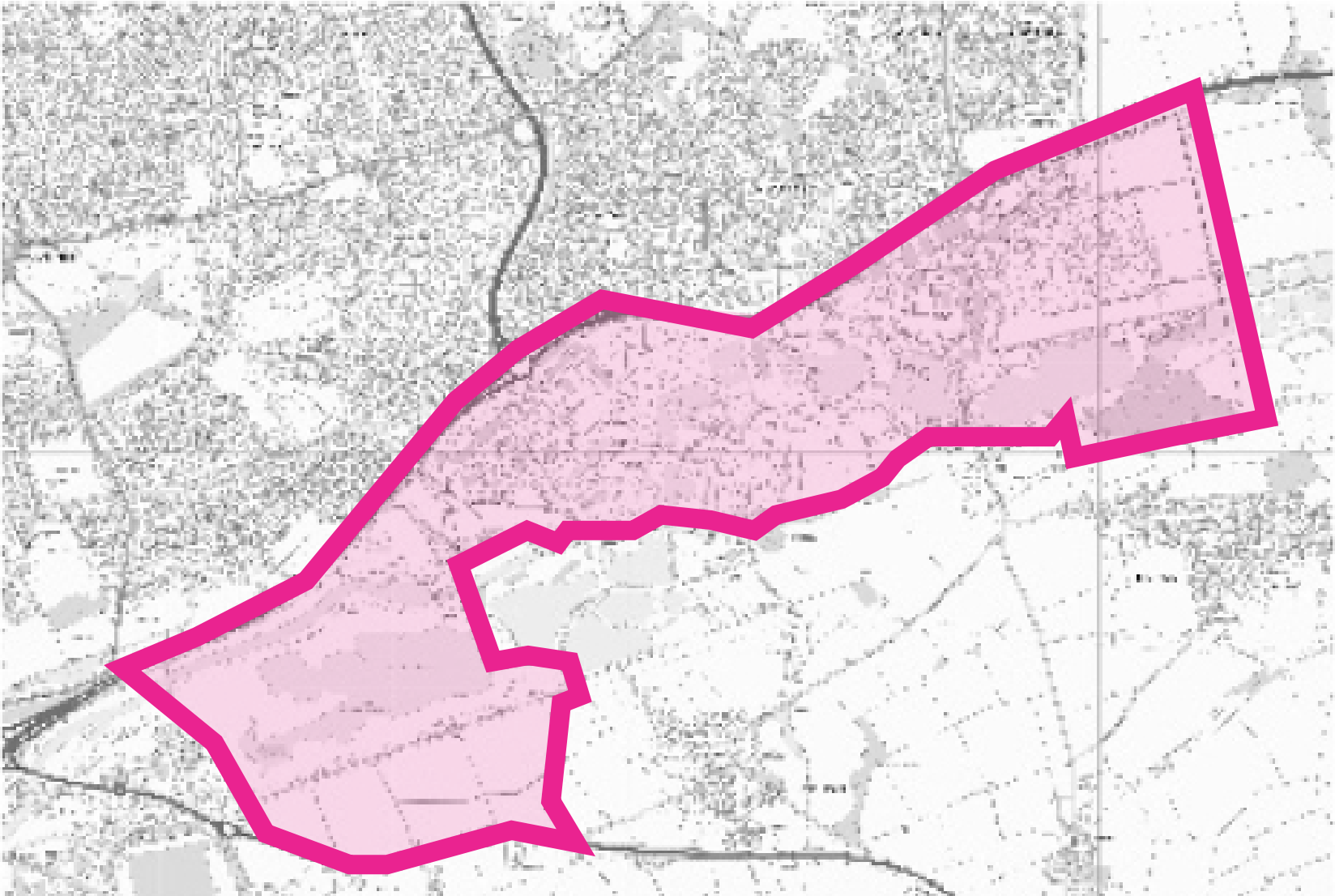
The boundary line to the west begins where development ends in the Brackmill Business Park forming a hard edge as a result of the physical development of offices, hotel and pub/restaurants leaving the enclosed area of Riverside as greenspace.

The southern boundary is mainly formed by the River Nene with a natural agricultural boundary line rounding off at the sewage works and depot along the east boundary.

Riverside zone leisure facilities



ZONE . H - RIVERSIDE MAP



Landscape

The Riverside zone is characterised by the River Nene meandering west-east through a broad, flat green valley. A myriad of man-made lakes arising from gravel extraction restoration feature on either bank together with a large flood storage reservoir located at Clifford Hill Gravel Pits to the south of the Nene, between Abington and Weston Favell Locks.

Further east, the leisure park Billing Aqua-drome occupies a 1 km² area to the north of the river. Built around mature gravel pits, the water park facilities include a caravan and camping site, marina and funfair as well as hosting a variety of shows including the annual Northampton Balloon Festival. The River Nene continues along the Aquadrome boundary via Clifford Hill Lock and onwards to Billing Lock and Billing Wharf.

The area of Clifford Hill Gravel Pits (also known as Abington Lake) in the Nene Valley hosts The Upper Nene Valley Gravel Pits Site of Special Scientific Interest (SSSI). This is further reinforced by a Special Protection Area (SPA) designation which is also classified under the European Birds Directive for its internationally important winter bird populations of over 20,000, which include golden plovers, bitterns and gadwalls. The area is also designated as a Ramsar site i.e. a wetland of international importance.

Although settlement within the valley is limited, there are a number of small scale developments that urbanise the riverine landscape including Riverside Retail and Business Parks, Crow Lane Industrial Estate and the sewage works. This is further added to by the close proximity of the A45 Nene Valley Way road corridor and busy junctions such as the A43 Lumbertubs Way Interchange.

In addition the Northampton suburbs of Abington Vale, Weston Favell, Bellinge and Ecton Brook are visually dominant on higher land in the neighbouring zones to the north of the A45.

To the south of the zone, the linear nature of dismantled railway tracks and Hardingstone Dyke, (itself formerly part of the dismantled London and North Western Railway Line) promote the man-made nature of the landscape, intensified by the close proximity of the large scale commercial buildings within the neighbouring zone of Brackmills. Also intrusive in views are the high voltage pylons and transmission lines crossing the valley.Despite the influence of these urbanising features and infrastructure elements, most of the Nene’s immediate landscape setting remain however largely peaceful and pastoral with the banks featuring overhanging trees and vegetation.



River Nene Valley



Clifford Hill Gravel Pits

Heritage

The zone does not reflect any single historic parish boundary, but takes in portions of the historic parishes of Great Billing, Little Billing, Weston Favell, Little Houghton and Great Houghton. Each of which had a presence on the River Nene and is reflected in the names of the water mills that formerly dotted its length – Great Billing Mill, Houghton Mill, Weston Favell Mill.

The land was historically low-lying and liable to flooding so the absence of residential development save for in the mills is unsurprising. Prior to extensive gravel extraction in the 1930s the northern parts of the zone were bisected by the meandering tributaries to the River Nene such as Billing Brook and Ecton Brook.

Although there are no statutorily listed heritage assets within the zone the surviving Billing Mill (historically Great Billing Mill) presently a public house and restaurant is of interest. Just outside of the local authority boundary, buildings survive at Houghton Mill, adjacent to the scheduled ancient monument Clifford Hill coinciding with the originally strategic river crossing point.

The gradual development of the area began in the late C19th with the establishment of the essential infrastructure like the ‘irrigation farm’ on its eastern boundary, processing sewage from an expanding Northampton. The inter war gravel extraction was undertaken both north and south of the River Nene followed by a small industrial estate which subsequently grew up close to the sewage works off Crow Lane, intensified by the 1970s opening of the A45 Nene Valley Way. A handful of the C20th dwellings developed on Crow Lane serving these industries still stand.

The least developed part of the Zone is the south west portion. This lies on the southern bank of the Nene and is given over to flood alleviation reservoirs. It is bisected by Hardingstone Dyke, part of which is a former embankment of the dismantled London and North West Railway line.

The excavation of the gravel pits in the middle years of the C20th revealed extensive post-glacial animal remains including auroch bones, remains, of woolly rhinoceros, horse and mammoth, and Palaeolithic artefacts.

The area also retains an industrial archaeological interest arising from the navigable River Nene (the Grand Union Canal Northampton Branch linked to the navigable River at Cotton End) and its associated weirs, locks, mill races and remnant structures which may warrant fuller assessment.

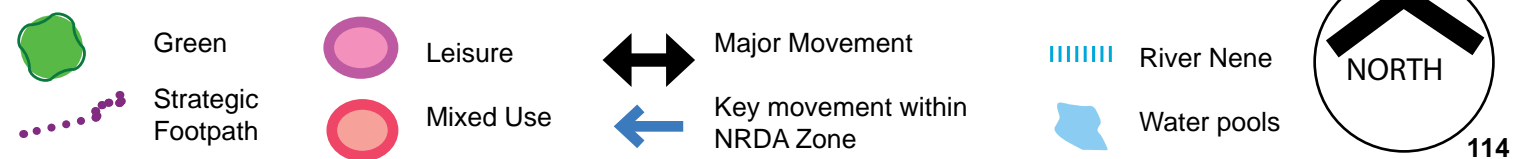
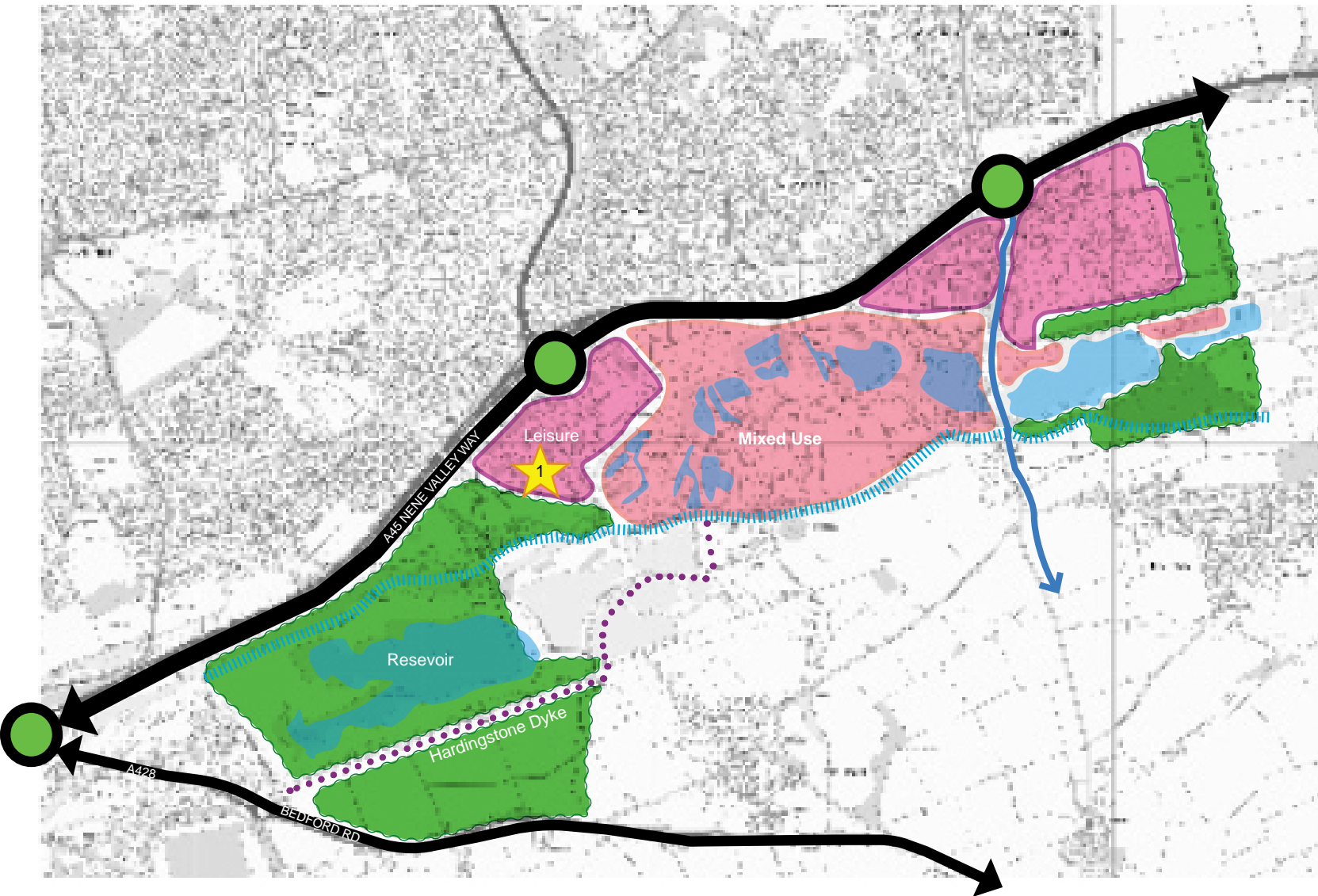


Billing Mill



Clifford Hill Lock

LYNCHIAN ANALYSIS-RIVERSIDE



Lynchian Analysis

Definition:

- paths, the streets, paths, and other channels in which people travel;
- edges, perceived boundaries such as walls, buildings, and rivers;
- districts, relatively large sections of an area distinguished by some identity or character;
- nodes, focal points, intersections or loci;
- landmarks, readily identifiable objects which serve as external reference points.

Riverside zone leisure and retail



Key Landmarks:

- Riverside Retail Park

Paths:

- Strategic movement for vehicles and mostly informal pedestrian access between areas and key spaces.
- Series of connections through caravan park leading around small pockets of water.

Edges:

- A45 Nene Valley Way, A428 Bedford Rd
- River Nene
- Landscape edge
- Hardingstone Dyke

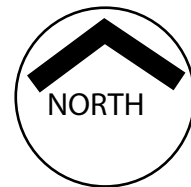
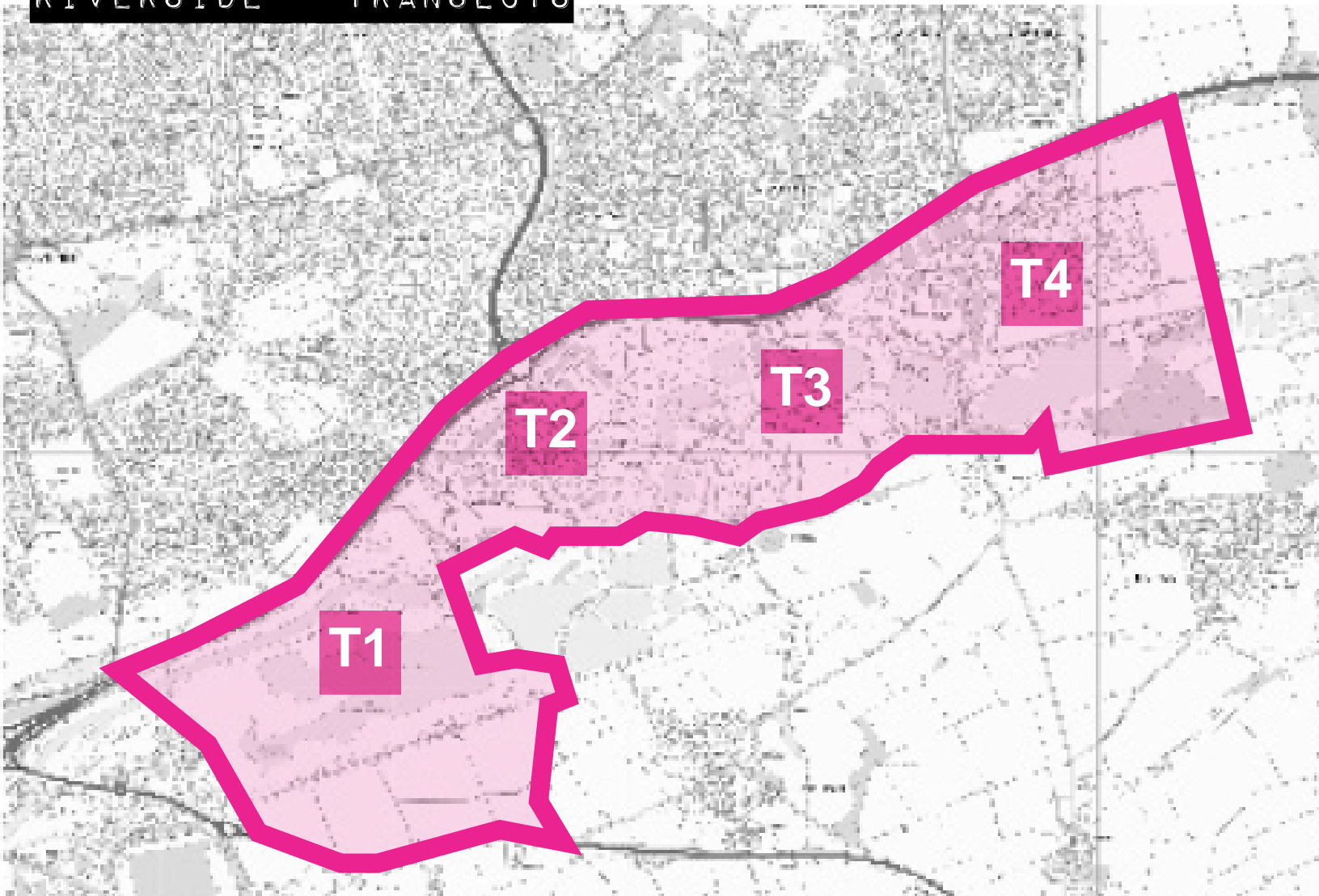
Districts:

