CONSERVATION AREA APPRAISAL
& MANAGEMENT PLAN

Planning Policy & Conservation Section
Northampton Borough Council
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Collingtree Conservation Area

Draft Conservation Area Appraisal
&
Management Plan

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**Introduction**

**The Importance of Conservation Areas**

“Historic Areas are now extensively recognised for the contribution they make to our cultural inheritance, economic well being and quality of life. Public support for the conservation and enhancement of areas of architectural and historic interest is well established. By suggesting continuity and stability, such areas provide points of reference in a rapidly changing world; they represent the familiar and cherished local scene.”


Collingtree Conservation Area was first designated in May 1978 as an area of distinctive character worthy of preservation or enhancement. Conservation Areas in Northampton are designated by the Borough Council. The Government requires that conservation areas must be reviewed from time to time to ensure that they are kept up to date. This document sets out the re-appraisal of Collingtree conservation area undertaken during January 2008.

**Planning policy context**

Conservation Areas are protected by a number of Acts and statutory guidance.

The Civic Amenities Act in 1967 first introduced the concept of conservation areas. This was succeeded by Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which places a duty on local authorities to designate as conservation areas “areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”. Local Authorities must also formulate and publish proposals for the preservation and enhancement of their conservation areas. This is normally in the form of generic guidance and a management plan which is specific to each conservation area.

Planning Policy Guidance 15: Planning and the Historic Environment (Section 4) also sets out Government policy which provides local authorities with advice on the designation and subsequent management of conservation areas.

The objectives of conservation area designation are:

- To give effect to conservation policies for a particular neighbourhood or area
- To introduce a general control over the demolition of unlisted buildings and structures within the area
- To introduce a general control over the removal of important trees
- To provide the basis for policies designed to preserve or enhance all aspects of the character or appearance that define an area’s special interest. This will necessarily include the identification of buildings and structures, open spaces, views, trees and areas of the public realm which make positive contributions to the area.

**Summary of special interest**

Collingtree Conservation Area includes many architecturally and historically important buildings such as the Church of St Columba and 43 High Street, mainly arranged on each side of the High Street.

There are a number of reasons why the area has been designated as a Conservation Area. These include:

- The concentration of historic buildings from the 17th to the 19th centuries within the core of the village, particularly along the High Street, gives the area visual coherence.
- This is an important collection of buildings which demonstrates the evolution of a small village over time. The village contains 10 buildings which are nationally listed in recognition of their architectural and historic interest. Many more buildings have been identified as being of sufficient quality to be of local interest.
- The overall scale, the layout of the buildings and boundary walls, the spaces and relationships between them and, importantly, the use of local stone, combine to create a distinctive location with a strong sense of place worthy of protection and enhancement.

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1 See Section 71 of the 1990 Act
2 The public spaces, squares and pavements.
Location and context

Collingtree is one of the villages to the south of Northampton incorporated into the Borough when changes were made to local government boundaries in 1974. It is a small village set within gently undulating land, bounded to the east by the A45 and to the south by the M1. To the north are remnants of historic parkland. The conservation area includes the historic core of the village and some later infill development. It is drawn tightly around the centrally-placed High Street which runs north to south within the settlement.

Continuing development has extended far to the south of the town centre and modern residential areas now surround the majority of the historic core of this settlement. Nevertheless, it remains separate from the encroaching development and retains the character of a village.

The parish of Collingtree is only 278 hectares in size. To the west, it adjoins the parish of Milton Malsor, with whose manorial history it is inseparable and to which it retains a direct road link, over the M1 and under the railway.

Both the M1 and the A45 are busy dual carriageways radically altering Collingtree’s links with its historic neighbours. They are in marked contrast to the historic context of the village, which was predominantly farmland laid to pasture.

The geology is locally complex - a mixture of Marlstone, Northampton Sand and Whitby Mudstone Formation (Upper Lias). The land slopes gently from approximately 100 metres in the south-west to 70 metres where it meets Wootton Brook in the north. The only other surface water is a pond to the north-east of the village (which may be a man-made parkland landscape feature), and a smaller (man-made) pond off Glebe Farm Close.

Historic development

Collingtree probably had Saxon origins. Its name is thought to be derived from “Cola’s tree”, after a Saxon leader’s name and a notable tree, possibly one marking a boundary. It is recorded in the Domesday Book (1086) as “Colentreu”.

