DALLINGTON VILLAGE
CONSERVATION AREA

CONSERVATION AREA APPRAISAL
&
MANAGEMENT PLAN

Planning Policy & Heritage
Northampton Borough Council
February 2011
Dallington Conservation Area
Conservation Area Appraisal
&
Management Plan

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Consultation

This document takes into account the comments and representations made over an eight week public consultation period between 22nd November 2010 and 24th January 2011.

The Council's Cabinet approved the Re-appraisal and Management Plan on February 9th 2011, including the extension of the boundary to include the park.
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.”

English Heritage “Management of Conservation Areas”, Feb 2006

DALLINGTON CONSERVATION AREA was first designated in January 1970 as an area of distinctive character worthy of preservation or enhancement. This is the first time that the area has been re-appraised since designation.

The Borough Council designates conservation areas in Northampton. 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 Dallington conservation area undertaken during Spring 2010.

Planning Policy Context

Conservation areas are protected by a number of Acts and Statutory guidance.

The concept of conservation areas was first introduced in the Civil Amenities Act in 1967. This was succeeded by Section 69 of the Planning (Listed Buildings and Conservation Area) 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 provided in the form of generic guidance as to how the area has been assessed, and the formulation of a Management Plan which is specific to each conservation area.

Planning Policy Statement 5 Planning and the Historic Environment sets out Government policy, which provides Local Authorities with advice on the management of the historic environment.

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 defines an area’s special interest. This will 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

Dallington conservation area includes many architecturally and historically important buildings.

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

- the overall scale of the village
- the layout of the buildings and boundary walls
- the spaces and relationships between the buildings
- the use of local stone.

These built features combine with the important trees and green areas to create a distinctive location with a strong sense of place, which is worthy of protection and enhancement.

1 See Section 71 of the1990 Act

2 The public spaces, squares and pavements
Location and context

The earliest observable element of the historic landscape is the topography that has shaped Dallington’s development. The village sits at the base of a small valley, which runs east/west. The topographical features would have created a settlement that has access to clean water from the brook and shelter from the valley. The higher ground around the village appears to have constrained growth until very recently (late 20th century), however this could also be related to the dependency of the village on the fertile agricultural land that surrounds it.

Located about 1.5 miles northwest of the town centre, Dallington is pleasantly situated in the valley of the Dallington Brook, a tributary of the River Nene. Dallington is typical of many English villages in that the church, manor house and inn are all situated within a compact group. Surrounding the Green are the Raynsford Almshouses, the old school and a row of cottages (once the village forge) with a stream running in front.

The Kings Heath housing estate adjoins the old village to the north and east sides, but by reason of being carefully planned in relation to Dallington and by virtue of being on much higher ground it has no visual impact upon the character of Dallington, which remains essentially a village. The large Dallington Park to the south of the village reinforces the character of the village and its connection to its agricultural past.

Historic development

The history of Dallington can be illustrated through the record of its many aristocratic owners. In that respect it is not remarkable as this process of lands and estates and titles being inherited or bought is common throughout the country and indeed the country. One intriguing fact to come out of the historical research was the number of times the owners of the estate had daughters who were the sole heir of the property. This happened nine times in total, and meant that the village periodically passed into the ownership of new families. Below is a timeline that documents some of the key dates in Dallington’s History –

1089 - Dallington mentioned in Domesday Book. The following excerpt from the book really helps to paint a picture of what the village was like 1000 years ago, and proves that an established settlement had been here since long before the date of the Domesday survey. The survey relating to Dallington (Dailintone) reads as follows -

“In Dailintone, Richard holds of the Abbot four hides. There is land for eight ploughs. In demesne there are two [ploughs] and three serfs; and eighteen villeins, with the priest and four borders, have six ploughs. There is a mill rendering twenty shillings, and five acres of meadow. It was worth twenty shillings – now it is worth a hundred shillings.”

Basically the land was under the possession of the Abbey of Peterborough. The Abbey came under attack during the Hereward Wake uprising, which was a protest against the placement of Thorold, a Norman Monk, as Abbot. The Richard mentioned in the Domesday Book was a Norman knight who was awarded the land by the Abbot in reward for protecting him.

It is also interesting to note that the Domesday Book mentions the presence of a mill and a priest. This shows that agriculture,
trade and a church were all established in the village more than 900 years ago.

1189 - Manor held by Almaric De Spencer on behalf of his wife. De Spencer is considered by some genealogists to be the ancestral head of the current Spencer family of Althorp.