- 4 Transects identified

Nodes:

- Reservoir
- Roundabouts/Strategic Nene Valley Trunk Road

RIVERSIDE - TRANSECTS



[Map showing transects within Zone.H Riverside]

RIVERSIDE TRANSECTS

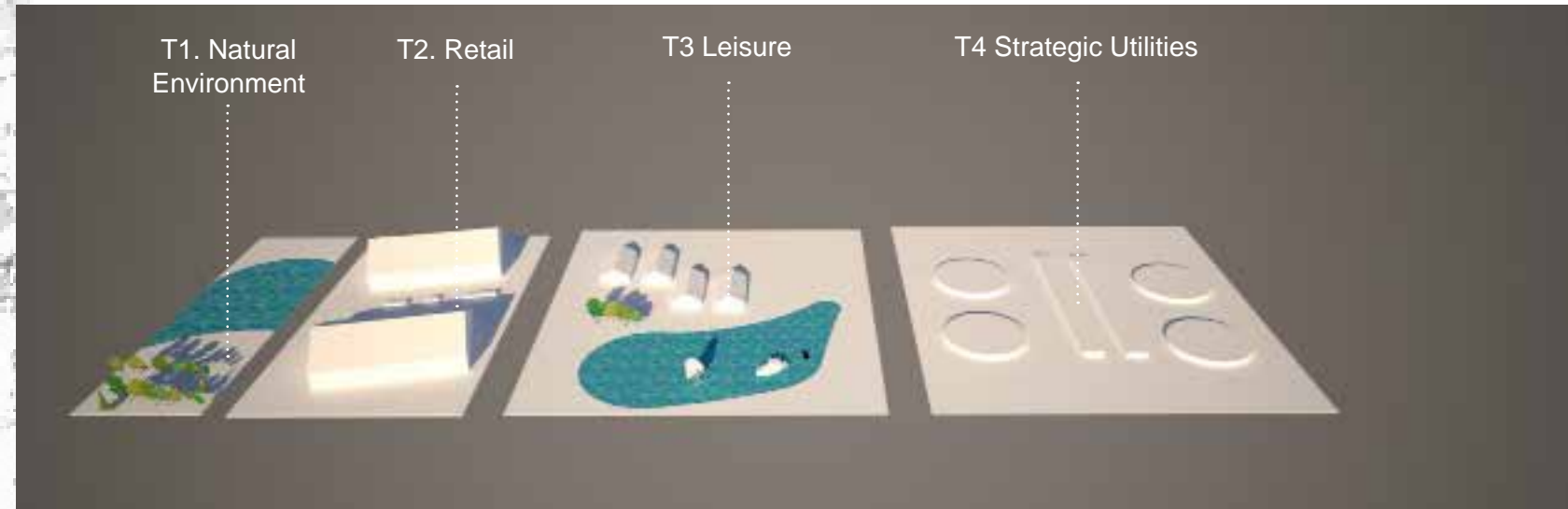
Four Transects have been identified in Zone H

Natural Environment [Transect 1] Regionally significant River Nene valley

Retail [Transect 2] Sub regional and local retail park mostly car orientated environments

Leisure [Transect 3] Regional water based leisure facilities utilising the original natural landscape setting

Strategic Utilities [Transect 4] Water and sewage management related installations serving the expanding Northampton conurbation



Existing Major Issues

The zone has the regionally significant River Nene wide valley with great biodiversity value although with some urban impacts on its northern banks whereas beyond the southern local authority boundary is a largely rural agricultural landscape.

The urban impacts are the business and retail parks typical of the period with large shed like logistic, office and retail showroom buildings, extensive car parking areas with limited pedestrian routes and mostly localised landscape features with structural screen tree planting on boundary edges.

Despite the evident and ongoing encroachment of the post WW2 growth of Northampton the exception is the River Nene valley and the rural area to the south where the historic setting of Billing Mill and beyond the zone boundary Little and Great Houghton is maintained.



Do's

1. Protect fine natural historic landscape setting of existing River Nene corridor including Hardingstone Dyke together with local features like Billing Mill
2. Provide opportunities for further leisure related investment including links to the open rural countryside to the south
3. Enhance the environmental quality of the present car dominated business, industry and retail parks



Don't

1. Continue the unduly car reliant patterns of day to day movement in this zone at the expense of other more sustainable modes e.g. bus, cycling and walking
2. Permit inappropriate piecemeal encroachment of the natural landscape and leisure related water features
3. Allow the erosion of the setting of locally distinct heritage and landscape assets

ZONE . H EXEMPLAR

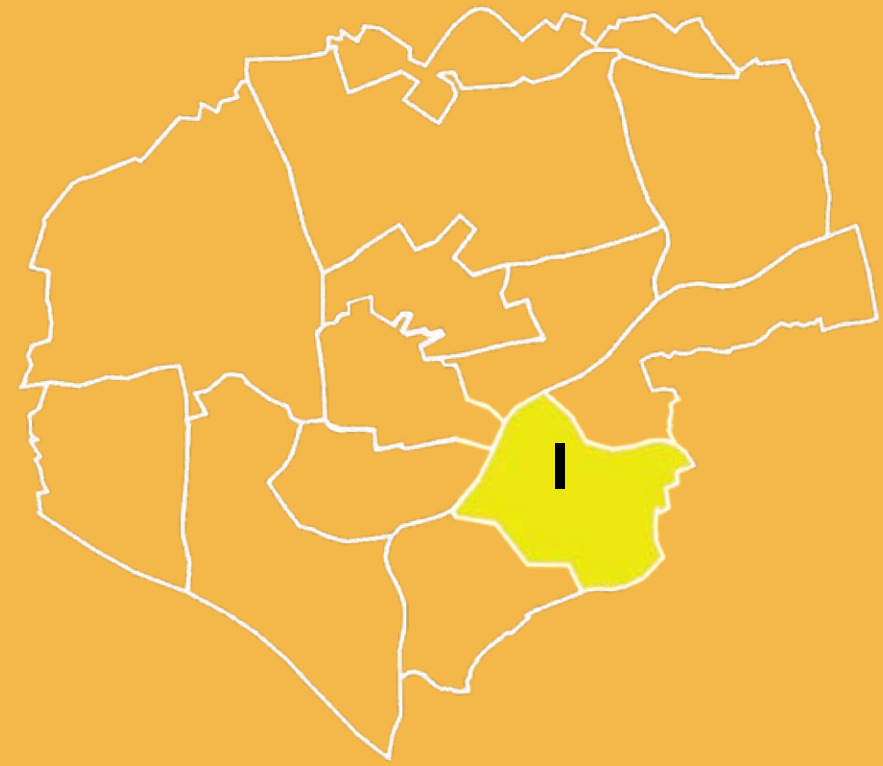
[Waterside Leisure Related Development: Ferry Meadows Country Park Peterborough]





Zone I Brackmills Business Park

ZONE . I BRACKMILLS



[Context Map]



ZONE.I BRACKMILLS

Area Description

The zone is predominately characterised by its significant regional industrial estate and distribution centre function due to its favourable location south of Bedford Road and west of the A45 Nene Valley Way link. At its eastern edge by contrast is the freestanding village of Great Houghton - a popular expanded residential community – originally very much a legacy of the historic Northamptonshire countryside located as it is on higher ground.

Boundary Description

The northern edge is effectively the Bedford Road with a modest extension beyond it to the north west - incorporating part of the recent business park including the County Council offices - next to the River Nene Navigation locks where it joins the main part of the River Nene. The zone boundary at this point does not follow any natural feature as it crosses the river and stops by the Nene Valley Way highway embankment. Similarly at the north east corner it leaves the Bedford Rd along the access lane to New Lodge Farm coinciding with the boundary with neighbouring South Northamptonshire Council.

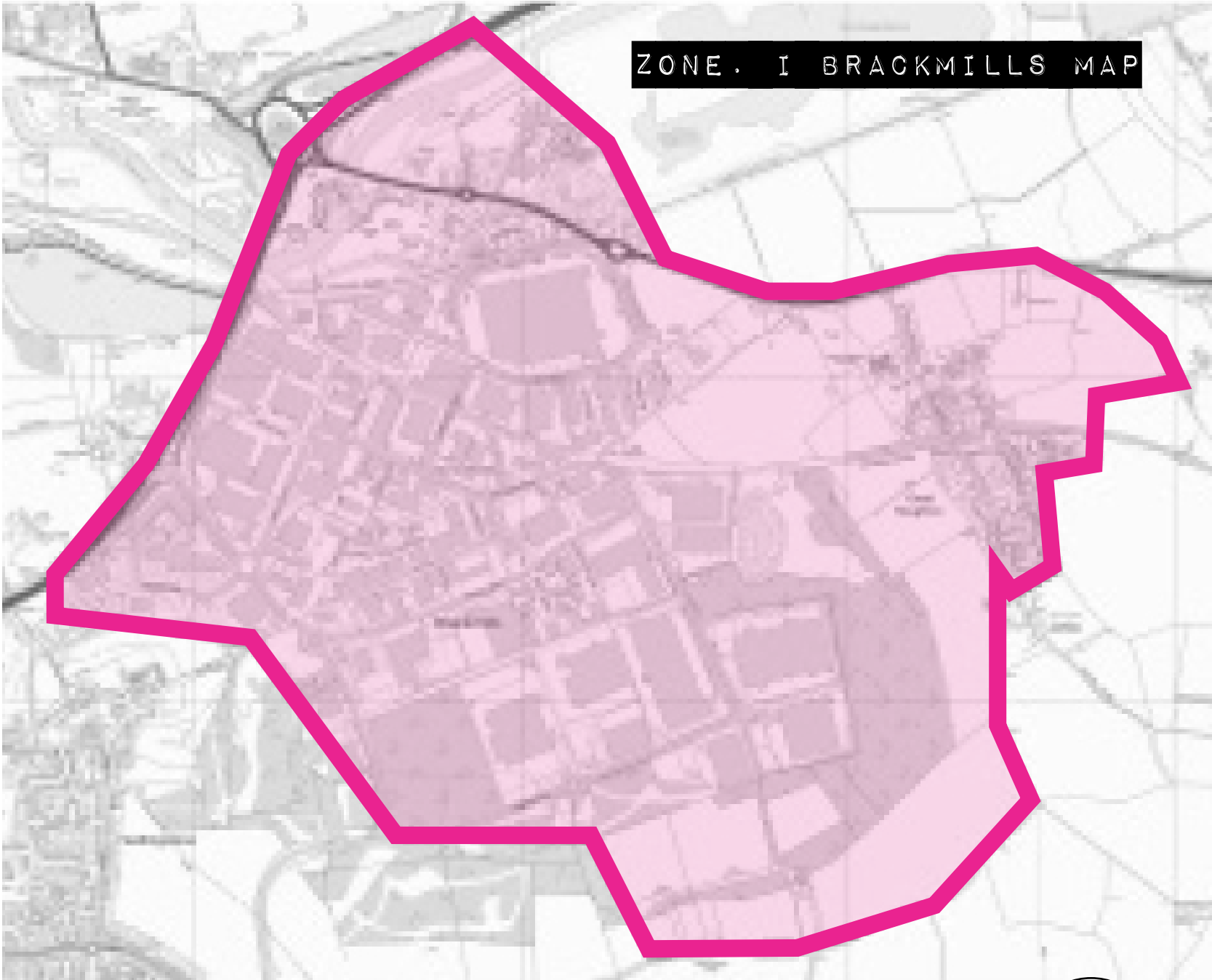
The western edge is the A45 Nene Valley Way highway extending down to the Hardingstone 9 golf course - opposite Delapre Park in the adjacent London Road zone

The southern boundary is effectively the wooded edge of the Brackmills Business Park as it skirts Hardingstone across the Landimore Road link and joins The Green - a country lane off the Newport Pagnell road - by Hardingstone Lodge and follows it into Great Houghton. This also coincides with the Borough Council boundary.

The eastern boundary is a continuation along The Green lane and then wraps around the southern settlement boundary of Great Houghton village before crossing the former Northampton to Bedford railway line and connecting via field boundaries and New Lodge Farm access lane back onto the Bedford Road



Brackmills Business Park



Landscape

The zone is pre-dominately developed as the regional Brackmills Business and Industrial Estate although the nucleated Conservation Area village of Great Houghton still retains its separate identity set on part of a landscape characterised as limestone valley slope. This is partly due to the green buffer of rural fields that keep it distinct from the nearby Brackmills Industrial Estate, the rural boundaries of which are partially softened by the green spaces of the Country Park.

Brackmills Country Park lies to the west, south and east of the Industrial Estate. It is an urban parkland featuring significant areas of young tree planting which have been established on the north facing slopes. It offers mixed recreational areas catering for dog walkers, runners and families.

There is an eastern high point providing pleasing views over the town and general area, albeit with somewhat bland industrial estate roofscape in the foreground, together with areas of rough grassland and a sizeable fishing lake.

Areas of fields and pasture including some ridge and furrow, remain to the south and east of the Industrial Estate, creating a green buffer to Great Houghton village. The village commands an important elevated setting on the edge of the Borough and also forms the skyline for many views south from across Northampton and the Nene Valley.



Brackmills Industrial Estate



Cherry Tree Lane Great Houghton



[Great Houghton village viewed from former Houghton Lane south east of Brackmills]

Heritage

The zone is made up of equal portions of the historic parishes of Great Houghton and Hardingstone. Its eastern half includes the village of Great Houghton, whilst to the west, its boundary passes just east of Hardingstone village which lies within the neighbouring East Hunsbury zone.

In recent decades changes within the Zone have been considerable, located two miles outside of the town of Northampton, the area was in agricultural use until the 1970s and was lightly populated save for the population centre of Great Houghton. The construction of the A45 Nene Valley Way and the development of the Brackmills Industrial estate radically altered the character of the western three quarters of the zone.

The eastern portion however still retains a buffer of remnant farmland around the village of Great Houghton, one of the few Northampton conservation areas retaining some element of its former rural setting.

The pre C20th built environment within the Zone was modest - concentrated within the village of Great Houghton and also at Rush Mill, located at a fording and later bridge point over the River Nene. In 1872 the Midland Railway (Bedford and Northampton Branch), struck through the area, excavating a cutting that divided Great Houghton whilst a little further to the north, the London and North Western Railway had established its route into Northampton, passing just south of Rush Mill. By the 1980s, both lines had closed, although the trackbeds largely remain.