Slight archaeological evidence in the form of an axe head and a coin may indicate possible Neolithic/Bronze Age and Romano-British activity within the parish. However, to date, there has been no evidence to indicate any obvious or significant influence upon the character of the village or its setting from these early settlements.

Tower of St Columba’s Church
The earliest surviving building in the village is the church of St Columba. It is thought to have originated as an un-aisled Norman nave. Remnants of this first church can be seen in the blocked door and low arched recess in the south chancel wall.

Like almost all medieval village churches it has been altered many times over the centuries, but the compact, buttressed tower, which rises in 3 stages, has been a cultural and visual reference point in the village since the 15th century. The building we see today was extensively restored in the late 19th century.

There is no evidence that the village was ever large. Bridges (see Appendix 6), writing in the 1720s, notes that, “the village consists of 33 families”. A church publication in 1999 records that there were 154 parishioners in 1801, and 234 in 1851. The census returns for 1881 note only 240 inhabitants. In 2001, 963 inhabitants are recorded, following much building of new homes to the north of the village.

The earliest domestic buildings which survive in a recognisable form date from the 17th century, and four of these are listed because of their architectural and historic interest. One of these, no. 43 High Street, is Grade II* listed, being of particular importance. These buildings all line the High Street. The other five listed buildings (to be found in the High Street or in Bam Comer) date mainly from the 18th century. The distribution of surviving buildings, together with the Enclosure Map of 1780 and Ordnance Survey (O.S.) map evidence dating from 1883-87 and 1900, tell us that the form of the village has remained essentially unchanged for more than 200 years, and possibly a great deal longer than that.

The mediaeval open field system of Collingtree parish was enclosed, together with that of Milton Malsor, in 1779. A fragment of land marked by ridges and furrows surviving from the old system can be seen in the field to the west of Bam Comer. As a result of enclosure, land holdings were rationalised and new farmhouses and barns were often established within villages about this time. Possible examples of this in Collingtree include Wards Farm in the south and Glebe Farm in the north (rebuilt in the 20th century and since converted to dwellings).

The Enclosure Map of 1780 shows 13 houses and homesteads with orchards and spinneys and numerous tenements also with orchards, sometimes specified as “cherry orchard”. Later maps depict the village surrounded by trees, which could be interpreted as orchards and perhaps indicate a remarkable continuity of use. This may be confirmed, in a small part, by the survival of some mature apple trees in the land off Glebe Close.

The O.S. Map of 1883-87 (see Appendix 2) shows that the west side of the High Street was very sparsely developed, compared with the east side. A high proportion of the buildings marked on the map do still survive. The impact of this early uneven development can still be seen today in that the later developed west side sits generally a little further back from the street than the
earlier east side. Development in the remaining part of the 19th century started a process of infill which has continued ever since. The open, tree-covered areas which once bordered the High Street have gradually given way to a series of dwellings which now fully enclose the street.

Probably the single event that had an impact upon the development and character of the village was the purchase, in 1871, of the avowson of Collingtree by Mr Pickering Phipps (1827-1890). He was from the Northampton brewery family, among whose members were a mayor of the town and an MP for Northampton. Apart from being a generous benefactor of the church and the school, he commissioned the prestigious local architect E.F. Law to build Collingtree Grange in 1875. It stood to the immediate north of the church and its parkland lay extensively to the north of the village.

Members of the village Women’s Institute recall that the Phipps family employed most of the village in “the big house”, in its gardens, on the farm, or in their brewery in Northampton. The Sears family, a local boot and shoe manufacturer, purchased the Grange in 1911 and were responsible for completely re-planning Glebe Farm. The boundary walls and some of the landscape tree planting remain within the conservation area today.

Further afield, a gatehouse and a fine set of gates fronting on to the old alignment of the A45 (formerly A508) are now the only substantial reminders of this once influential building.

The Northampton Record Office holds a watercolour painting by the architect dated 1879 showing it to have been a grand, though not very large building, 7 bays wide, with double height flanking canted bay windows and a 3-storey tower under a mansard roof. An important looking porch supported upon 6 Corinthian columns contributed to the French Baroque style which would have been quite a contrast with the architecture of the village. The Grange was demolished in the 1960’s.