1207 - The Manorial estate that Dallington is part of comes under the control of the de Lucy family, through the marriage of Geoffrey de Lucy to Elizabeth De Spencer the daughter and sole heir of Almaric De Spencer's Estate. The De Lucy's retained the estate for 253 years, until 1460 when Yorkist soldiers killed William Lucy in the Battle of Northampton. 1207 also marked the start of the period when the church was built in its current location.

1220 - The first Rector took up residence in the village at the church of St Mary the Virgin.

1240 - The Corbet Family (of ancient Norman descent) acquired the estate and held it for a lengthy period (until the 17th century), when the village passed into the hands of the Wallop family on the marriage of Henry Wallop to Elizabeth Corbet, the sole heir of her father Robert's estate. Their son, Robert, sold the estate to Richard Raynsford of Staverton. At the time Raynsford was married to a parson's daughter and was on the brink of a very successful political career. He went on to represent Northampton in Parliament, and was instrumental in getting the town back on its feet after the Fire of Northampton in 1675.

1720 - Dallington Manor was purchased by the Jeckyll Family. Sir Joseph Jeckyll started work on the construction of Dallington Hall in the same year. He was another successful politician and lawyer who opposed corruption in all its forms and created laws to limit the excessive use of alcohol.

1867 - Dallington Manor returned to the Spencer family, this endured to the late 20th century when much of the land around Dallington was sold to the Northampton Development Corporation to accommodate residential growth. The Spencer Family still play a vital role in Dallington village life as the patron of the village parish. This requires the present Earl Spencer to choose the priest for the parish in consultation with the Bishop of Peterborough and representatives from the Parish Council.

Summary

Although readily available information about the history of the village is patchy, a picture emerges of a settlement with ancient origins which has enjoyed a long established and little altered form for perhaps as much as 800 years. As a route-way, and with productive farm land, mill and dairy it is likely to have enjoyed relative stability and prosperity, neither shrinking nor expanding significantly in area or population over the centuries until the development of the second half of the 20th century.

Map and documentary evidence indicates that agriculture has been the predominant occupation throughout the centuries and that farms and domestic accommodation have accounted for the majority of buildings within the historic settlement.

The village has changed very little and the main growth only took place in the 19th and 20th centuries. By the census of 1801 there were 60 houses and 302 inhabitants in the parish and by 1841 the population was 519. In 1849 the principal inhabitants were the lord of the Manor, the vicar, com miller, two victuallers (a person selling food), beer retailer, baker, blacksmith, maltster, two shopkeepers, carpenter and five farmers. This provides a picture of a self-contained parish, with an established and stable social and economic structure.

Plan form

The nucleus of the village is the green, with the brook forming its southern boundary. The green and the brook are the principal features of the significance of this area as all the buildings appear to have been constructed to relate positively to either or both of them.

However clearly the brook is the primary influence upon the built form and plot structure in the village. Another critical factor in how Dallington has developed over the course of time is the convergence of some key routes, which link the village to larger market towns like Rugby and Market Harborough and local villages like Duston and Kingsthorpe. These key routes would have given the village a strategic significance, and would have supported a substantial amount of movement - for example from the agricultural land to the mill or dairy, or from the quarries in Duston to the main Harborough Road.
The ancient plot structure in Dallington is still clearly visible despite the introduction of incremental residential development. Many of the plots, which used to be large with a single dwelling, have been divided over time into smaller units as new dwellings have been introduced. In many cases however this has occurred as outbuildings such as barns or stables were severed from the main dwelling and converted to individual residential units. This process of erosion is apparent when looking at the historic boundaries of Dallington Hall, The Rectory, The Bartons (2 Raynsford Road) and Lakeside (3 Raynsford Road).

Ancient plot boundaries are still apparent, and where possible these should be protected. Comparisons between the modern and historic maps included in this document will show where the historic boundaries can still be seen. The building types and their layout provide clues about the village’s agricultural heritage. The larger houses, with the exception of the Rectory and Dallington Hall, appear to be former farmhouses, which have numerous outbuildings and yards in close proximity to the main house. The historic maps also reveal the key routes that these farms would have used to access the surrounding settlements and farmland. Most development built recently in the village has been residential; this process has taken place within the historic core of the village and also in the immediate surrounding area. This development has meant that the village is now consumed within the conurbation of Northampton. Despite the introduction of new dwellings within Dallington, the village still retains its historic character due to the enclosed nature of the area brought about by the topography and the relationship of the buildings to the green and the brook.