The village of Great Houghton centred on its manorial hall and church – St Mary the Virgin. The previous medieval Church of the Assumption was demolished in 1754 and replaced by the present Grade II* listed classical C18th church. The C19th Great Houghton Hall is located on the site of the former manorial hall just north of the church, and was until recently in educational use, with its former stables listed Grade II.

The village contains a number of other listed buildings and is a conservation area whilst its historic road and track pattern are of considerable interest in understanding the historic development of the settlement. Remnants of additional settlement to the northern part of the village have been recorded, along with landscape features such as fish ponds, a circular mound to the north of the village now replaced by playing fields, and evidence of cultivation remains including evidence of ridge-and-furrow.

Houghton Hill/Houghton Lane is the historic route which formerly linked Hardingstone and Great Houghton, via Houghton Hill and the Bedford Road. It still survives in remnant form in the industrial estate, connecting to the Bedford Road at the C19th Martins’ Farm

The zone is of some note regarding prehistory. Ring ditches were identified north east of Hardingstone village, with enclosures noted north of Gowerton Road and further Roman finds are recorded in the same vicinity. South east of Rush Mills further ditches were noted during construction work in 1980. This indicates potential in areas to the immediate east of this site which are presently agricultural and which run close to Great Houghton village. Roman pottery, kiln material and further evidence of Roman settlement was also present west of the village. It is likely that the undeveloped portions of the zone retain considerable archaeological potential.

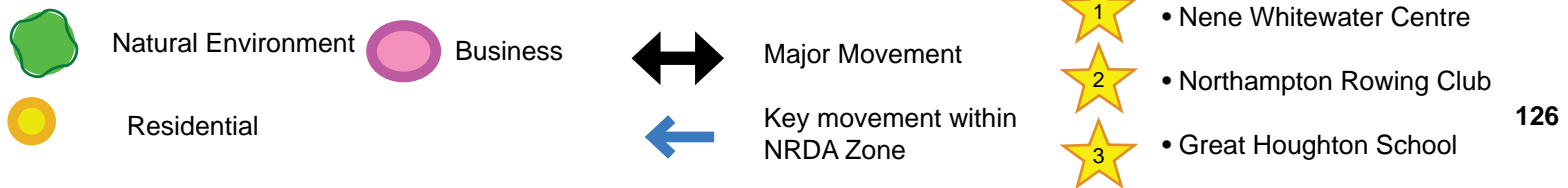
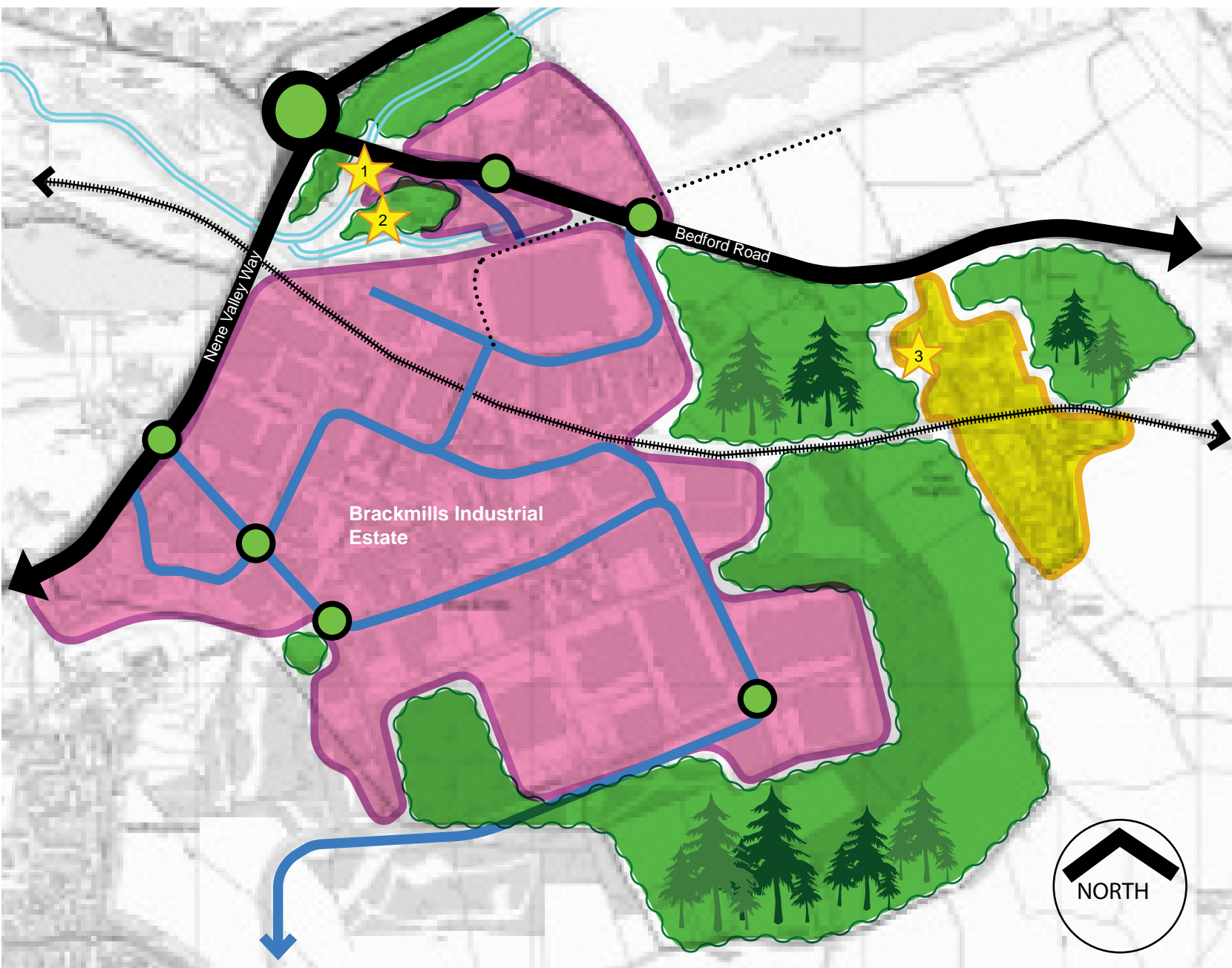


Great Houghton Hall



St Mary the Virgin Church

LYNCHIAN ANALYSIS - BRACKMILLS



Lynchian Analysis

Definition:

- paths, the streets, paths, and other channels in which people travel;
- edges, perceived boundaries such as walls, buildings, and rivers;
- districts, relatively large sections of an area distinguished by some identity or character;
- nodes, focal points, intersections or loci;
- landmarks, readily identifiable objects which serve as external reference points.



Lynchian Analysis

Paths:

- Strategic movement for vehicles and mostly in formal pedestrian access between the industrial estate and the neighbouring settlements of Hardingstone and Great Houghton
- Leisure routes and cycleways through the Country Park and along former railway lines

Edges

- A45 Nene Valley Way, A428 Bedford Road
- Brackmills Wood and Country Park
- Great Houghton eastern settlement boundary

Districts

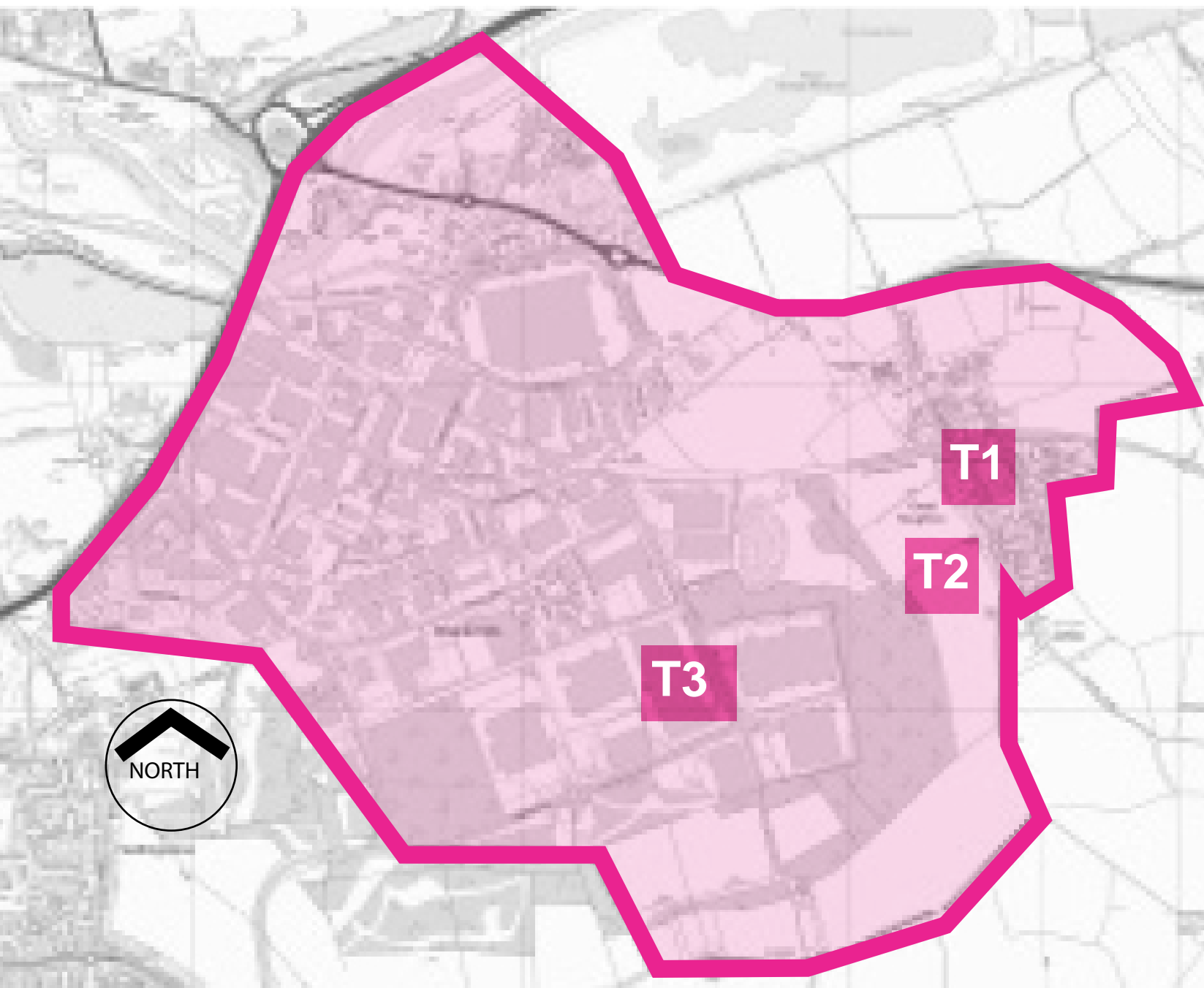
- 3 transects identified

Nodes:

- Roundabouts on strategic highway network and within the industrial estate



BRACKMILLS - TRANSECTS



[Map showing transects within Zone.I Brackmills]

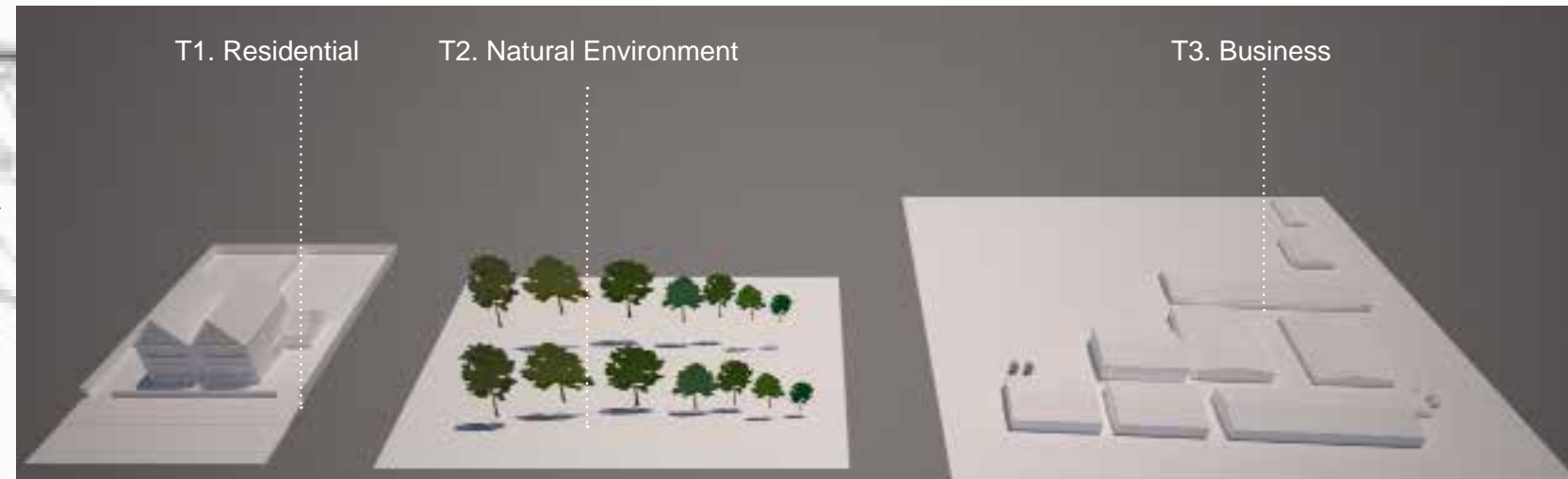
BRACKMILLS TRANSECTS

Three transects have been identified within Zone I

Residential [Transect 1] Traditional village design influences surpassed by latter day suburban estate additions

Natural Environment [Transect 2] Pre-dominately industrial estate planting mostly in highway verges together with plot boundary tree screen

Business [Transect 3] Large scale functional shed structures with more recent office



Existing Major Issues

The predominate character of the Brackmills zone is made up of two distinct typologies namely the large scale business and logistics estate footprint and the separate traditional village scale of Great Houghton.

The industrial estate - developed out in several phases over the past three decades - is dominated by the functional employment building footprints with related surface car parking areas and fringe landscape. The industrial and warehousing sheds are noticeable for their large scale and sparse detailing whereas the more recent office complexes by contrast have a more evident human scale to their design.

The estate roads also have a typical large format – to accommodate the articulated service vehicles - which means apart from a few verge trees there is limited sense of a 'street' environment for pedestrians given car access is the overriding travel mode.

Great Houghton by contrast has a small medieval village core around the linear High St by St Mary the Blessed Virgin Church and Great Houghton Hall former school. This historic core has been enveloped by successive modest residential extensions mostly to the north east and south east which followed on from the construction of the Northampton to Bedford railway line now a popular recreational cycleway/footpath. The new housing by regional housebuilders is predominately post 1960s and typical of this period with limited acknowledgement of local traditional character in terms of materials and detailed design.



Do's

1. Promote local environmental enhancements focussed on improving the human scale within the well established and maturing regional Brackmills Industrial Estate
2. Maintain the distinct historic and local identity of Great Houghton village and its related conservation area
3. Protect and reinforce the Brackmills Country Park and related links to open countryside



Don't

1. Allow new business development to repeat the relative blandness of the earlier warehouse buildings including the impact of the predominately light coloured roofscape on viewpoints in Great Houghton and from further away on the north side of the Nene Valley
2. Forget to consider natural surveillance of the key pedestrian routes within the estate
3. Allow village infill development that fails to reflect local traditional character in terms of materials and detailed design.