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3 The right to nominate a person to hold a church office in a parish. It is a form of property which may be bought, sold or given away

**Plan Form**

Historic Collingtree is essentially a village of a simple and narrow linear form, closely following the curved route described by the High Street. This is a very common settlement pattern but unusually in Collingtree the High Street is not a thoroughfare and in both northerly and the southerly directions it is not a through road. The historic core of the village effectively culminates in the area surrounding St Columba’s Church, at the north end of the village, where there was a farm before the Grange was built. To the south the M1, running in a cutting, breaks the historic links with the surrounding landscape. The village feels somewhat truncated by the development of this major route way and yet no part of it was lost in the construction. In fact the historic route to Blisworth was retained, with a special bridge built to accommodate it.

The principal road pattern in the village is cruciform in shape and has been so since at least 1780. Historic settlement lined the High Street but did not colonise the east/west route of Watering Lane/Ash Lane. This is perhaps because of the patterns of land ownership and a low demand for new homes in the village until the 19th century.

On the basis of maps, routes which survive as footpaths, topography and the morphology of the village it is possible to conjecture that there was an ancient route between Blisworth and Northampton passing through the village to the west of the church via Barn Comer and continuing northwards along the present bridleway.

The historic core of Collingtree is encircled by modern residential development, with the exception of areas to the south-east behind nos 43 to 67 High Street, land to the east of Applebarn Close / Sargeants Lane, and land...
to the west of Bam Corner. These areas are important open spaces which play a significant role in providing the setting of the Conservation Area.

**Character**

Collingtree has a modest and compact character. It no longer boasts a great house and never experienced the shaping force of a craft, industry or trade (although the large windows of the red brick building to the rear of 67 High Street suggest that perhaps some kind of manufacturing was being undertaken there).

The High Street is the dominant feature of the Conservation Area. The overall impact of the street is of two-storey domestic properties in a close-grained mix of different ages. The 1881 census tells us that there was a shop, a pub and a baker's and that a high proportion of the inhabitants were agricultural labourers. Some were bricklayers, possibly related to the nearby brickworks at Wootton, which must have supplied some of the bricks used in the village. The census seems to confirm that the village has a consistent history of being made up of predominantly residential buildings.

The O.S. map of 1900 (see Appendix 3) shows us that the houses and farms which lined the street were augmented and interspersed with familiar types of village buildings: the School (dated 1861), at least one public house - The Wooden Walls of Old England; a Village Hall, a Wesleyan Chapel and a Smithy, where the village's horses were shod. All but the Smithy remain and add richness to the texture of the building vocabulary, although the Chapel is barely recognisable as such today - only a name plate on the wall of no. 34 now commemorates the Chapel.

The historic village has an enclosed appearance. It is remarkably tranquil in character, despite the daily volume of traffic passing close by. The houses date from a mix of periods, but even so it has the homogeneous or uniform character typical of a location which has developed gradually over time.

The fact that the High Street is not a through route gives a slightly mysterious quality to the village. The remnants of the presence of Collingtree Grange, continue to exert an influence over the character of the north end of the village.

Unsurprisingly the Church is the single most visually and architecturally dominant building. Other buildings that catch the eye for being both older and more substantial than the general building form are the long, low proportions of the pub, under the only remaining thatched roof in the village, and the three storey stone buildings, 1 Ash Lane and 43 High Street.

Today houses closely line both sides of the High Street, replacing what is shown on maps of 1880s and 1900 as largely tree covered areas, probably orchards. Hence perhaps the name Applebarn Close referring to its former use, and the name of the 17th century house no. 44 High Street - “The Orchards”.

One major type of change which has occurred is that, along with the infilling of open spaces, many outbuildings relating to former farmsteads have been lost, reduced to low walls or converted for residential use.
The general condition and level of maintenance of all the buildings within the village is very good. There are no listed or historic buildings structurally at risk.

Walls
Boundary walls play an important role in creating the special character of Collingtree village. Splendid examples include the high stone walls on Sargeants Lane and the Rectory walls at Barn Corner. There are several examples of walls, now acting as boundaries, which are the lowered walls of former buildings. Walling materials mirror the range of brick and stone used in the buildings and they display a wide range of traditional capping or coping techniques (see below). All but the oldest buildings on the west side of the High Street are set a little back from the footway. Due to this the boundary walls are slightly more prominent on this side of the street.

The Collingtree conservation area is of insufficient size and complexity to have clearly defined areas of different character within it. Nevertheless some distinctions can usefully be made between different parts of the village.

Lodge Avenue/Spinney Drive
Residual elements of the Grange and its landscaped parkland, such as mature specimen trees and boundary walls, continue to lend a hint of grandeur to this area of the village.

