

The consultation period runs until

Thursday 10 March 2011



NORTHAMPTON
BOROUGH COUNCIL

Proposed Boot & Shoe Conservation Area



Further copies of this leaflet and the questionnaire and the full evaluation that was commissioned to assess the potential for a Boot and Shoe Conservation Area can be found in the following locations:

- Northampton Borough Council's website: www.northampton.gov.uk/consultation
- Mount Pleasant Baptist Church, 147-155 Kettering Road
- Mounts Baths Reception, Upper Mounts
- Central Library, Abington Street
- Abington Library, Lindsay Avenue
- Cliftonville House, Bedford Road

Or you can talk to a Conservation Officer by calling 01604 837637 or send an e-mail to conservation@northampton.gov.uk

Or write to us at our FREEPOST address: Conservation Team, Northampton Borough Council, FREEPOST MID 17327, Northampton, NN1 1WJ

Two drop-in surgeries where you can talk to conservation officers will be held at
Mount Pleasant Baptist Church, 147-155 Kettering Road, NN1 4BS

Thursday 20 January, 3:00 - 7:00 pm

Friday 21 January, 9:00 am - 4:00pm

If you would like a copy of this leaflet in large print, Braille, audiotape or translated into another language, please contact:

☎ A J Gray on 01604 837 861

@ agray@northampton.gov.uk

This information can be made available in other languages and formats upon request by contacting us on **01604 837 861**

POLISH

Informacje te mogą być dostępne w różnych językach i różnym formacie poprzez skontaktowanie się z nami **01604 837 861**

RUSSIAN

Эта информация имеется по просьбе на других языках и форматах – пожалуйста обратитесь к нам по номеру **01604 837 861**

SOMALI

Macluumaadkani waaxaad ku heli kartaa luqooyin iyo habab kale haddii aad dalbato adigoo nagala soo xiriiraayo **01604 837 861**

BENGALI

এই তথ্য অন্যান্য ভাষায় এবং পদ্ধতিতে আমাদের সাথে নীচের তালিকা নম্বরে যোগাযোগ করে অনুরোধ করে পাওয়া যেতে পারে **01604 837 861**

LITHUANIAN

Šita informacija galima gauti kitomis kalbomis ir kitais formatais, jeigu paprašysite ir paskambinsite mums: **01604 837 861**

TURKISH

Burada yer alan bilgileri Türkçe olarak ve diğer formatlarda da edinebilirsiniz. Bunun için lütfen şu numaraya telefon ederek isteğinizi bize bildiriniz:

01604 837 861

Planning Policy & Heritage, Northampton Borough Council
Cliftonville House, Bedford Road, Northampton. NN4 7NR
Tel: 01604 837637 email: conservation@northampton.gov.uk
January 2011

Introduction

Northampton's history as a boot and shoe town is well recognised. The town has even been used as the location for the film *Kinky Boots*. Significant numbers of local people were employed in the Northampton boot and shoe industry for a century or more. Evidence of the strong relationship with the industry can still be seen today in the long rows of terraced housing and associated factory buildings and community facilities. These historical remnants of the boot and shoe industry are very important to the town, and the Council is proposing to recognise them through the designation of a Boot and Shoe Conservation Area.

What a conservation area is and what it means for residents and businesses in the area is explained later in this leaflet.

What we need to know

We would like your views on the proposed boundary for the Boot and Shoe Conservation Area.

Three boundary options have been identified, along with the advantages and disadvantages of each. You will find a short questionnaire in the middle of this leaflet for you to pull out and return to a FREEPOST address.



Former factory, Palmerston Road



The proposed Boot and Shoe Conservation Area

The finest remnants of Northampton's boot and shoe industry can be found in the area immediately to the north and east of the town centre (around Lower Mounts up to the Racecourse, Abington Square and down to the Billing Road). An independent evaluation (see map) of the boot and shoe industry shows that this area has the highest density of boot and shoe factories, the greatest survival of buildings (around 70%) associated with the industry, and the widest range of building types in Northampton. These remnants lend themselves well to the creation of a conservation area, which is supported by the national body protecting the country's historic assets, English Heritage.