ZONE . I EXEMPLAR

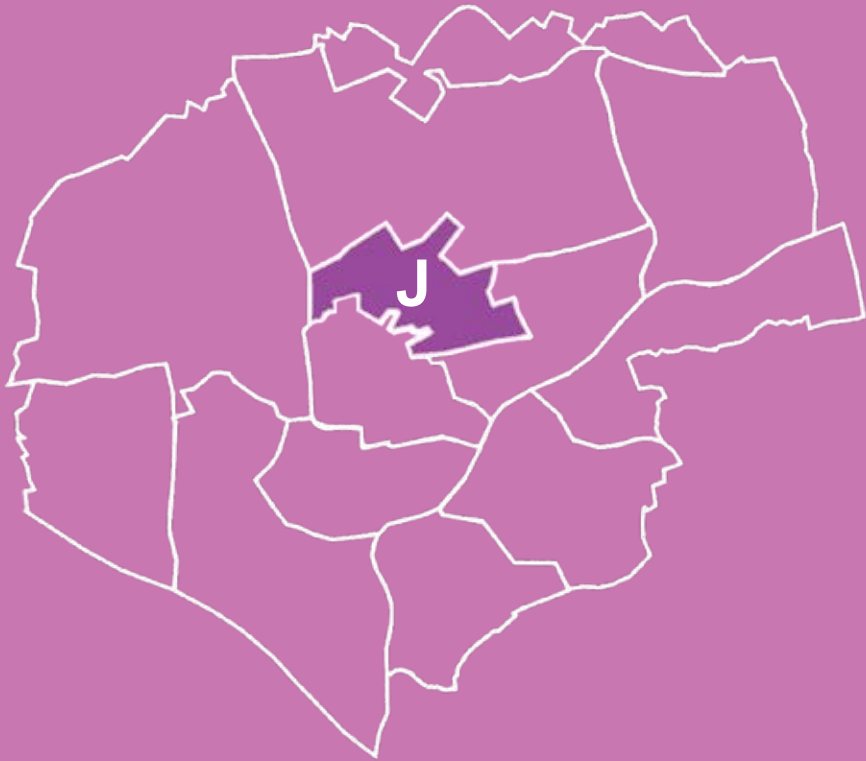
[Enhancing Business Park Environments: Solent Business Park Southampton]





Zone J Victorian Town Centre Fringe

ZONE . J V I C T O R I A N T O W N C E N T R E F R I N G E



J



Area. J Victorian Town Fringe

Area 4 Zone J: Victorian Town Centre Fringe

Area Description

A pre-dominantly tight knit 19th Century urban residential zone immediately to the north and north east of the town centre. Originally much of it was built to serve the town's former major boot and shoe manufacturing industry with some of these buildings still surviving. It was the natural expansion area from the town centre extending beyond the former medieval town walls along the main roads leading to Market Harborough, Kettering and Wellingborough.

The zone also lies immediately east of the main railway line to Birmingham via Rugby and part of the River Nene valley - known at this point as the Naseby Source or Brampton Nene - to distinguish it from the other two sources of the River Nene which all subsequently converge south of the town centre.

The zone includes the northern half of the terraced Semilong residential area, part of Kingsthorpe Hollow and a small part of Kingsley Park all wrapped around The Racecourse recreation area which dominates the centre. The County Cricket Ground and Old Northamptonians playing fields lie to the east and the Billing Road cemetery to the south.

The University of Northampton (formerly Northampton College) Avenue Campus lies in the north part of the zone fronting onto The Racecourse with the Matthew Arnold Academy School immediately behind the campus.

Boundary Description

Defined on the western edge by part of the main railway line to Birmingham and also the River Nene valley. To the south it wraps around the defined Northampton Central Area boundary - which is the subject of a separate area action plan - extending further east behind Upper and Lower Mounts; Abingdon Square and York Street then follows Billing Road to its junction with Park Avenue South.

The eastern boundary skirts around the edge of Abington Abbey running north behind the County Cricket Ground along Abington Avenue and continuing on part of Kingsley Road. It also includes part of the Kingsley Park terraced housing - opposite The Racecourse - bounded by St Matthews Parade, Chaucer St and Junction Road.

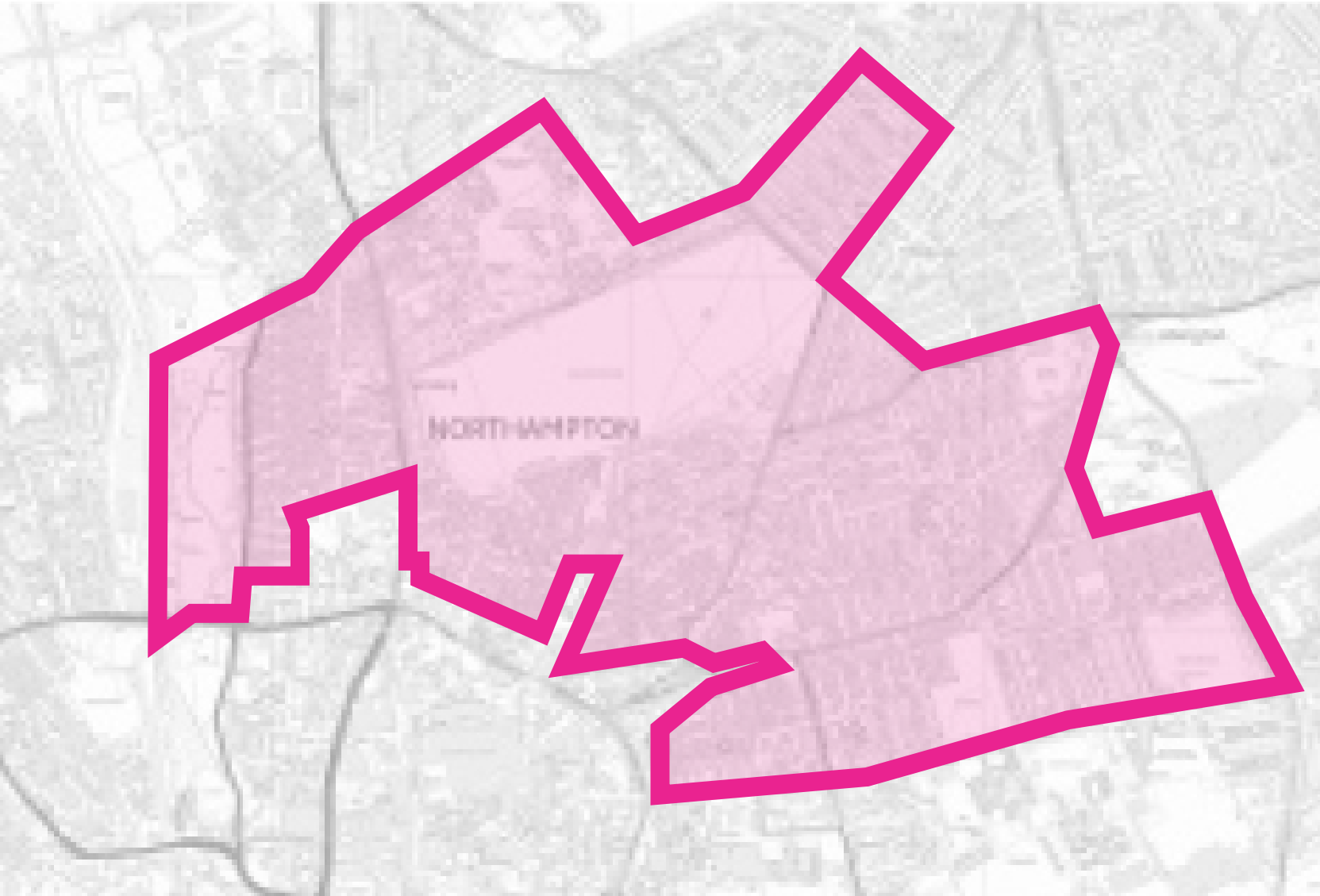
The northern edge of the zone follows Junction Road and Homestead Way - the latter coinciding with part of the Kingsley conservation area boundary – before extending around the University Avenue Campus along Trinity Avenue and into Balfour Rd. The northern boundary further extends across the Barrack Road junction and via Burleigh Road/ St Andrews Road before crossing the river valley to join the main Birmingham railway line.



Victorian Town Centre Fringe
Zone streetscenes



ZONE. J VICTORIAN TOWN CENTRE FRINGE MAP



Landscape:

The landform within the zone rises eastwards from the Brampton Branch river valley towards the Cathedral peaking at the former racecourse, it then falls eastwards towards the neighbouring Abington Vale zone and southwards towards the town centre.

The zone features little by way of natural landscape remnants except in the western river valley next to the main railway line due to its 19th Century urban growth north of the historic town centre. This is counteracted by accessible public parks and townscape with a rich historical and social context overlain by diverse formal and semi-formal environments and supplemented by a series of smaller open green spaces.

The Racecourse, also known as Racecourse Park, is however a substantial public open space situated in the centre of the zone and is one of the town’s most distinctive landmarks. The former racecourse has since its closure in 1904 provided the northern suburbs of Northampton with recreational parkland catering for a range of local sports as well as a children’s adventure playground.

The setting for the Racecourse is defined by surrounding properties with a unity of architectural style dating from the late 19th century with flourishes of Victorian Gothic and notably by the Northampton University Avenue Campus located immediately north of the park.

Other important green spaces which enhance the townscape character of the zone include the Old Northamptonians rugby sports ground off Billing Road; the Northamptonshire County Cricket Ground located at the eastern edge off A5095; together with Northampton (Billing Road) Cemetery, a closed cemetery situated on the north side of Billing Road containing burials from WW1 and WW2.



Racecourse Park



Billing Road Cemetery

Heritage:

The zone has a rich social, cultural and industrial pedigree arising from the early C19th expansion of the town along Barrack Road, pioneered by the Gibraltar Barracks and the Catholic Cathedral, also along the Kettering and Wellingborough Roads. Middle class town houses followed, supplemented by workers terraces and a rapid Victorian expansion based on the boot, shoe and leather trades.

The zone in many ways is a text book example of C18th and C19th development which gradually spread out along arterial roads from the constraints of the historic town walls. Parts of the Zone are late **Georgian and** early Victorian genteel suburb, supplemented with denser phases of C19th terraced expansion and the industrial establishments these terraces served. By 1910 the zone was almost wholly urbanised with limited interwar buildings.

At the centre of the zone in the Boot and Shoe Quarter there is a wide dispersal of listed buildings, representing a range of commercial and religious buildings, the former associated with the boot, shoe and leather trades together with a number of local list buildings. Several industrial buildings are protected notably the 1913 Barratt Shoe Factory on the eastern side of Barrack Road and on the edge of the zone and outwith the conservation area, the 1896 Miller Last Works on Arthur St.

Post 1970 demolition has cleared some of this very legible terraced form noticeably in the east of the zone between Wellingborough Road and South Street where it has been replaced by Radburn-inspired housing estate layouts.

Whilst there are limited areas of residential, retail and industrial redevelopment from the last quarter of the C20th the zone has a comprehensive coverage of conservation areas and a wide range of listed buildings which capture and protect these earlier phases of development.



White Elephant PH

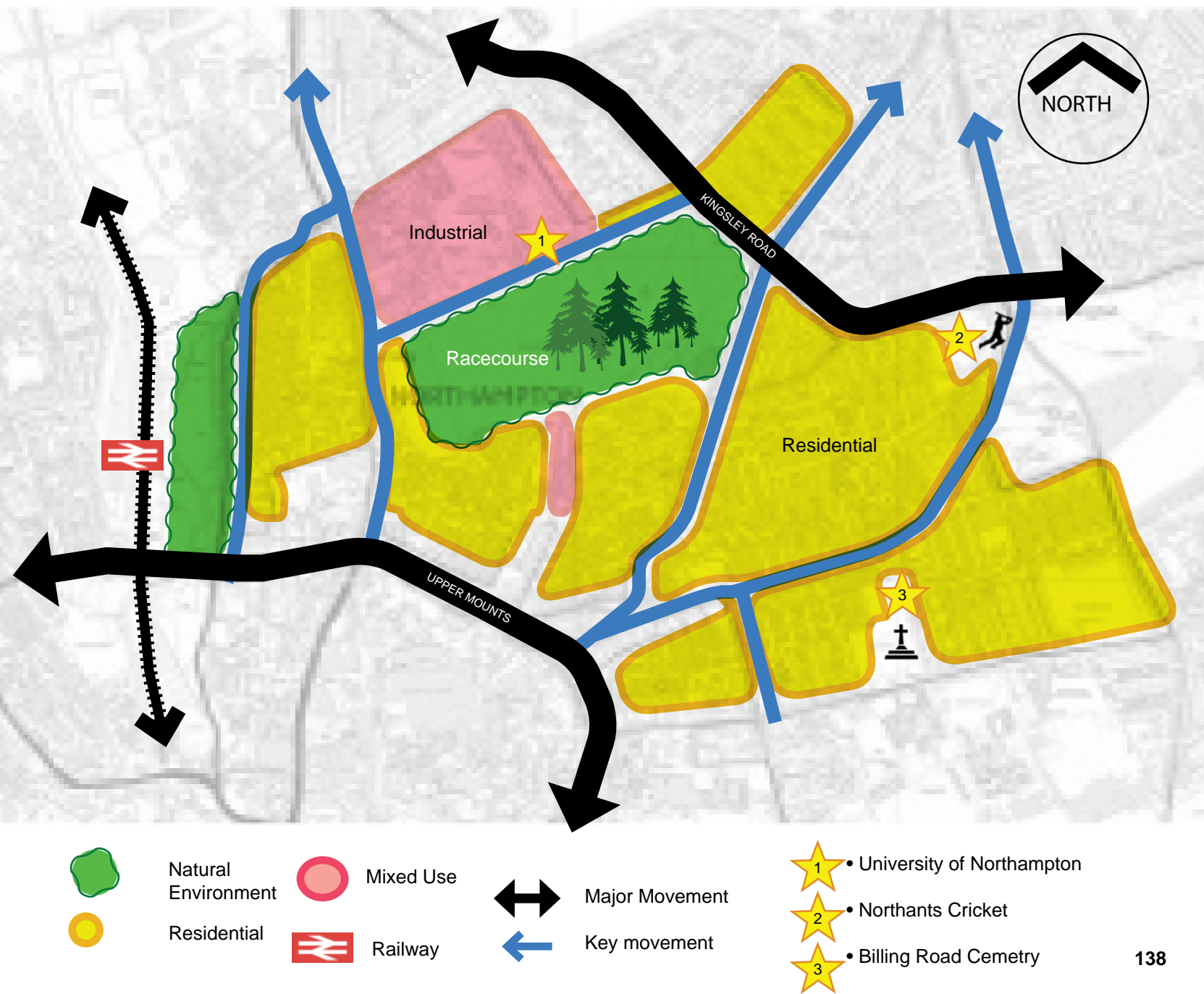


RC Cathedral Barrack Road



Listed former Racecourse Grandstand Building

LYNCHIAN ANALYSIS
VICTORIAN TOWN CENTRE FRINGE



Lynchian Analysis

Definition:

- paths, the streets, paths, and other channels in which people travel;
- edges, perceived boundaries such as walls, buildings, and rivers;
- districts, relatively large sections of an area distinguished by some identity or character;
- nodes, focal points, intersections or loci;
- landmarks, readily identifiable objects which serve as external reference points.