Amongst several evergreen trees, which frame the entrance to the area from the north, a Wellingtonia is the most conspicuous. This is a fine specimen of a tree which was introduced into Britain in 1853. It is likely to have been planted after 1875 as part of landscaping for the Grange and so will be over 130 years old and amongst the earliest examples in Northamptonshire.

Bam Comer
The Church of St Columba, with its small enclosed graveyard, stands on raised ground. It combines with the elegant 18th century Rectory to form an attractive ensemble. Together with the Victorian school building this area could be considered to be top of the hierarchy of spaces within the village.

The narrow lane is intimate and winding in contrast with the open High Street. Closely bounded by well-built old boundary walls and the stone listed houses at nos 4-6, it also retains fragments of earlier blue brick paving – an increasingly rare survival. The stone walls continue north, and merge into a long high brick wall. This is a survival of what, from map evidence, appears to be the walled kitchen gardens of The Grange. Combined with the charming pair of cottages at nos 3-5 and the glimpse of a view out westward, they form very positive contributions to the setting of the conservation area.
Sargeants Lane/Applebarn Close

Applebarn Close is a modern development and together with 1 and 2 Sargeants Lane and the recently converted 1930s Glebe Farm buildings, this area has a very open structure which is uncharacteristic of the conservation area as a whole. Apart from the long and fine stone boundary wall along Sargeants Lane this area makes a neutral contribution to the Conservation Area.

The High Street, north of the crossroads

This area is closely developed, yet not crowded. Domestic properties largely characterise this area. It has a strong sense of enclosure and unobstructed views along its length, both looking southward, culminating in a good view of no. 43, and northward into the shadow of mature trees. A more open view is gained eastward beyond the car park of the pub.

No. 15 stands out as the only rendered and painted building, contrasting with the usual local practice of leaving the normally high quality brickwork and stone on display.

The Crossroads

Apart from no. 1 Ash Lane, the houses which frame the crossroads are set well back on slightly raised ground. Poorly sited road signs, street clutter and a very wide pavement on the north-west corner leave this area visually weak and barren in comparison with the rest of the conservation area. This is countered to an extent by a sense of activity which comes from Ash Lane - Watering Lane being the only through route in the village.

Building materials and local details

A rich pallet of materials is very much in evidence and lends a striking degree of visual harmony to the street scene.

The traditional warm colours of the local ironstone and limestone combined with mellow brick predominate in the pre-20th century buildings. A number of the later infill buildings have been constructed in matching or sympathetic materials.

The oldest buildings utilise the dark, iron-rich Northampton sandstone ornamentally banded, as at no. 43 with the cream limestone. This banding of stone is distinctive and found only on local buildings of high status. Later and more modest vernacular buildings also use a mixture of stones types to
decorative effect with contrasting quoins, window and door jambs, eaves, string courses and plinths (see Appendix 5 for glossary of technical terms).

Stone is always laid in regular courses. A noticeable exception to this is a modern house – at no. 1 Barn Mews, where large “jumper stones”, spanning the courses, have been introduced from a different construction tradition.

Stone for walls is usually rough-faced rubble stone. Notable exceptions to this are the fine cut stone faces of the ashlar wall and gate piers to the Old Rectory and the coping stones to the boundary wall to the north side of Sargeants Lane. Parts of the church including the south face of the porch and the buttresses are also ashlar.

Buildings constructed from about the early 19th century onwards add brick to the stone. An excellent example of early brickwork can be seen at no. 63 High Street. The buildings of the 19th century show an exuberant mix of brick with stone dressings and vice-versa.

61-63 High Street

Roofs are predominantly of Welsh slate. Older buildings with steeply pitched roofs will have formerly been under thatch, of which only a single example now remains.

The skyline is marked by an irregular rhythm of mainly brick chimneys, which make a positive contribution to the traditional character of the village.

There is a pleasing variety of original and traditional window types in the village, from leaded lights in stone mullioned frames to decorative iron casements and vertical box sashes with margin glazing. The most interesting survivals are the number of side-sliding or “Yorkshire” sash windows. These are a notable local detail and rare survivals which need to be carefully preserved.

In the streetscape some blue brick paviors have survived in use for path surfaces, and good granite sets have been used as curb stones throughout.