The completed evaluation can be found at www.northampton.gov.uk/consultation. This provides much more detailed information about the Boot and Shoe industry in this area and why it should be protected and enhanced.

Characteristics of the area

The street layout and buildings within this area show the development of the boot and shoe industry from its origins as a home-based craft through to the establishment of single large factories employing whole teams of workers. The street layout is regimented, with long straight rows of terraces which have long been considered commonplace and ordinary but are now recognised as having unique characteristics and importance.

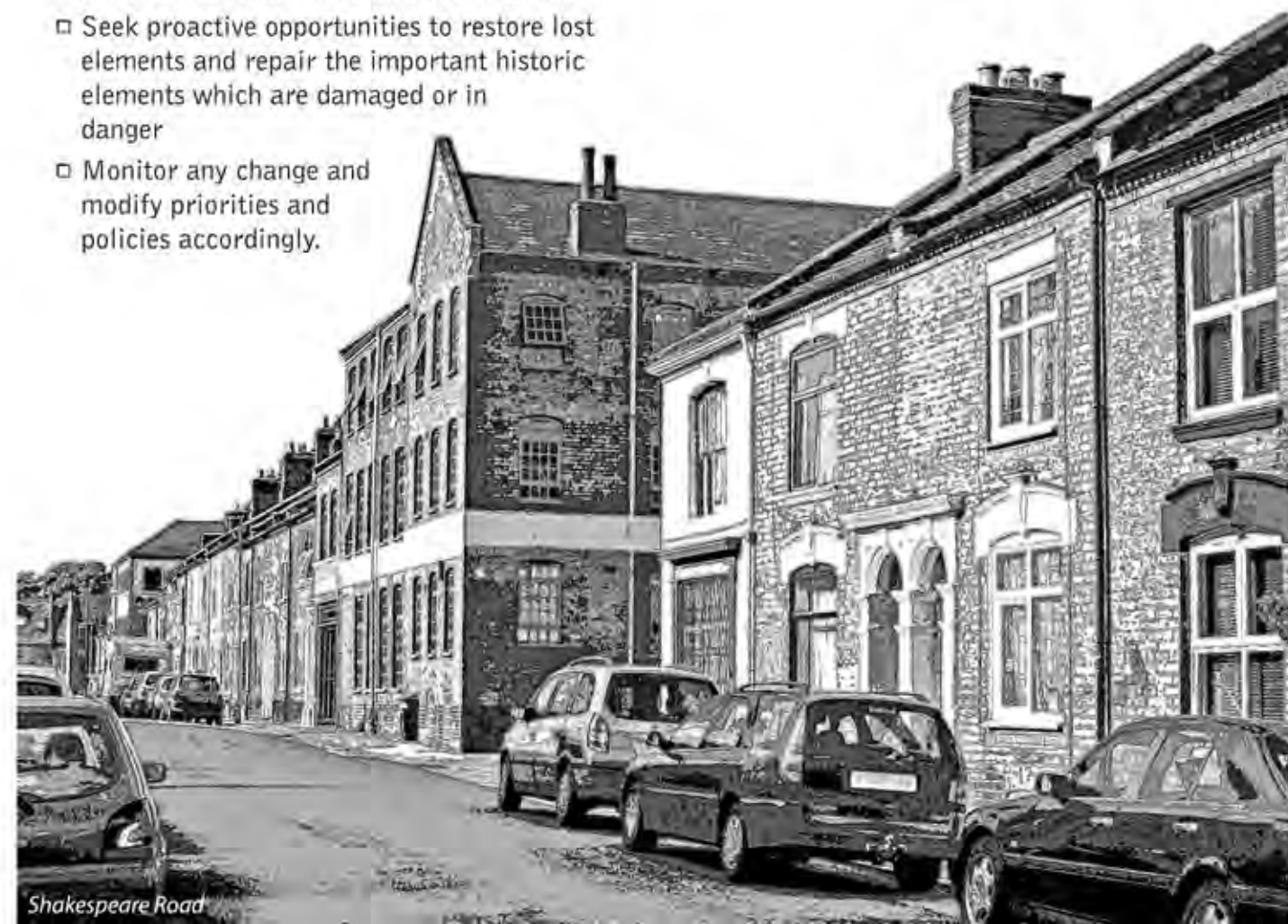
The oldest surviving buildings are grouped around the area to the west of Overstone Road and the area to the south of Abington Square. The evaluated area currently contains eight listed buildings (nationally recognised as being of architectural or historic importance). There are also five buildings on the Council's "local list" (which records buildings recognised as being of local importance).