Former Barratt Shoe Factory

Key Landmarks:

- The Racecourse Recreation Ground
- University Park Campus fronting St George's Avenue
- Boot and Shoe Quarter:
- County Cricket Ground
- White Elephant P.H. on corner of Kingsley Rd & Kettering Rd
- R.C. Cathedral of St Mary and St Thomas Barrack Rd
- Barratt Shoe Factory Kingsthorpe Rd

Lynchian Analysis

Paths:

- The Racecourse is the focus primarily for linking the adjacent pedestrian routes
- Intense urban network of streets and footpaths for vehicle and pedestrian access between the high density residential neighbourhoods and principal open spaces

Edges:

- Billing Road; A5095 (in part)
- Western landscape edge including the Brompton Branch river valley and main railway line to Birmingham

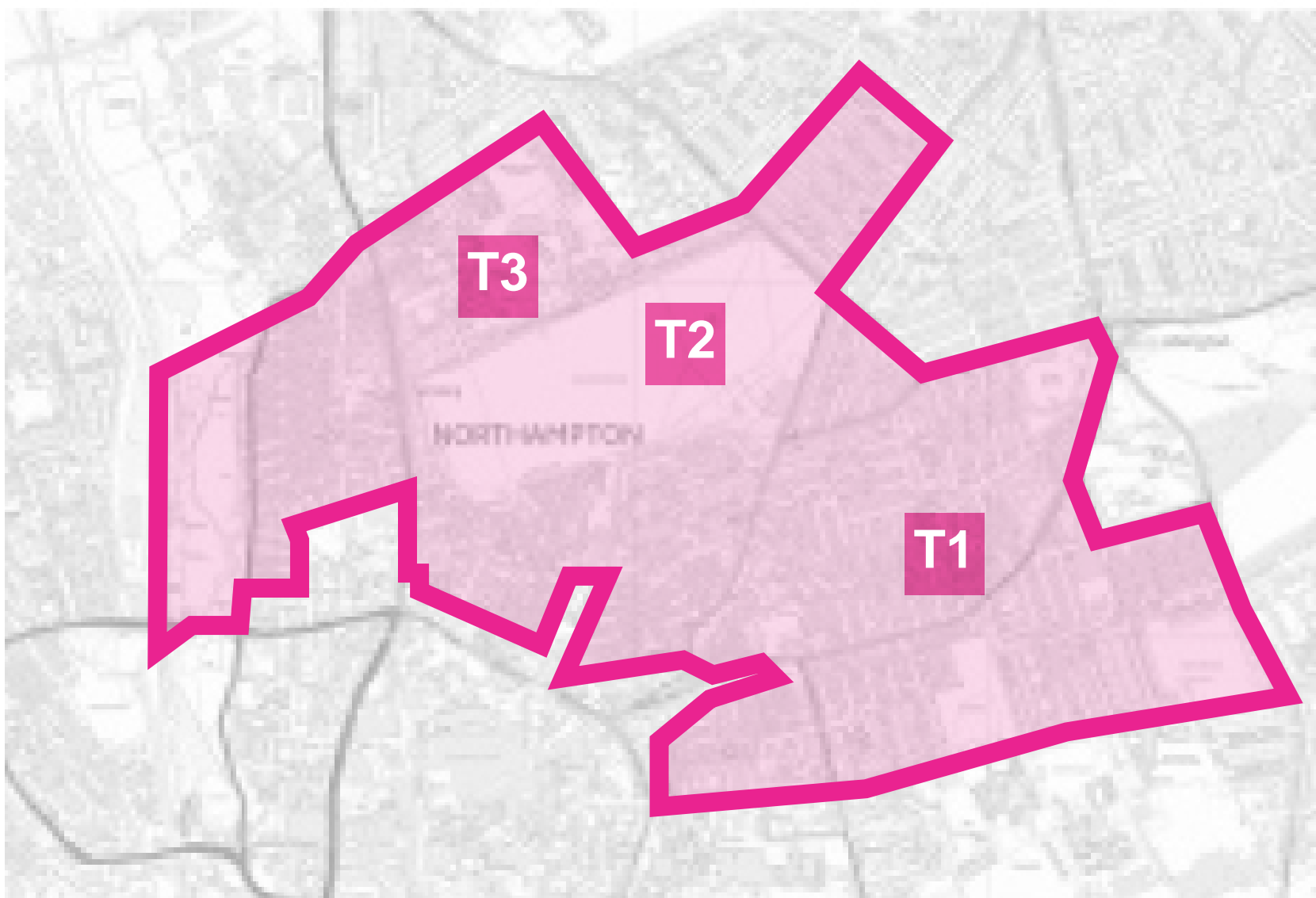
Districts:

- Residential (Transect 1)
- Natural Environment (Transect 2)
- Education (Transect 3)

Nodes:

- The Racecourse;
- University Avenue Campus
- County Cricket Ground

VICTORIAN TOWN CENTRE FRINGE - TRANSECTS



[Map showing transects within Zone.J Victorian Town Centre Fringe]

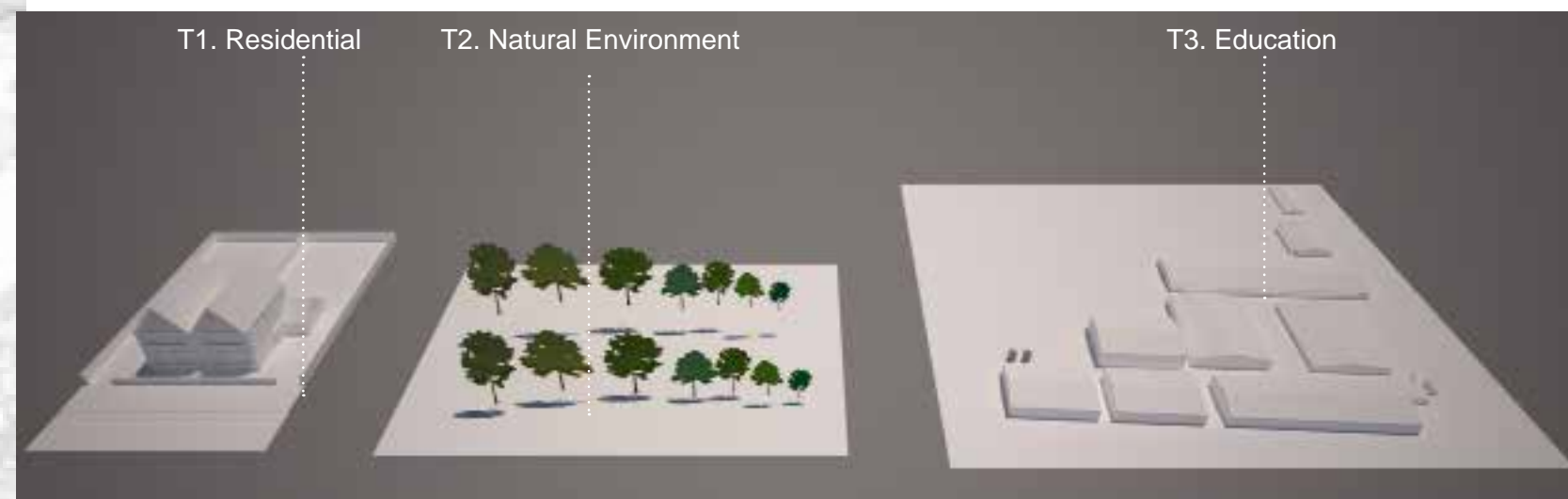
VICTORIAN TOWN CENTRE FRINGE TRANSECTS

Three transects have been identified within Zone.J

Residential (Transect 1): Pre-dominantly tight knit 19th Century urban residential zone immediately to the north and north east of the town centre much of it built to serve the town's former major boot and shoe manufacturing industry

Natural Environment (Transect 2): The Racecourse is a notable public open space located in the centre of the zone

Education (Transect 3): Locally distinct current University campus environment overlooking the Racecourse



Existing Major Issues

The four major radial approach routes passing through the zone are key legibility markers within this northern Town Centre Fringe area together with the strong urban grain along these historic routes with The Racecourse open space in the centre provide a strikingly distinctive townscape recognised by significant local conservation area designations

Whilst this is a substantially established urban zone there will be the future prospect of infill development as some sites come to the end of their current use and within the conservation areas there may be some discreet opportunities for additional bespoke housing respecting the intrinsic spacing characteristics

Otherwise it is most likely to be re-investing in existing housing stock where attention to detail for modest extensions and upgrading of fenestration and roofing will be a key determinant in enhancing the local townscape



Do's

1. Protect and continue to promote the re-generation of the distinctive tight knit urban grain in the Boot and Shoe Quarter; Semilong and Kingsley Park together with the related high quality streets of larger terraces and villas.
2. Maintain and enhance the locally distinct heritage assets including the designated conservation areas recognising the distinct high quality townscape and open spaces with many fine listed and locally valued buildings.
3. Encourage contextual bespoke replacement development for former business and industrial premises as they become vacant with associated landscape space.



Don't

1. Permit any erosion of the strong intrinsic locally distinct urban neighbourhoods and public parks by unresponsive new infill development.
2. Allow the neighbourhood shopping parades and their related services on the 'historic' arterial routes through the zone to become further eroded by a traffic dominated local environment.
3. Reduce maintenance of the natural historic landscape setting of The Racecourse and its related perimeter streets which constitute one of Northampton's finest places

ZONE . J EXEMPLAR

[Responsive infill development within town centre fringe areas:
Pilgrim Gardens Sheltered Housing Evington Leicester - 2014 Housing Design Awards Winner]





Zone K London Road housing

ZONE . K LONDON ROAD



K



Area 4 Zone K: London Road

Area Description

As the name implies this zone consists of the southern expansion of the town centre along both the London and also Towcester Road although visually more separate due to the River Nene and Grand Union Canal together with the previous London and North Western Railway and associated yards.

The Delapre Abbey Parkland in the eastern half of this zone is a distinctive landscape and historic feature with its 12th century origins; medieval abbey complex notable for being one of the overnight rest places for Queen Eleanor's funeral cortege; its associated grounds with an Eleanor Cross next to London Road; also site of the 15th Century War of the Roses battlefield.

The south western expansion began in the mid19th Century around the previous Far Cotton hamlet as new workers housing were built along with the Cotton End industry built next to the railway yards associated with the Northampton to Peterborough line founded in 1854. There was a significant residential expansion in the post WW1 period of c4-500 dwellings and also during the 1930s when the Town Council also built the Far Cotton recreation ground next to Pleydell Road and Queen Eleanor Road. Post WW2 the Gloucester Avenue estates were built with further expansion in the 1960's and 1970's

The southern residential expansion continued throughout the 20th Century extending up the rising ground to the Mere Way bypass linking to the eastern Nene Valley Way.

Rothersthorpe Road - linking from the Towcester Rd to Briar Hill in Area 1- was the extent of the growth of Far Cotton until the late 1980's/early 1990's when the Leah Bank/Lauderdale Avenue estate was built to the south. To the west of the Northampton to London railway cutting and tunnel is the freestanding Bilsworth Close housing estate which was built in the 1990's with close proximity to access to Danes Camp Way.

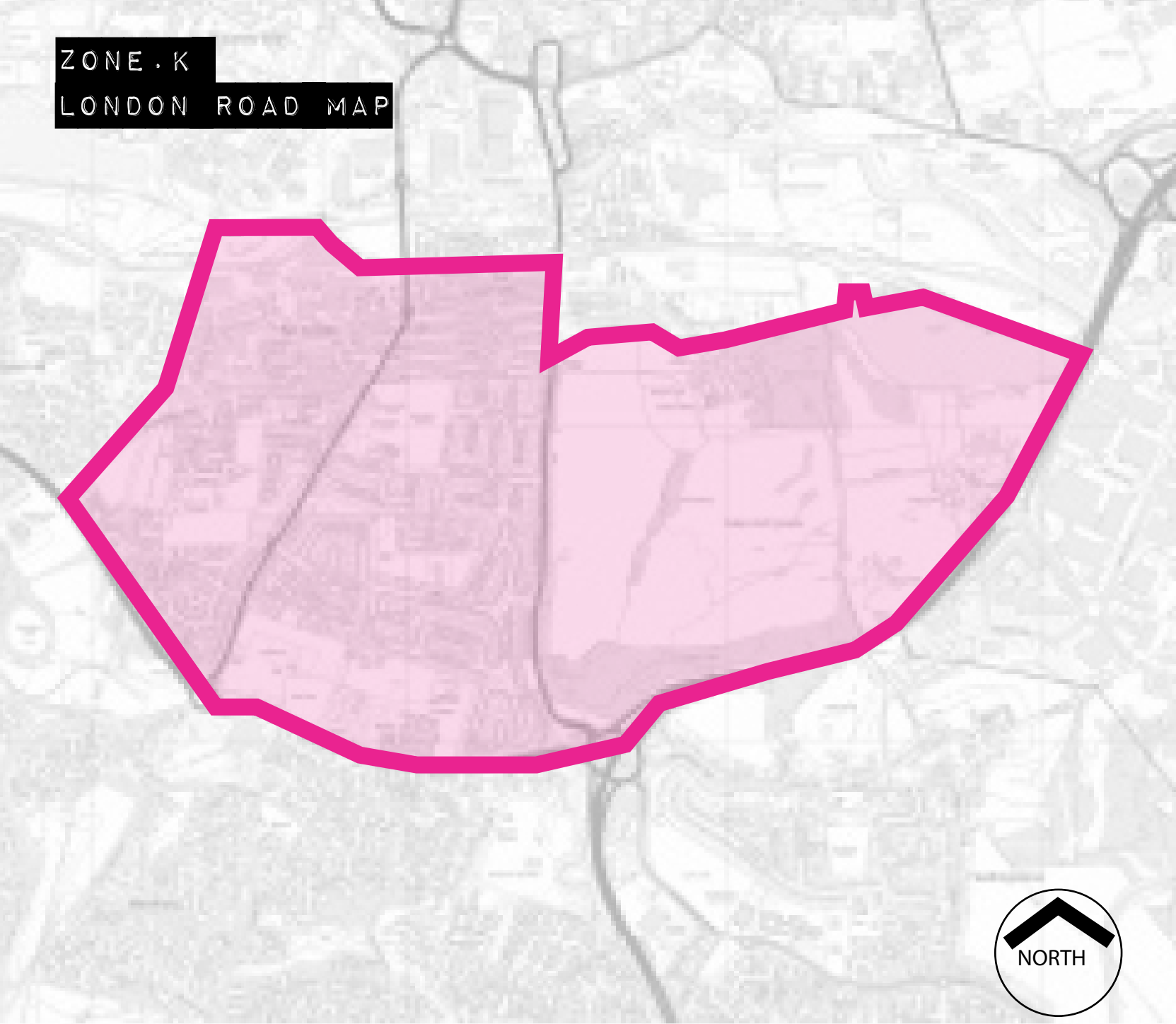
Boundary Description

- North west edge defined at Cotton End by former dismantled railway lines and along the north east edge by the Delapre Abbey Park
- The western boundary is effectively the Birmingham to London railway line which separates Far Cotton from Briar Hill
- Similarly the southern boundary follows the dual carriageway ring road of Danes Camp/ Mere Way which are the effective limit of the residential growth along the Towcester and London Roads before the later growth in West Hunsbury
- The south eastern and eastern boundary is the A45 Nene Valley Way strategic highway corridor next to Delapre Wood and the neighbouring golf complex separating the London Rd sub-zone from Brackmills.

London Road zone streetscenes



ZONE . K LONDON ROAD MAP



Landscape

This zone which rises southwards from the River Nene floodplain up to the A5076 Mere Way is an area of contrast. The suburb of Far Cotton has a limited number of integral green spaces but is well served by the near proximity of Delapr  Abbey with its abundant antiquity, beautiful parkland setting and access to the River Nene Valley.

Situated partly within the meadowlands to the east of Far Cotton the Grade II* Listed-Delapr  Abbey was originally founded as a Clunaic nunnery in 1145 by the Earl of Northampton. Delapr  is also notable as the site of a Registered Battlefield commemorating the Battle of Northampton, fought during the War of the Roses on 10 July 1460. The Battlefield encompasses Delapr  Abbey and associated parkland with substantial parts of the site still having surviving ridge and furrow in particular to the west of the Abbey.

Delapr  Lake, also included within the Battlefield site boundary, was created following the cessation of gravel extraction and is located just to the south of the dismantled railway. The lake is now part of a valuable network of wetland habitats within the Nene Valley providing an environment for over-wintering wildfowl as well as being used for fishing and water-skiing.

The rest of the Delapr  estate and parkland was remodelled in the 18th century in the style of Capability Brown. At the southern end lies Delapr  Woods where oak, sweet chestnut and beech still remain from the original plantation. A more recent woodland Charter Wood has been created to the east of the Abbey planted with 800 oak trees to commemorate the 800th anniversary of the Borough Charter granted to Northampton by Richard I in 1189. The remaining area between Delapr  Wood and the Abbey is given over to Delapr  Golf Centre where ridge and furrow still survives in the western part of the golf course.