**Trees and green spaces**

Unusually perhaps for a village, with the notable exception of a large mature sycamore tree next to the church and the nearby Wellingtonia, trees do not play a major role in defining the appearance of the conservation area overall.

However, the northern end of the conservation area does benefit to a great extent from the remaining examples of specimen planting from the grounds of Collingtree Grange, many of which surround and conceal the modern school building. These, together with mature trees within the grounds of the Old Rectory, give this area greater visual variation and different qualities of light and shade than are found elsewhere in the conservation area.

To this should be added the important triangle of open space to the east of Lodge Avenue. This is the single, very small, reminder within the conservation area of the parkland associated with The Grange.

Rather more informal in character is an equally small area of woodland to the extreme south-east of the conservation area, bordering the M1. It acts as an important buffer to the motorway and perhaps as a reminder of the former tree-filled context of the village.

Outside the Conservation Area a new public open space has been established off Glebe Farm Close, which is forming a positive setting and preserving an area of former orchards. It is proposed to include this area within the boundary of the conservation area.
**Key views and vistas**

The single most important view within the village is that of the church. It stands prominently on a mound and, together with the mature sycamore tree, dominates views northward up the High Street. The reverse view, looking southward towards no. 43 High Street, is also of considerable quality. There are glimpses of the church from the Glebe Farm Close area and an interesting view of the north side of the church from Spinney Drive. This view is particularly important because the setting of that side of the church has been so closely encroached upon by residential development.

The best view into the conservation area is from the north. Framed by mature, mainly evergreen trees, it has an air of opening up into interesting vistas beyond.

The approaches from the east and west are particularly bland and open. They are uncharacteristic of the village and marred by street clutter, old road signs and poorly-sited speed restriction signs.

The view on approaching the southern end of the conservation area is enticing and has been strengthened by new development which has obviously been influenced in design language and the pallet of materials by study of the local vernacular buildings.

The local topography and the surrounding belt of modern development mean that there are no significant distant views of the historic village of Collingtree.

**Buildings making a positive contribution to the area**

There are 10 listed buildings in the Conservation Area and these are making a very positive contribution to its character; indeed they are helping to define that character. Also assisting in this respect are buildings which are considered to have particular local architectural or historic interest. These will be considered for inclusion on a Local List. There are also a number of buildings which are contributing in a more general way to the sense of place, as part of the overall grouping.

All these buildings are shown on Map A.

**Neutral and negative factors**

There is a large area to the north-east, including Applebarn Close and Glebe Farm, which is making neutral contribution to the character of the Conservation area.

There are some visually dominant modern plastic and stained wood windows on old properties. These detract from the predominantly traditional look of the buildings.

Most of the negative factors are in the public realm. These include unsightly...
overhead cables, the poor quality railings outside the old school and the condition of the traditional blue brick footway surface.

All the footways are tarmac. This gives an urban effect which would be improved with a more sympathetic treatment, especially as the curb stones are of good quality.

The crossroads area is generally making a negative contribution to the character of the area.

**Summary of Issues**

The Collingtree Conservation Area contains a high proportion of buildings of historic and architectural interest, and yet only 10 are currently protected through being listed. If the character of the area is to be suitably protected additional means available to the local authority need to be employed to protect these important buildings and structures. There are opportunities also for improvements to the public realm.

There are opportunities for tree planting and ensuring the sustainability of the contribution that trees and green spaces make to the appearance of the area.

**Suggested boundary changes**

The suggested boundary changes are alterations to ensure that the boundary is rationalised, so that it fully includes all of buildings and their immediate curtilage or garden. It will therefore in general follow the boundaries that are readily discernable on the ground. It is also proposed to include 3 & 5 Barn Corner and the area of open space in Glebe Farm Close due to their contribution to the setting of the conservation area. See Map A (Appendix 1).

**Generic Guidance**

Northampton Borough Council publishes guidance on Conservation Areas, Listed Buildings and Tree Preservation Orders. These are available on the Council's web site, or from the Planning Policy & Conservation Section.

This document is not intended as guidance on the various planning consent regimes which will apply in this Conservation Area.

Anyone wishing to make changes within the Conservation Area or its setting is strongly advised to contact Planning Services at the earliest opportunity to discuss their proposals and any requirements for formal consent.

**Community involvement**

An eight-week public consultation took place as part of the re-appraisal process. Collingtree benefits from a Parish Council and a Conservation Area Advisory Committee.
Management Plan

Introduction
The designation of conservation areas is an important aspect of the role of local authorities in recognising and managing the historic assets under their jurisdiction in a sustainable manner for the benefit of this and future generations.