Conservation Area Appraisal and Management Plan

A more detailed Conservation Area Appraisal and Management Plan will be produced following this boundary consultation. The final appraisal will provide a full evaluation of the agreed conservation area and the management plan will look at ways to protect and enhance the area.

The management plan will:

- Provide general planning policies (which apply to the whole area) along with those that are site-specific in determining planning applications
- Ensure protection of locally important buildings, structures and trees, and review this protection on a regular basis
- Provide an enforcement strategy to ensure that the policies and planning requirements are met
- Ensure that any new development complements the character of the existing area
- Ensure that works within the public realm (streets, spaces and squares) reinforce the historic boot and shoe character of the area
- Seek proactive opportunities to restore lost elements and repair the important historic elements which are damaged or in danger
- Monitor any change and modify priorities and policies accordingly.



Part of the aim of the management plan is to enhance and reinforce the historic boot and shoe character. This might include changes to the street, pavings, public spaces, lighting, building frontages, etc. We would like to know what you think the priorities should be for this part of the management plan. We would also like to know about those other buildings and spaces which are important to the community, to help us take them into account when making decisions about planning applications. Please use the questionnaire to tell us your views.

Conservation Area Advisory Committees

Some of the existing conservation areas benefit from Conservation Area Advisory Committees. These are independent community-led groups. They set their own terms of reference and priorities in order to contribute towards the protection and enhancement of these conservation areas. Northampton Borough Council consults these groups on planning applications within conservation areas so that they can use their local knowledge to help influence change and development.

If you are interested in being part of an Advisory Committee for this area, please indicate this on the questionnaire.

What does living in a Conservation Area mean?

The designation of a conservation area indicates the council's positive commitment to these areas and its intention to preserve and enhance the quality of the environment. However, conservation areas are not open-air museums but living communities which must be allowed to change over time in order to remain vital and prosperous. It is important that all new development in conservation areas should be sympathetic to the special architectural and aesthetic qualities of the area, particularly in terms of scale, design, materials and space between buildings.

The council has statutory powers to control changes within conservation areas.

It is important to note that the designation of a conservation area will not affect changes which have already taken place. Rather, it will seek to ensure future change does not detract from the historic character of the area and the legacy of the boot and shoe industry.

It is always advisable to seek planning advice before making any changes. This is because, in addition to the normal requirements for making planning applications, in a conservation area you will also be required to make an application for the following:

Changes to Property

Alterations to roofs or proposals to change the profile of a roof (for example, the provision of a dormer window), and cladding of buildings with different materials, such as imitation stone, will require planning consent from the council.

Satellite dishes and aerials

The siting of a satellite dish or aerial on the chimney stack or on the roof slope or elevation fronting the road requires planning consent from your council.

Trees

If you wish to prune or fell trees within a conservation area, you are required to give the council six weeks notice in writing.

Demolition of buildings

Conservation area consent is required for the demolition of most buildings and structures, including walls and outhouses. If demolition is being considered then advice should be sought from the council.

Design of new development

The council has the power to require a very high standard of design which is sympathetic to the existing boot and shoe industry environment. New development must make a positive contribution to the character of the area. This can mean you will need to submit additional information about your plan – for example full details of the proposal, how it relates to adjacent buildings, and examples of materials and colours. Usually only a fully detailed planning application will be considered, which should be accompanied by a design statement.