A nationally significant monument Queen Eleanor’s Cross is located in the south of the parkland. Set on a slight rise on higher ground overlooking the Park, the stone spire shaped monument is a prominent landmark within the area. One of only three surviving crosses, out of twelve lavishly decorated stone monuments, commissioned by King Edward I in memory of his wife Eleanor of Castile marking the nightly resting place of her body when it was transported to London. The Cross is Grade I Listed and also a Scheduled Ancient Monument although its setting has been eroded by the suburban expansion opposite and the urban carriageway character of London Road.

The contrasting urban suburbs feature a few green spaces including Far Cotton Recreation Ground part of which is also locally designated Village Green. In addition Mere Way Allotments are located north of the A45 boundary, situated between Abbeyfield School and Towcester Road Cemetery. North of Far Cotton informal areas of rough scrubby grassland exist between the railway bridges over the Nene and canal.



Delapre Abbey



Delapre Lake

Heritage

The London Road zone is characterised by dynamic contrast between its two halves. To the east, Delapre Abbey and its historic battlefield retains a continuity to the medieval period. To the west, the development of Far Cotton and Cotton End shows a transition from medieval hamlets to Victorian industrial suburb, and latterly local authority C20th housing inspired by the ideals of the garden suburb model.

Whilst listed structures are mostly concentrated within the east of the zone, the western half also contains a wealth of social and industrial character arising from its location at a key entry point to Northampton which helped maintain its significance from pre-history into the modern age.

The east of the Zone is dominated by Delapre Abbey, in its extensive C18th landscaped park grounds much of which is now contained within the Delapre Conservation Area. The C16-C17th Abbey is listed Grade II* and is surrounded by associated Grade II buildings and landscape features with the value of the site recognised and it’s setting protected as a conservation area with many of the Abbey buildings open to the public. To the western edge of the wood stands the Grade I listed Queen Eleanor Cross also protected as a scheduled monument.

In contrast the medieval hamlets of Far Cotton and Cotton End were at the forefront of Northampton’s C19th industrial development first with the 1815 canal and then as hosts to Northampton’s first Railway Station. These latter hamlets found themselves at a web of C19th transport infrastructure, in addition to their historic riverside settings. They then developed as industrial residential suburbs serving these new rail and water related industries and evolved into a new planned suburb with grid iron terraces established west of Far Cotton.



Queen Eleanor Cross

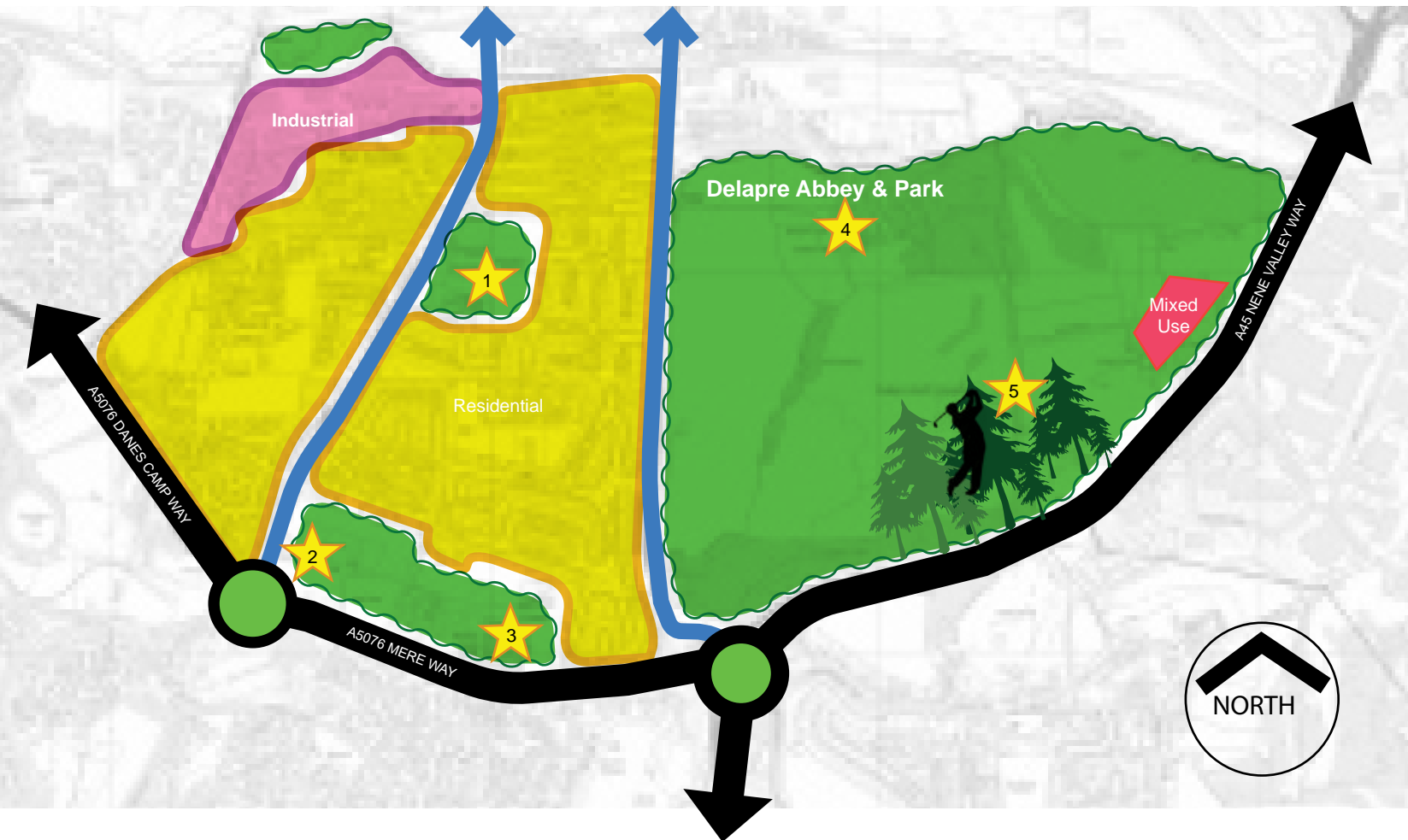













Far Cotton terraced housing



Delapre Abbey parkland setting

LYNCHIAN ANALYSIS - LONDON ROAD



- | | | | | | |
|--|---------------------|---|-----------|---|----------------|
|  | Natural Environment |  | Business |  | Major Movement |
|  | Residential |  | Mixed Use |  | Key movement |
-
- | | |
|---|--------------------------------|
|  | • Far Cotton Recreation Ground |
|  | • Towcester Road Cemetery |
|  | • Abbeyfield School |
|  | • Delapre Abbey & Park |
|  | • Delapre Golf Centre |

Lynchian Analysis

Definition:

- paths, the streets, paths, and other channels in which people travel;
- edges, perceived boundaries such as walls, buildings, and rivers;
- districts, relatively large sections of an area distinguished by some identity or character;
- nodes, focal points, intersections or loci;
- landmarks, readily identifiable objects which serve as external reference points.

Delapre Abbey Walled Garden and Stables



Key Landmarks

- Delapre Abbey, Park and Wood
- Eleanor Cross London Rd
- Far Cotton Recreation Ground
- St Mary's Church Far Cotton

Lynchian Analysis

Paths:

- Urban network of streets and footpaths for vehicle and pedestrian access between the high density northern residential neighbourhood and Delapre Abbey and Parkland
- Historic highway radial routes along Towcester and London Rd

Edges:

- A45 Nene Valley Way Trunk Road; A5076 Danes Camp Way & Mere Way to south and east
- Main railway line western cutting (part) to Lodon
- River Nene valley to north

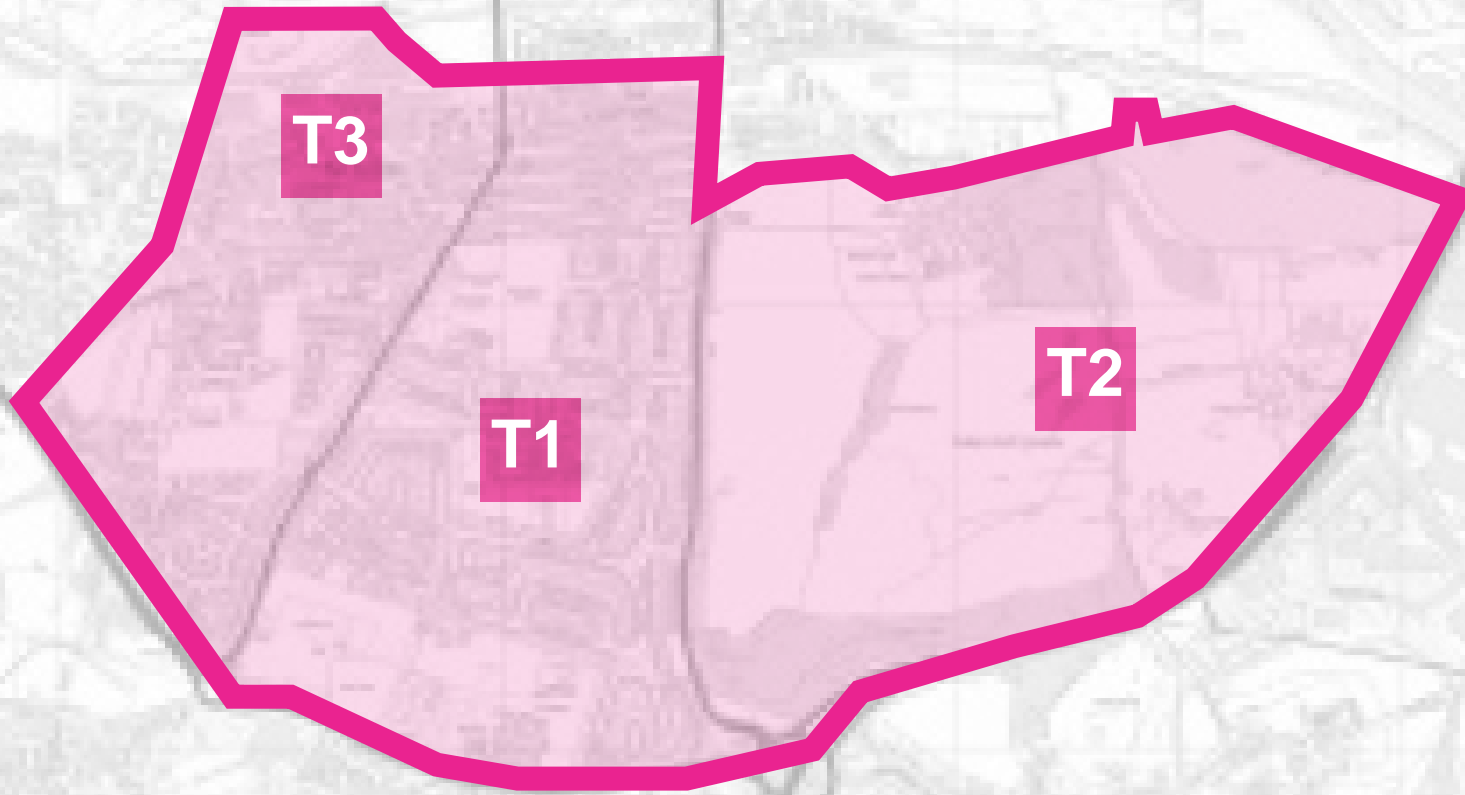
Districts:

- Residential (Transect 1)
- Natural Environment (Transect 2):
- Business (Transect 3)

Nodes:

- Delapre Abbey and Parkland
- Far Cotton Recreation Ground
- London Road and Towcester Road highway junctions with A45 and Mere Way respectively

LONDON ROAD - TRANSECTS



LONDON ROAD TRANSECTS

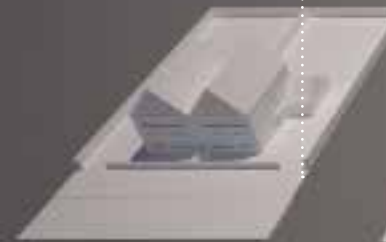
Three transects have been identified within Zone.K.

Residential (Transect 1): Pre-dominantly late 19th/early 20th century terraced housing to the north

Natural Environment (Transect 2): Historic Abbey parkland which has been adapted in part for modern leisure uses

Business (Transect 3): Functional post war industrial estate environment adjacent to railway line and original terraced housing area

T1. Residential



T2. Natural Environment



T3. Business



Existing Major Issues

Maintaining the predominate character of London Road zone is primarily about recognising the strong contrast between the historic Delapre Abbey Park which effectively occupies the eastern half of this zonal area and the late 19th century south west urban expansion of the historic town centre beyond the River Nene and the Grand Union Canal.

The exceptional landscape, cultural and heritage asset of Delapre Park is statutorily protected and has a raft of management plans to ensure it endures as a sustainable environment although potentially the boundaries of the Central Area could make it vulnerable to inappropriate encroaching development on this wider setting.

The western half of the London Road sub zonal area is typically characterised by its incremental urban growth during the past 100 years progressing southwards up the sloping previous open ground with housing typologies similar to the other periodic growth areas of Northampton.

- tight urban grain terraced housing in Far Cotton emanating from the former railway station;
- the post WW1 garden city influenced semi-detached public housing estates;
- the post WW2 lower density suburban dwelling plot expansion e.g. around Gloucester Ave
- the late 1980s/early 1990s volume housebuilder estates on the south west edge of the zone

The western most business area in Rothersthorpe Avenue is likely to need significant upgrade if it is to remain fit for purpose although presently it does act as a 'buffer' to the main railway line before it goes into the cutting under Rothersthorpe Road



Do's

1. Protect and continue to promote public access to the fine natural historic landscape setting of Delapre Park and the equally significant listed Delapre Abbey and related buildings.
2. Encourage the enhancement and related regeneration of the distinctive grid terraced urban grain in Far Cotton and Cotton End
3. Maintain and enhance the street and public realm in the established built environment



Don't

1. Permit any further erosion of the setting of the Queen Eleanor Cross Monument a national heritage attraction
2. Allow the 'historic' arterial routes through the zone to become further traffic dominated at the expense of the local residential and natural environment.
3. Allow new development that intrudes into the key north - south vista's along London Rd and Towcester Road with important historic skyline views of Northampton town centre

ZONE . K EXEMPLAR

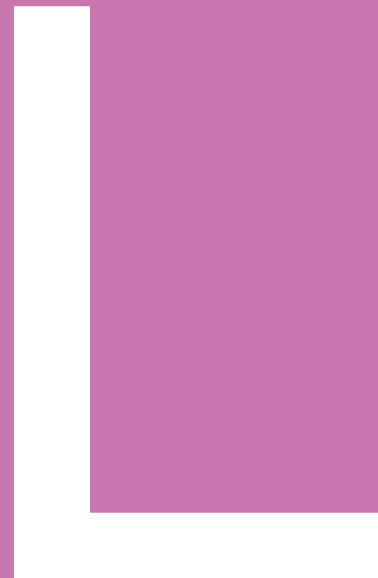
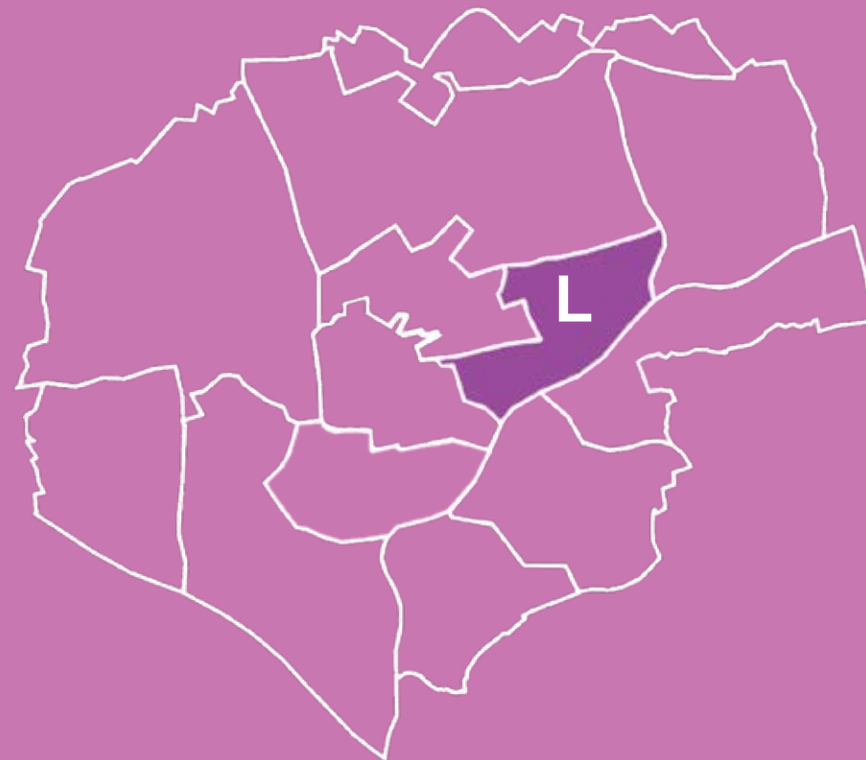
[Sensitive new development to enhance key vistas:
Ouseburn Valley Newcastle upon Tyne]





Zone L Abington Vale parkland

ZONE . L ABINGTON VALE



Zone L: Abington Vale

Area Description

This zone is the eastern suburban expansion of Northampton along Wellingborough Road and Billing Road which followed on from the development timeline of the abutting Cliftonville in the Victorian Town Centre Fringe zone.

