

# Kingsthorpe Conservation Area

## Aims and Objectives

- The main aims:-
- To conserve buildings and other features which contribute to the positive character of the area.
- To ensure that changes which take place harmonise with the existing area, as far as possible.
- To enhance the area.

## Location and Setting

The village lies approximately two miles north of the town centre, west of the main A508 Market Harborough Road, and is situated on sloping land overlooking the Brampton branch of the Nene Valley. To the north and east the former village has been surrounded by newer urban development.

The Northampton Master Plan proposes two major roads near the village: to the West, Brampton Valley Way and to the south, Talavera Way. The river valley will ultimately form part of the major open space and recreation system for the town.

## Historical Background

Kingsthorpe was mentioned as a substantial settlement at the time of the Domesday Survey. In 1831 its population had reached 1,344 persons. In 1900 the village was incorporated into the County Borough administrative area.



## The Conservation Area

Part of Kingsthorpe was first designated as a Conservation Area in 1971. This area has been extended to incorporate Vicarage Lane and Kingswell Road which both contain sufficient good or potentially improvable buildings to warrant their inclusion. Vicarage Lane reflects the irregular layout and mixture of buildings which characterise the old Conservation Area. It has several listed buildings and stone cottages and some of these have now been renovated. The lane is a cul-de-sac terminating with a view to Dallington Heath. Kingswell Road is notable for its high stone walls and the stone house known as Home Farm. The farm complex includes two listed buildings, a 17th Century dovecote and stone barn of the same period.

On the western side of the Conservation Area the land falls away fairly steeply into the Brampton branch of the Nene Valley. This affords views out across the Valley to Kings Heath, principally from the Green, from the footpath at the west front of the Church and from Green End and points along Vicarage Lane.



### Listed Buildings



### Important Buildings



### Tree Preservation Orders



(Symbols do not depict individual trees)

### Important Tree Groups



Buildings listed as of Special Architectural or Historic Interest

KINGSWELL ROAD	
Home Farm ho.	17c Stone/Slate
" " Dovecote	17c Stone/Slate
" " Barn	17c Stone/Slate
THE GREEN	
Greenbanks + Wayside (Sunday School)	18c Sandstone/Tile
Kingswell Cott.	17c Stone/Slate
Church of St. John the Baptists (Remains of Saxon)	From 12c Restored 19c
GREEN END	
13	17c Stone/Slate
15	18c Stone/Slate
17	19c Red Brick/Slate
VICARAGE LANE	
39 (The Cott.) + 43 (home cott)	18c 19c Stone/Tile
47	17c/18c Stone/Tile
WELL YARD	
13, 14 + 15	17c Sandstone/Tile

Traffic flows present some problems on the periphery in Mill Lane, Kingswell Road and the eastern end of The Green, but the village is set apart from the main traffic routes and commercial areas and its character is unique within Northampton.



The Green provides the central feature of the village, and is dominated on the north-west by the Church of St. John the Baptist, dating from the 12th Century. The southern side of The Green is bounded by attractive houses in Green End. To the south west views of the valley will be somewhat curtailed by infill development in the grounds of Hopes Place. The scheme will however complete the enclosure of the Green.

The Kingswell (sometimes known as Longwell) is set against a high bank and stone wall to the south of The Green. The well itself is a natural spring which flows from beneath the retaining wall into a long brick trough and then into a culvert under the Green.



The Conservation Area contains a variety of domestic buildings including stone cottages and 18th and 19th Century brick dwellings. A number of buildings are listed. The most extensive new housing development is in Well Yard where the design and layout integrate successfully with the old village. The number of unfit dwellings has diminished because of an increased interest in their improvement and restoration, particularly of stone building.

Existing trees and grassed areas add significantly to the attractions of the village and tree preservation orders cover a number of trees.

Stone walls border the road in Vicarage Lane, The Green, Kingswell Road and Mill Lane, and also flank the footpaths leading from Green End. These footpaths are interesting features, forming small lanes fronted by domestic buildings and narrowing as they proceed southwards into a setting with a rural appearance. There are also footpaths linking Vicarage Lane to Knights Lane and Julian Way.