The council will advertise all planning applications affecting the character of a conservation area both on-site and in the local paper.

There are a number of distinctive features worth preserving. These include:

- Long straight streets with regular layout and continuous rooflines
- Houses and industrial buildings sitting side-by-side, as you might expect from an era when most people would have walked to work.
- Factories and specialist workshops of different sizes and types
- Houses which are usually two-storey; factories typically no higher than three-store
- Houses facing immediately on to the street with no front gardens
- Factory buildings with elaborate designs to illustrate their importance in the community
- Chapels and churches in key locations dominating views in the area
- Important corner buildings including shops, pubs and factory entrances
- A range of social, religious, educational and commercial buildings intermixed with houses and places of work, providing for all of the community's needs
- Few trees or public green / open space.

What are Conservation Areas?

A Conservation Area is an area which has special architectural or historic interest and whose overall character should be preserved or enhanced.



Detail of former factory in Victoria Road

In Northampton there are 19 existing conservation areas of different types, covering a wide range of locations, each with their own individual character and architecture.

Historically they have typically covered attractive, rural villages such as Hardingstone, Collingtree and Great Billing; the historic town centre – including buildings such as All Saints, County Hall and the Guildhall; and the large majestic houses surrounding Abington Park and the Racecourse.

The Boot and Shoe Conservation Area will recognise Northampton's important industrial heritage, adding to the range of conservation areas reflecting the history of the town.

What will the Boot and Shoe Conservation Area mean?

The special character of the Boot and Shoe area can be protected through its designation as a Conservation Area.

The boot and shoe area evaluation has:

- Identified the historically important parts of the area that need to be protected
- Provided guidance on how new building and other works can enhance the character of the area and the sense of place
- Identified policies that will improve the issues which detract from the overall character of the area