The area south of Billing Road has a series of important institutional uses including St Andrews Hospital founded in the mid 19th century and the Northampton Schools for Boys which relocated here in 1911 from the town centre with their associated recreational grounds on the southern slope down to Rushmere Road. This is separated from the wider Nene Valley by the A45 Nene Valley Way highway.

Originally much of this zone functioned as a separate settlement – based around the earlier Abington Abbey grounds and Weston Favell village respectively. It is also notable for a fine Arts & Crafts influenced residential suburb to the south and east of Abington Park.

Subsequently the larger Weston Favell historic parish was subsumed in the 1960's as part of the Northampton's promoted eastern growth – including the nearby District Centre - followed by later private housebuilder estates which together expanded to envelop the original village.

Boundary Description

Abington Park provides a prominent northern and western edge abutting Wellingborough Road which continues eastwards to the road junction opposite the Weston Favell District Centre.

The A43 Lumbertubs dual carriageway forms the eastern boundary and the southern boundary is effectively the Nene Valley A45 six lane trunk road running up to and partly along the Bedford Road junction.

The south western boundary is Cliftonville Road opposite the General Hospital site which is also the south eastern edge of Northampton's defined Central Area.



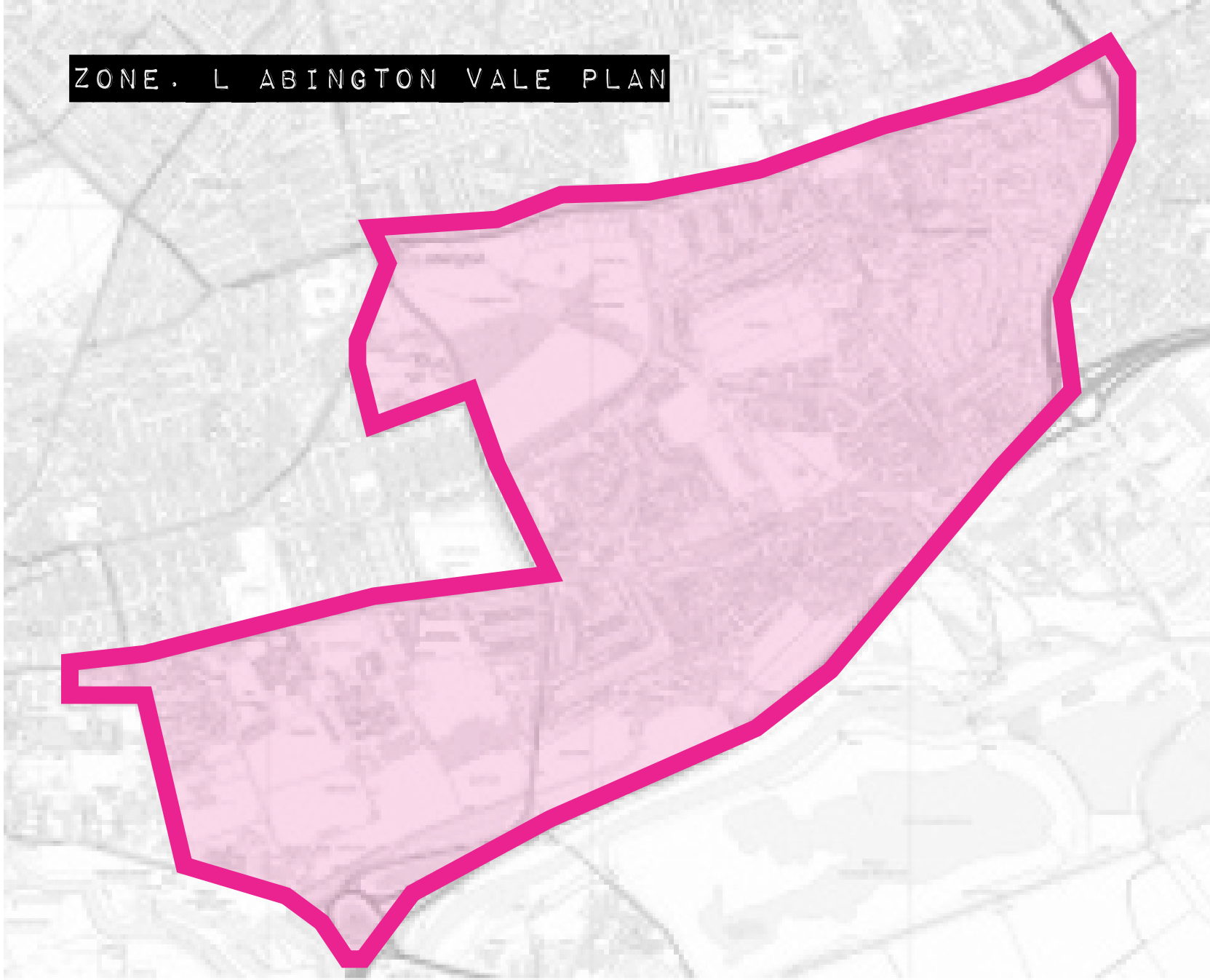
Abington Park



Trumpet PH Weston Favell



Abington Vale zone housing



Landscape

The Abington Vale zone is located on higher ground which falls from west to east across the suburb which sits above the floodplain of the River Nene and falls south towards this river valley. Whilst this zone features very little rural landscape the grassy open spaces and wooded areas however create a green corridor following the A45 and the River Nene (old course) flood channel to Abington Mill Farm.

North of the A45/A428 Barnes Meadow Interchange in Cliftonville, there are a number of private and charitable hospitals and health centres clustered around the site that is now St Andrews Psychiatric Hospital. The former Northampton General Asylum buildings are set within extensive, leafy grounds with some evidence remaining of former field boundaries. A former golf course on the site is being returned to parkland.

The prime landscape feature of the zone is Abington Park situated towards the north west of the zone due east and south of the A4500. Located on the site of the former medieval village of Abington, it is Northampton’s oldest and most popular park. It is surrounded by mixed housing ranging from Victorian to contemporary which mostly overlook the park.

The Park features a 16th century manor house (formerly Abington Hall) which subsequently became known as Abington Abbey now converted into a Museum. The nearby 13th century Church of St Peter & St Paul is known for the burial of William Shakespeare’s granddaughter Elizabeth Bernard. The medieval village was cleared when the area was ‘emparked’ in the 18th century although evidence can still be seen in the grounds of parts of the village.

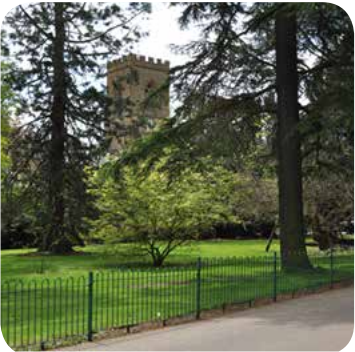
The manor parklands although divided by the A5095 feature a range of formal and informal green spaces including woodland and tree lined avenues leading to two lakes connected by a stream. The remaining 17th century water tower and 19th century hunting gate create unique features within the grounds together with ridge and furrow still visible near the cricket pitch.

A number of locally designated Open Space (OS) areas help to promote biodiversity with these additional wildlife corridors linking with the more formal public parks within the zone. These include Abington Vale OS which features a minor watercourse which forms a small pond before dispersing further south in to the River Nene.

In addition Rushmere Road Riverside Area OS located in the vicinity of the River Nene (Old Course), provides a green way to Barnes Meadow LNR, part of which falls within this zone. The LNR has a mosaic of wetland habitats attracting an abundance of wildlife including wading bird species.



Abington Park 17th Century water tower



Church of St Peter & St Paul Abington Park

Heritage

The zone is characterised by the gradual encompassment of two historic entities – Abington Park, and the rural village of Weston Favell. Abington Park is notable for its transition from active C17th manorial village to cleared C18th designed parkland centred on Abington Abbey, to a late C19th people’s park which survives intact to this day. Weston Favell, 5km from the centre of Northampton, is a distinctive enclave of historic buildings with a Grade I C12th Church. This former agricultural village became enclosed by the post 1968 expansion of Northampton.

Areas to the south of these two focal points gradually developed along the C19th corridor of Billing Road, led by the Northampton General Hospital in the Central Area and then by Saint Andrews Hospital. The residential development that followed provides a transition from mid C19th genteel villas, early C20th ribbon development and post-war volume building. Heritage assets are mostly within designated conservation areas with just a handful of listed structures elsewhere reflecting its historic agricultural character, with limited pre C20th development.

The medieval village of Abington occupied a site just south of the Wellingborough Road, and a 1671 map shows Abington as a nucleated settlement straddling a crossroads and with a small square. In the C18th however the village was ‘emparked’, with the manor house ‘Abington Abbey’, the Grade I Church of St Peter and St Paul, and the Grade II former rectory remaining whilst most of the rest of the settlement was swept away.

The manor house was remodelled and a wider parkland setting established on the cleared village and on estate land to the east. Abington Abbey, now a museum is Grade I listed and was in use as a private asylum in the 19th century, before parts of the park, and eventually the Abbey and much of its lands were donated to the Corporation. It opened as a public park in 1897 with the conversion of the Abbey into a museum in its present form in 1904.

In contrast, Weston Favell CA on the eastern boundary of Area 4 North, was once a self-contained village. Situated on the northern valley slope of the River Nene, it was largely an agricultural community until the 1930’s when the expanding edge of Northampton crept up to the village boundary. The village still retains the character of a quiet rural backwater, with a number of former farm buildings located throughout. Unified by its numerous stone walls, the CA features a variety of vernacular buildings including The Grange and The Priory which cluster around the 12th century Church of St Peter.

In summary the heritage is the emparked village of Abington and rural village of Weston Favell being enwrapped in late C19th and C20th urban expansion, yet retaining their remarkable character as two distinctive Conservation Areas.

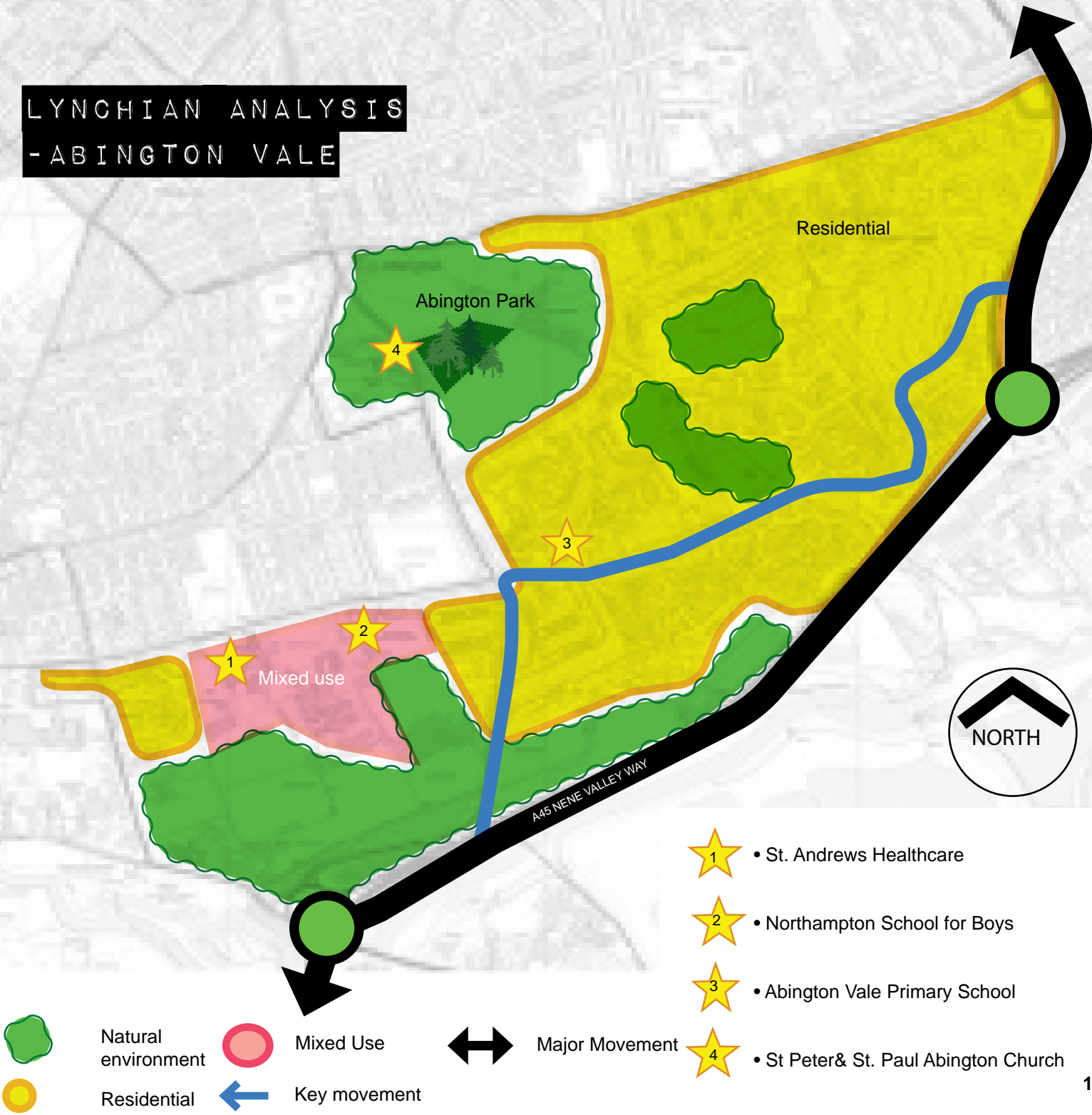


Weston Favell village



Church of St Peter Weston Favell

LYNCHIAN ANALYSIS
- ABINGTON VALE



Lynchian Analysis

Definition:

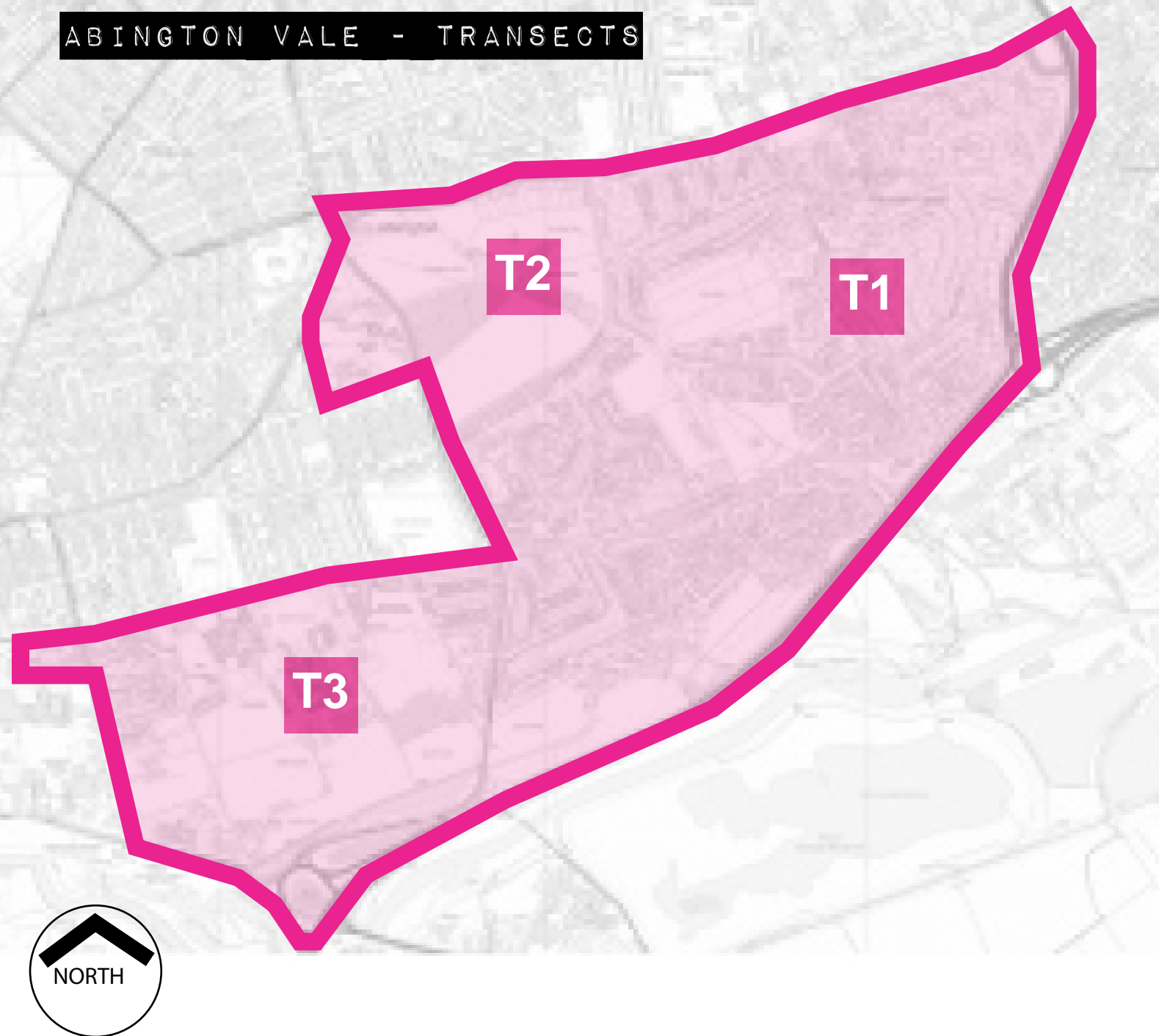
- paths, the streets, paths, and other channels in which people travel;
- edges, perceived boundaries such as walls, buildings, and rivers;
- districts, relatively large sections of an area distinguished by some identity or character;
- nodes, focal points, intersections or loci;
- landmarks, readily identifiable objects which serve as external reference points.

- Key Landmarks**
- Abington Park
 - Weston Favell Village
 - St Andrews Healthcare & Northampton School for Boys campus and grounds
 - Former Alexandra (Abington Park Crescent) and Weston Way estates
 - Queen Eleanor Primary School
 - Towcester Road Cemetery
 - Abbeyfield School
 - Delapre Abbey and Park
 - Delapre Golf Centre
- Lynchian Analysis:**
- Paths:**
- Suburban network of streets and footpaths for vehicle and pedestrian access between the original arts and crafts estate and subsequent 1960's and later housing east and south of Abington Park
 - Historic radial routes along Wellingborough Road and Billing Road
- Edges:**
- A45 Nene Valley Way Trunk Road with river valley to south; A43 Lumbertubs Way link
 - St Andrews Hospital complex adjacent to Cliftonville Rd/Billing Rd
 - Wellingborough Rd and Abington Park
- Districts:**
- Residential (Transect 1)
 - Natural Environment (Transect 2)
 - Health (Transect 3):
- Nodes:**
- Abington Park and St Andrews Hospital
 - Barnes Meadow and Lumbertubs Way highway junctions with A45 Nene Valley Way



Weston Favell High Street

ABINGTON VALE - TRANSECTS



[Map showing transects within Zone.L Abington Vale]

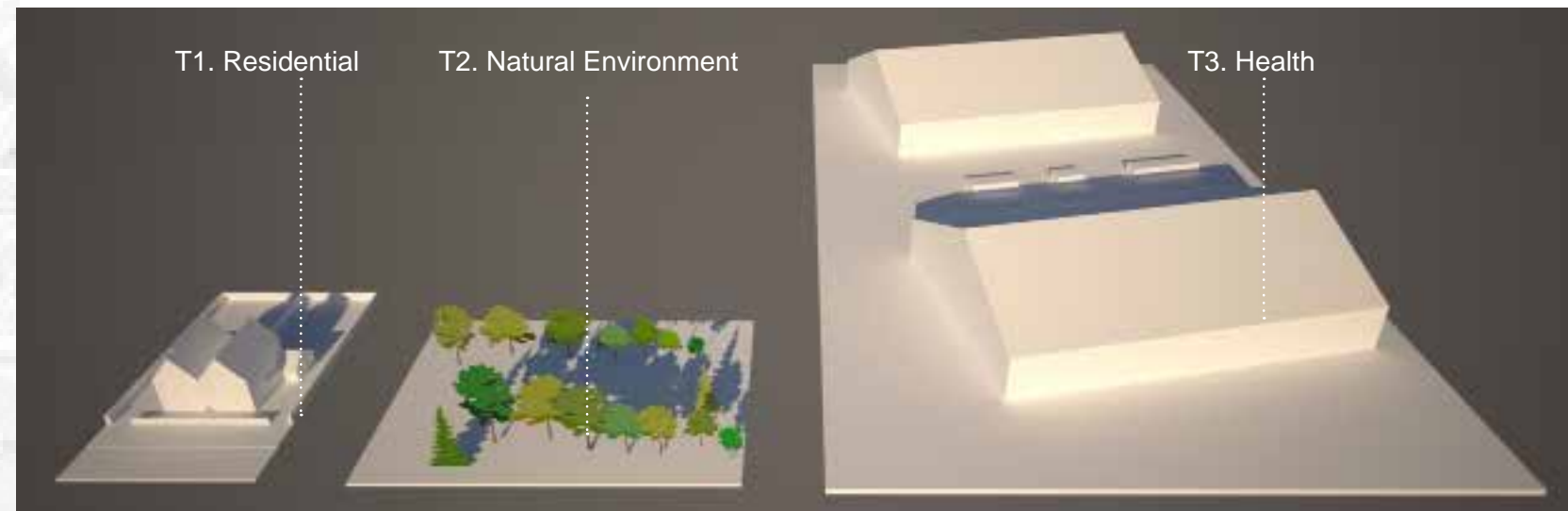
ABINGTON VALE TRANSECTS

Three transects have been identified with Zone.L

Residential (Transect 1): Pre-dominantly late 20th century low density suburban estates to the east although more commonly associated with the fine arts and crafts suburb and the surviving traditional former village dwellings

Natural Environment (Transect 2): Historic Abington parkland which has become a fine focal leisure and amenity feature for local residents and visitors alike

Health (Transect 3): Expansive range of facilities within the St Andrews Hospital complex and its landscape grounds



Existing Major Issues

The pre-dominate maturing suburb with its evident distinctive local character within the context of the Northampton conurbation together with high quality heritage and landscape features like Abington Park and Weston Favell village will be a determining factor in maintaining these attributes in the future.

The opportunities for developing infill sites or brownfield re-use will of necessity need to be responsive to this fine local context

The other maturing later 20th century residential estates are characterised by the urban design and local highway design prevalent for this period although latter can sometimes result in intrusive ad hoc car parking to the detriment of the streetscene.



Do's

1. Protect and continue to promote public access to the fine natural historic landscape setting of Abington Park and the equally significant listed Abington Park Museum, Church of St. Peter and St Paul, and related park buildings like the Water Tower.
2. Encourage further enhancements within the late 20th century estates with increased attention to the street and public realm including tree planting
3. Promote further sensitive residential infill and related local facilities to enhance present built environment and landscape space assets together with improved/rationalised pedestrian/cycle network to further accessibility within the zone



Don't

1. Permit the perceived 'coalescence' of the zone's distinct local neighbourhoods by inappropriate infill development with little attention to local detail, materials and spacing standards.
2. Allow the 'historic' arterial routes through the zone to become further traffic dominated at the expense of the local residential and natural environment.
3. Reduce maintenance of natural landscape and open spaces or allow inappropriate piecemeal encroachment as well as increased traffic impacts on these greenspaces.

ZONE . L EXEMPLAR

[Sensitive infill development: Salisbury Wiltshire]



CHAPTER . 4 CONCLUSIONS

Design policy recommendations for emerging Local Plan and future Development Management tools

4

Introduction

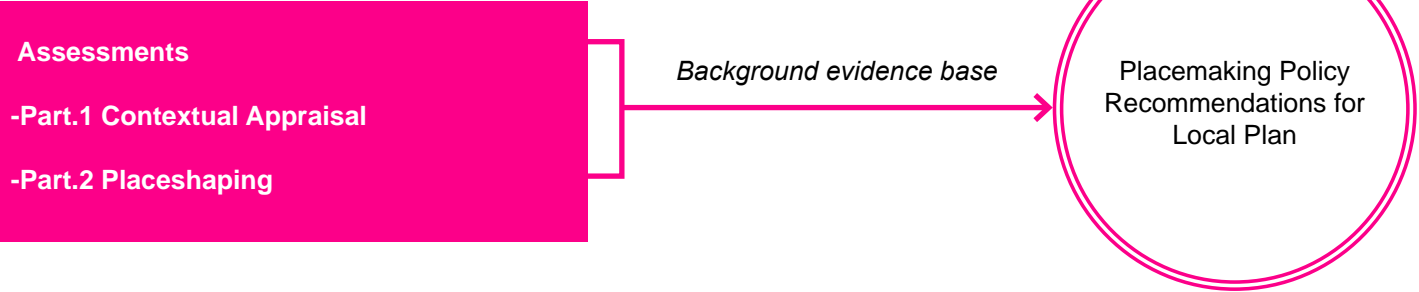
This Urban Design Appraisal has been commissioned by Northampton Borough Council as one of several back-ground evidence based documents to inform the preparation and production of their forthcoming Local Plan.

The strategic townscape assessment of the Borough wide area – excluding the Central Area which has been previously produced for the adopted AAP – provides an overview of the current built and natural environment qualities of Northampton.

With the understanding provided by this strategic analysis in this study the following placemaking related recommendations are offered for future consideration during both the Local Plan policy making and ongoing development management as part of the Borough Council's statutory planning authority decision making.

Place Making Recommendations:

Urban Design Appraisal



This study has helped to highlight some key approaches and tools which could inform the Council's ambitions to enhance the local environment whilst managing growth of the Borough.

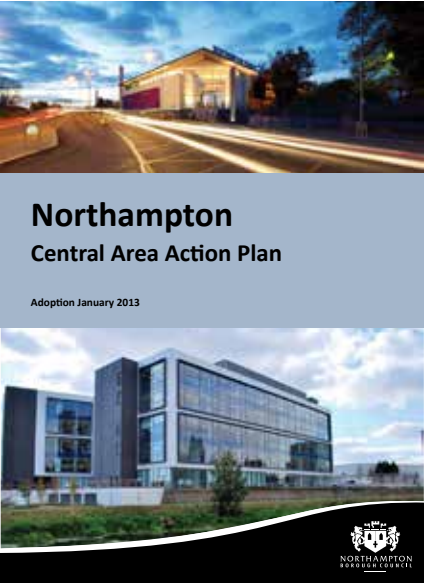
These are summarised below under the two strategic strands of the Council's statutory planning responsibilities.

Local Plan Policy Making

Quality of place is acknowledged as very important in the National Planning Policy Framework and this is equally the case in Northampton as part of the local planning framework because it has a profound effect on quality of life in terms of people living, working and visiting the Borough.

The strategic policy recommendations to be considered by the Borough Council in undertaking their proposed Local Plan that have emerged as a response to this study include:

- A) Promoting Good Placemaking: - Development should be designed to promote and contribute to good placemaking through high quality, innovative and sustainable design which encourages the creation of a strong locally distinctive sense of place.
- This could include:-
- Responding to and enhancing locally distinct townscape, landscape and historic environment characteristics to create sustainable high quality and interactive places.
 - Protecting and taking advantage of views and vistas responding to topography and landform where such opportunities arise (see previous guidance in the Central Area Character Assessment 2010)
 - Sustaining, protecting and enhancing heritage and natural environment assets, including prospective non-designated assets and those included on Local Lists as well as those already statutorily protected
 - Additionally future development not to leave these assets vulnerable to risk and wherever possible promote the use, understanding and enjoyment of the historic and natural environments as an integral part of good placemaking
 - Development to have regard to safeguard or enhance the setting of locally distinct places within the Borough in terms of scale, design, landform and integration within the existing local context to protect their identified important and unique characteristics based on sound consistent analysis



- Development proposals to demonstrate how they respond to and incorporate climate change and adaptation in the strategic design process

- Promotion of the inclusion of high quality public realm for streets and local spaces including public art as an opportunity to reinforce and enhance legibility, character and local distinctiveness

B) Detailed Placemaking Support Policies: Covering the following as a possible minimum:

- Urban Design Good Practice (similar to the generic sound urban design principles within the Central Area Character Assessment)
- Respecting and Managing Views
- Heritage Promotion
- Natural Environment Integration
- Public Realm Enhancement
- Public Art Promotion



*[Upton Design Code
-setting higher standards
in residential design]*

Development Management

The urban design appraisal within this study highlights the following strategic urban design recommendations:-

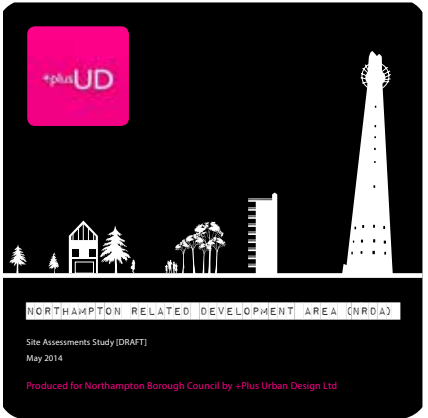
- A) Creating Streets: embracing the ambitions of Manual for Streets and emerging best practice highlighted by the Academy of Urbanism; Design Council Cobe; Historic Towns and Villages Forum; and the Urban Design Group to promote user friendly streets for the integration of pedestrians and cyclists as well as accommodating vehicular traffic movement
- B) Major Movement Approaches: similar to the Central Area covering main highways; train; river/canal; cycle and pedestrian routes including strategic local and national networks
- C) Promoting Healthy Communities: encouraging greater beneficial activity through walking; running; cycling and more active focussed leisure pursuits in both urban, sub-urban and natural environments within the Borough
- D) Promoting Sustainable Urban Drainage Systems: encouraging these as integral placemaking elements to enhance local landscape spaces as well as being a key strand of strategic flood protection and water management – exemplars already exist within the Borough.
- E) Residential Design Guidance: including promoting Building for Life12 assessment criteria as a key element of the recommended design process for new development in Northampton to help achieve good placemaking and respect locally distinct environments.
- F) Design Coding for Major Development Schemes: already substantially completed for previous WNDC and could be updated/adapted to apply to future outline and hybrid planning applications.



[Using Building for Life 12 to improve the design process]



[SUDS as part of streetscene]



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