Northampton Borough Council has designated 19 conservation areas, of which 9 lie within the urban area of Northampton and 10 are villages or historic village centres.

Every area has a distinctive character derived from its topography or landscape, historic development, current uses and features such as the street pattern, trees and green spaces, buildings, structures and open areas. Understanding and appreciating these elements, together with the shaping effect of the social and economic background, is the starting point for making decisions about the management of a conservation area.

The foregoing character appraisal has provided the basis for developing management proposals for the Collingtree conservation area. This fulfils the general duty placed upon local authorities to draw up and publish such proposals.

Conservation areas are distinguished as being of special local interest but this does not necessarily make them any less dynamic than other areas. Careful and active management is required if the essential character and appearance, which makes an area special, is to be suitably protected and enhanced during periods of change.

Proposals for the enhancement of the character and appearance of the conservation area are aimed at reinforcing those qualities and characteristics which provide the special interest that has warranted designation.

Management proposals
These management proposals take the form of a mid to long-term strategy, setting objectives, addressing issues and making recommendations for action arising from the appraisal process.

The availability of resources will have an impact upon delivery of the plan.
Northampton Borough Council recognises both the needs of the area and its own aspirations to meet those needs where ever and when ever they are able to do so within the constrains which will apply.

The principal ways in which the conservation area will be managed fall into two broad categories of protecting the existing fabric and works of enhancement.

This will be achieved by -

- The application of generic and specific policy guidance.
- The provision of published and online policy guidance, reviewed from time to time.
- Protection of locally important buildings, structures and trees and the review of protection measures on a regular basis.
- An enforcement strategy.
- Ensuring that new development compliments the existing scene.
- Ensuring that works within the public realm reinforce the character of the area.
- Seeking proactive opportunities for restoration and repair of important historic elements which are damaged or in danger.
- Monitoring change and modifying priorities and policies accordingly.

Protection

Listed Buildings
The conservation area contains 10 listed buildings (see Appendix 4). Any alteration or extension which affects the character of a listed building (inside and out) is controlled through the Listed Building consent regime. Certain works will, in addition, require planning and / or Conservation Area Consent.

Consideration will be given to putting certain additional buildings and structures within the conservation area forward for inclusion on the national register of buildings of special architectural or historic interest (i.e. listing).

These may include the following

- Telephone Box, High Street
- Primary School and attached School House

Those not put forward for listing or failing to be adopted as listed may be included on the Local List (see below).
The Local List

Northampton Borough Council is producing a list of those buildings which it considers to be of local significance for their architectural or historic interest. These buildings do not enjoy the full range of protection as do those on the national statutory list, but they will require careful appraisal and justification when applications for change are under consideration.

The general presumption will be in favour of retaining buildings which have been identified as making a positive contribution to the character of the area.

A draft Local List of buildings of architectural or historic interest in Northampton is currently in preparation. A review of buildings and structures within the conservation area will be undertaken to assess their suitability for inclusion on the local list. This may include in particular:

- The monument to Pickering Phipps and family, in the northern part of the churchyard
- Boundary wall, on the north side of Sargeants Lane
- 18 and 20 High Street
- 28 High Street
- 45 High Street
- 49-53 High Street
- 55 High Street
- 61 High Street
- 63 High Street
- 65 High Street
- 67 High Street

Outside the current conservation area and making a positive contribution to the setting are:

- 3-5 Barn Corner *
- The brick boundary wall on the right-hand side of Barn Corner northwards along the rear of the gardens to Spinney Close
- The iron boundary fencing and gates along the footpath from Barn Corner to Ash Lane between houses known as The Lofts and The Rectory *

Additional Protection

Consideration will be given to the potential benefits of an Article 4.2 direction. This would protect, in particular, surviving original and interesting historic roof coverings, windows and doors and other specified historic features in unlisted buildings. An important aspect of the character of Collingtree arises from the diversity of the surviving historic windows and the side opening sash windows. These are of significant interest and warrant such protective measures.

Enforcement strategy

Where there is clear evidence of a breach of planning control, the unique circumstances of the case will be given full and fair consideration in line with national and local policy guidance. Information and advice will be available before any formal action is taken and an opportunity provided to discuss the circumstances of the case and resolve the matter.