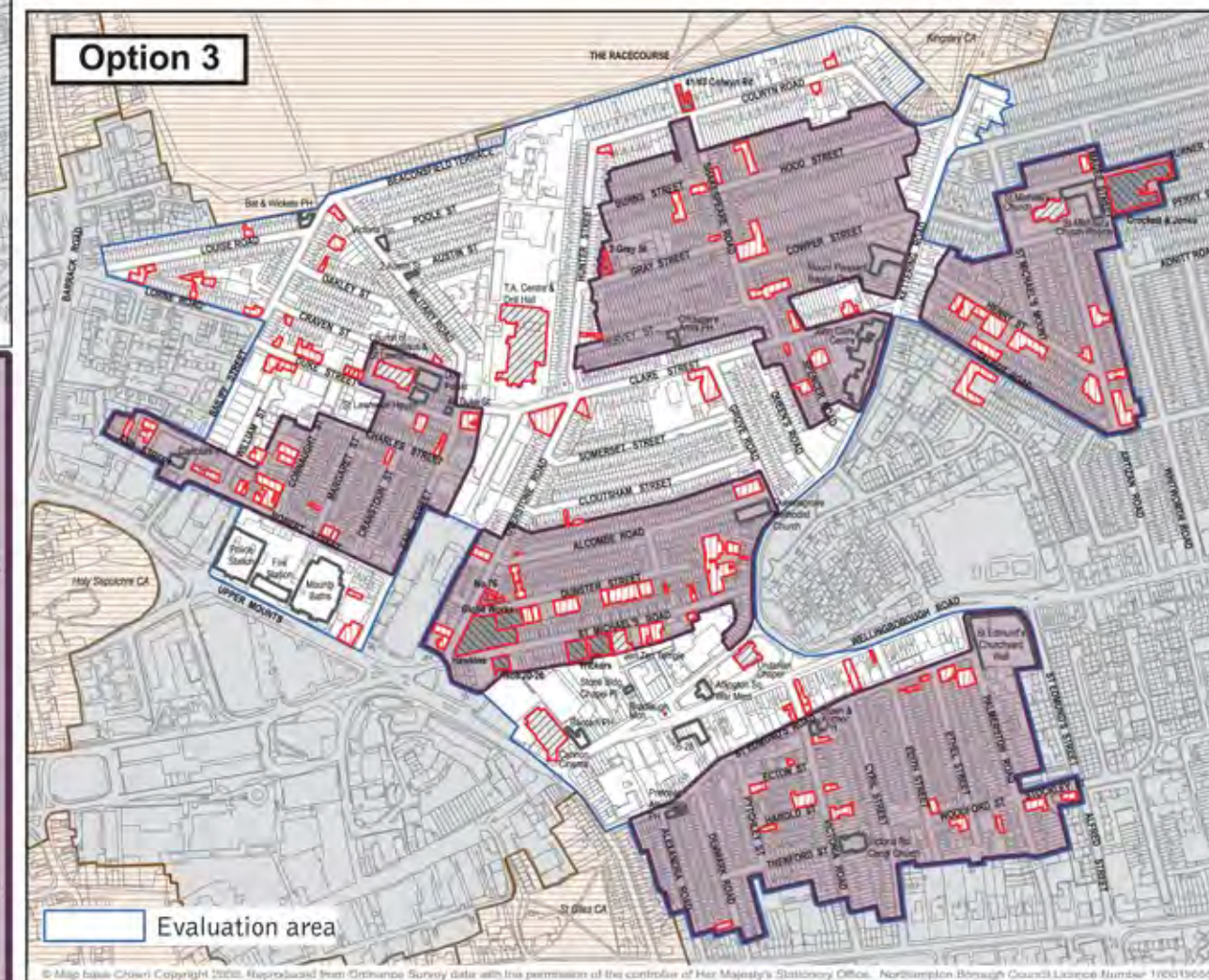
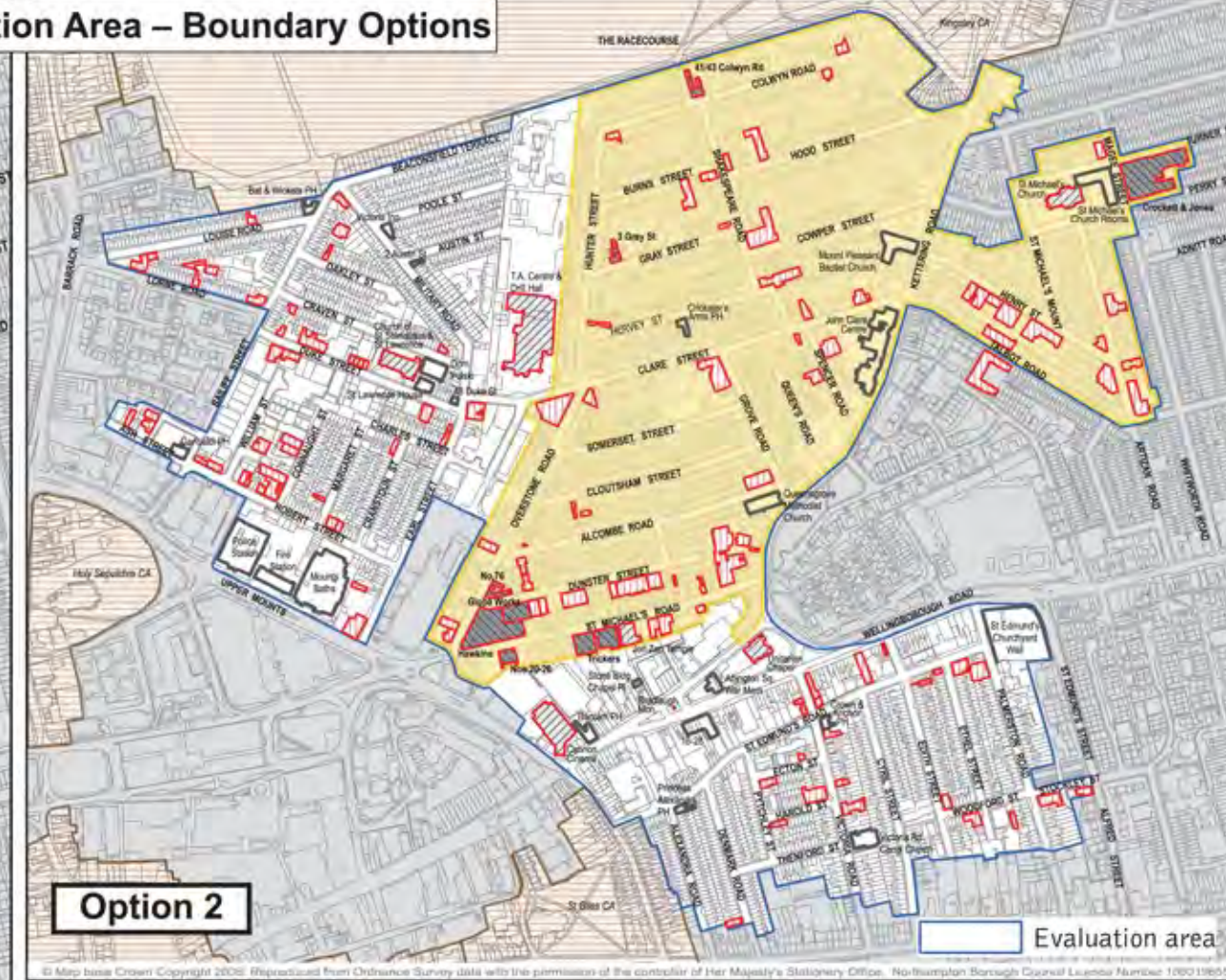
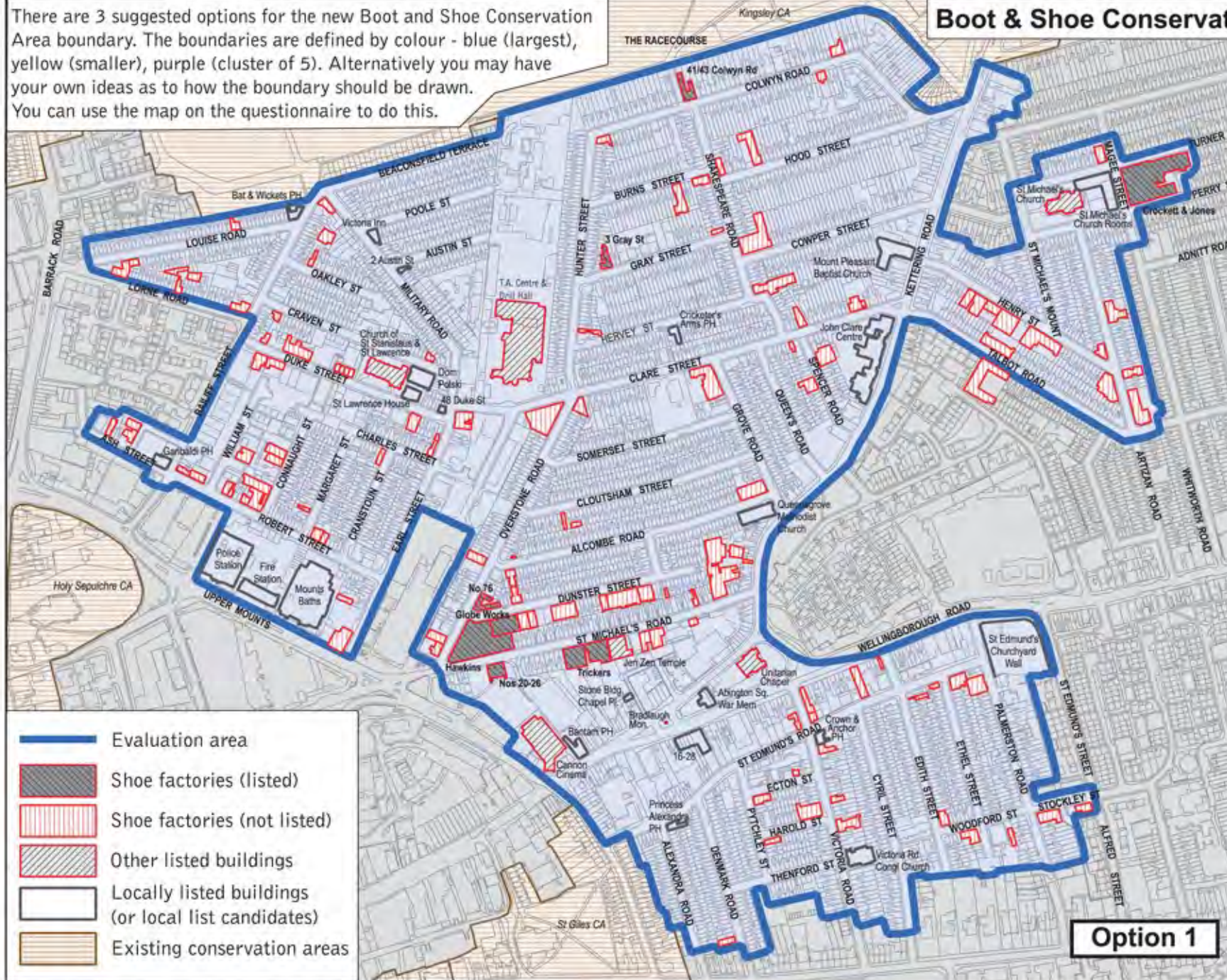
There are some particular issues which have been identified already:

- Unsympathetic change of use of former factories
- Traffic management
- Parking
- Loss of historic building materials
- Loss of industrial workshops
- Loss of characteristic features of the area such as chimneys
- Introduction of unsympathetic roof alterations
- Loss or inappropriate alteration of corner sites

Conservation area status can encourage civic pride and a clear sense of place and identity. This can encourage inward investment to improve the area.

There are 3 suggested options for the new Boot and Shoe Conservation Area boundary. The boundaries are defined by colour - blue (largest), yellow (smaller), purple (cluster of 5). Alternatively you may have your own ideas as to how the boundary should be drawn. You can use the map on the questionnaire to do this.

Boot & Shoe Conservation Area – Boundary Options



- Evaluation area
- Shoe factories (listed)
- Shoe factories (not listed)
- Other listed buildings
- Locally listed buildings (or local list candidates)
- Existing conservation areas

Option 1: One large conservation area

Advantages

- Includes approximately 70% of the surviving boot and shoe buildings, including the oldest surviving buildings
- Includes the area within the town which most fully illustrates the development of the boot and shoe industry from its home based craft origins through to large-scale mechanised production
- Clearly demonstrates the regimented street pattern or layout
- Clearly demonstrates the relationship between the industrial and domestic buildings

Disadvantages

- Covers an area of 63.72 hectares and therefore includes buildings which are not associated with the boot and shoe industry
- Covers many buildings, both industrial and domestic, which have already experienced significant change

Option 2: a single smaller area

Advantages

- Reduces the number of non-boot and shoe buildings included within the designation
- Covers an area which demonstrates the regimented street pattern or layout
- Incorporates the most significant boot and shoe buildings

Disadvantages

- Includes a smaller percentage of surviving boot and shoe buildings, leaving those outside at risk of loss or unsympathetic alteration
- Gives a poorer understanding of the character of the area and how it has been moulded by the development of the industry

Option 3: a cluster of 5 small areas

Advantages

- Minimises the impact on non-boot and shoe related buildings
- Includes the oldest surviving boot and shoe buildings

Disadvantages

- The effect of the regimented street pattern is reduced
- Disjointed understanding of the development of the industry and the relationships of the surviving buildings
- Less clarity as to the identity of the conservation area, potentially leading to misunderstandings about its location.

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