Upkeep and repair of historic buildings

The general condition of buildings and structures within an area contribute to the overall ambience of well-being or decay and neglect.

It is normally in owners’ interest to keep their historic and listed buildings in a good state of repair. The Borough Council has powers to take action and will consider using these where an historic building has deteriorated to the extent that its preservation may be at risk. There are at present no buildings in the conservation area which give cause for concern.

Management & protection of important trees

Collingtree Conservation area contains a number of individual trees and important groups of trees which are currently protected by Tree Preservation Orders. Consideration will be given to a review of these orders, where appropriate.

* Proposed for inclusion within the Conservation Area

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4 An Order requiring householders to apply for permission for alterations to, or replacement of, specified features (doors, windows, roofs, walls etc.). Alterations and replacement of certain features may also need approval under the Building Regulations.
Enhancement

New buildings in the conservation area.

New development in the conservation area should aspire to a quality of design and use of materials which is clearly related to its context. This normally involves demonstrating that the values which have been established through the conservation area assessment have been respected. To an extent the character of the area derives from its natural evolution over time. New development which complements this pattern and the established grain and settlement pattern will therefore be encouraged.

Improving the public realm

The quality of the public realm in Collingtree is generally good. There are however areas which are capable of enhancement which will improve the appearance and character of the village.

The area round the crossroads of High Street and Ash Lane/Watering Lane has been noted as being cluttered and visually lacking structure and focus. A strategy which includes the following measures is desirable:

- Reducing the area of tarmac to the north-west comer, re-siting and rationalising road signs, renewing road name signs, reducing street clutter and providing, if necessary, a suitable replacement bus shelter which harmonises with its location.
- Repair of traditional blue brick paving near the listed Grade A church south entrance and outside nos 4-6 Barn Comer (listed Grade II). This would not only help to preserve these important fragments of locally rare traditional pavings but also enhance the settings of the adjacent listed buildings.
- The railings around the Victorian school entrance are detracting from the setting of that building and the important area around the church in general. When they come up for renewal, consideration could usefully be given to their necessity and if they must be replaced for safety reasons then high quality fittings which compliment the area should be chosen.
- Overhead lines and their supporting poles are a visually intrusive element within the streetscape, particularly around the church. Any opportunity which arises to place the services underground will be welcomed.
- Rural conservation areas often benefit from the reduction in the visibility of modern tarmac street surfaces which have an undesirable urbanising effect. Collingtree is no exception to this. Therefore, opportunities arising to provide a more appropriate surface to the footways (in particular, along the High Street) would enhance the character of the conservation area.

Trees

It will be important to seek to establish a planting plan to ensure that there are suitable and established replacement trees in place when the key existing mature specimens come to the end of their lives. Most important of these is the sycamore next to the church. Consideration could also be given to planting a new tree to replace the lost copper beech next to the verge on Lodge Avenue. Consideration could also be given to establishing a new specimen tree on a small green space to the north-west corner of the crossroads to enhance the rural character of the conservation area which is least in evidence in that location.

Monitoring Change

The appearance of conservation areas is subject to change over time and results from the implementation of permitted alterations and approved schemes and sometimes unauthorised alterations. The physical fabric of the area and the public realm may also change for the better or worst. This will be monitored and the effects reviewed and policies modified accordingly with the aim of maintaining a sustainable equilibrium.

Mechanisms for monitoring change

Changes will be managed through the planning, listed building and conservation area consent regime. The planning history of buildings within the conservation area provides an overview of accepted changes within the area.

A dated photographic record of the conservation area will be created during the appraisal process and kept up to date to maintain its usefulness.

An annual visual inspection by a suitably qualified person will take place to monitor change within the conservation area.
Appendix 1

Map A: Collingtree Conservation Area
Appendix 2

Collingtree in the mid-1880's

Extract from 1st Edition O.S. map (1883-87)
Appendix 3

Collingtree in 1900

Extract from 2nd Edition O.S. map (1900)
## Appendix 4

### Schedule of Listed Buildings

<table>
<thead>
<tr>
<th>Building</th>
<th>Grade</th>
<th>Grade</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Ash Lane (The Gables)</td>
<td>II</td>
<td></td>
</tr>
<tr>
<td>C17 or C18, altered. Coursed rubble with flush ironstone bands.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>The Old Rectory, Barn Corner</td>
<td>II</td>
<td></td>
</tr>
<tr>
<td>C18, altered. Squared rubble, ashlar quoins.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4 &amp; 6 Barn Corner</td>
<td>II</td>
<td></td>
</tr>
<tr>
<td>C18. Ashlar, pantiled roof (formerly thatched)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Church of St Columba</td>
<td>A</td>
<td></td>
</tr>
<tr>
<td>C12, origin. Limestone with ironstone quoins &amp; bands.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>C13 west extension of nave, C14 chancel windows, C15 tower.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Restored 1871-3, when south porch was built.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4 High Street (Toll Cottage)</td>
<td>II</td>
<td></td>
</tr>
<tr>
<td>19 High Street</td>
<td>II GV</td>
<td></td>
</tr>
<tr>
<td>C17, Coursed rubble, slate roof.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>21 &amp; 23 High Street</td>
<td>II GV</td>
<td></td>
</tr>
<tr>
<td>C17, Coursed rubble, slate roof.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>25 &amp; 27 High Street</td>
<td>II GV</td>
<td></td>
</tr>
<tr>
<td>(Wooden Walls of Old England P.H.)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(also includes no. 29)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>C18, altered. Coursed rubble with ironstone dressings and flush quoins. Thatched roof</td>
<td></td>
<td></td>
</tr>
<tr>
<td>43 High Street (Holmwood)</td>
<td>II*</td>
<td></td>
</tr>
<tr>
<td>C17, altered. Ashlar front with alternate courses of limestone &amp; ironstone. Slate roof. Pediment carries date 1689 and initials AL.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>44 High Street (The Orchards)</td>
<td>II GV</td>
<td></td>
</tr>
<tr>
<td>C17 or C18, altered. Coursed rubble, slate roof.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

GV = group value
## Appendix 5

### Glossary of Technical Terms

<table>
<thead>
<tr>
<th>Term</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ashlar</td>
<td>Blocks of stone with smooth faces and square edges laid in horizontal courses with vertical joints</td>
</tr>
<tr>
<td>Canted bay window</td>
<td>A bay window with angled corners (the commonest sort) - as opposed to rectangular</td>
</tr>
<tr>
<td>Coping</td>
<td>A capping to a wall</td>
</tr>
<tr>
<td>Corinthian column</td>
<td>A particular type of column originating in ancient Athens, used extensively by architects from the Romans onwards</td>
</tr>
<tr>
<td>Cruciform</td>
<td>Shaped like a cross</td>
</tr>
<tr>
<td>Enclosure</td>
<td>The change from the medieval agricultural system of communal open fields to the hedge-enclosed fields familiar in the landscape today.</td>
</tr>
<tr>
<td>Ensemble</td>
<td>A collection or group</td>
</tr>
<tr>
<td>Jamb</td>
<td>The vertical face of the side of a doorway or window frame</td>
</tr>
<tr>
<td>Mansard roof</td>
<td>A roof with a double slope, the lower being steeper and longer than the upper</td>
</tr>
<tr>
<td>Paviors</td>
<td>Paving stones, usually of small size and laid in a pattern (picture, p. 10)</td>
</tr>
<tr>
<td>Plinth</td>
<td>Projecting base of a wall or column, generally with a chamfered or moulded top</td>
</tr>
<tr>
<td>Quoins</td>
<td>Dressed stones at the corners of buildings, usually laid as alternating large and small stones</td>
</tr>
<tr>
<td>Rubble</td>
<td>Unhewn stone, roughly dressed and generally not laid in regular courses (if in regular courses it is Coursed Rubble)</td>
</tr>
<tr>
<td>String course</td>
<td>A continuous horizontal band in stonework or brickwork, sometimes projecting forward from the wall surface</td>
</tr>
<tr>
<td>Yorkshire sash</td>
<td>A pair of windows where one is fixed and the other slides horizontally</td>
</tr>
</tbody>
</table>

![Diagram of stone dressings, quoins, jamb, and string course]
Appendix 6

References and further reading

Bridges, J., (1791) (Ed. P. Walley): “History and Antiquities of the County of Northampton”.
Collingtree P.C.C., (1999): “St Columba’s and Collingtree: A Church and a Village”.
Northamptonshire Federation of Women’s Institutes: “The Northamptonshire Village Book”
RCHME: “Archaeological Monuments of Northamptonshire – Vol. 5” HMSO
RCHME: “Churches of Northamptonshire” (unpublished)
VCH: “The Victoria History of the County of Northampton – Vol 4”