**Character & significance**

The topography, plot layout, open space, and building typology are all ingredients that inform the understanding of Dallington’s character. The following sections should help to provide a picture of how this previously self-sufficient agricultural settlement has evolved into the place that it is today, and what elements of Dallington have a level of significance which it is desirable to protect.
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 16th to the 19th centuries within the core of the village gives the area a visual coherence.

- This is an important collection of buildings which demonstrates the evolution of a village over time and contains a variety of housing types and architectural styles reflecting tastes during the main periods of development.

- The village retains some evidence of its early establishment and importance and has been the location of some archaeological finds from the Roman and medieval periods.

- It contains 14 listed buildings, which are nationally recognised for their architectural and historic interest and many more have been identified as being of considerable quality and 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 with large trees and green areas to create a distinctive location with a strong sense of place which is worthy of protection and enhancement.

The conservation area is not large and is of broadly similar appearance throughout, in general sharing more characteristics, as outlined above, than ways in which parts differ from one another. It is possible however to analyse some types of distinctiveness.

Through an assessment of the historic plot boundaries and building survivals it is considered that the features listed below constitute the elements of Dallington’s prime significance. Any development taking place that impacts upon this significance will need to respond to the following key elements of Dallington’s historic core –

- The relationship to the topography of the area, and the potential for impact upon the wider historic landscape.

- The proximity of the development to the brook. Development taking place near to the brook should help to better reveal the significance of this important watercourse.

- The potential for visual impact upon the key heritage assets within the historic core; the Church, Dallington Hall, The Old Forge, the Almshouses, the old Dallington School, The Bartons, Dallington Weir, The Rectory and the Spencer Club.

- The relationship between new development and the key open spaces in Dallington, namely the Green, the Queen’s Recreation Ground and Dallington Park.

- The impact upon key views as shown in Appendix 3.

**Building materials**

The historic buildings in the village are constructed predominantly from Northamptonshire Ironstone, which would have been quarried locally. An important aspect of the character of Dallington arises from the traditional roof coverings – the predominant roofing material being slate – with the exception of The Wheatsheaf Public House, which is one of only 13 thatched buildings in the entire borough of Northampton.

Traditional materials should be used wherever possible in the planning and development of new buildings or extensions to existing ones. These materials should be sourced as locally as possible to promote the aims of sustainable development and reinforce local character.
Trees and Green Spaces

The green at the heart of the village is clearly a historic area of green space, the significance of which should always be given primary consideration when decisions are being made on proposals that impact upon it.

The large oak tree that stands at the south end of Raynsford Road at the heart of the village is of critical significance to the character of the green and the many historic buildings that surround it. The tree was planted on the 22nd of June 1911 to commemorate the coronation of King George V. This tree is protected by virtue of being within the boundary of the conservation area. Northampton Borough Council’s Environmental Services department looks after the welfare of the tree.

The other critical area of open space is Dallington Park, to the south of the village. Historic maps show that the park was always associated with Dallington Hall, and the presence of the historic ha-ha would reinforce this. Historically the ha-ha would have offered unencumbered views of the wider landscape and town to the south; this view has now been interrupted due to modern residential developments and an increase in the planting and fencing along the boundary. The other function of the ha-ha was to guard against animals accessing the landscaped pleasure gardens closer to the house. The records show that the park was conveyed by way of gift to the Mayor, Aldermen and Burgesses of the County Borough of Northampton in 1921 by Messrs Charles Lewis, Edward Lewis and Thomas Davies Lewis, who were brothers who ran a successful local shoe manufacturing company in the town. The Lewis Family had purchased the land from the Spencers for the sum of £6500. The park was obviously considered to be of benefit to the people of this part of Northampton in the early 20th century, and it is becoming increasingly important to the local community today. This is evidenced by the recent increase in organised sporting and leisure activities at the park, including the consideration to re-introduce competition cricket to the park over the summer months.

Dallington Park is a key area of leisure space for the local community. Steps are currently being put in place to secure funding for the refurbishment of the existing changing facilities, and the provision of improved play equipment. This is a positive step as the park and its associated facilities offer real benefits to local people, as a place where people can meet and take part in competitive sport or recreation play. The park has become a hub for regular community leisure and sports activities.

The park itself is defined by its many mature trees, which contribute to the character of the area, both on the Harlestone Road and Dallington Park Road, which is a key approach to the village. Currently none of these trees are protected by Tree Preservation Orders; however they would be given protection if they were within the boundary of the conservation area.

Another key character feature of the park is the historic stone wall that runs along its Harlestone Road boundary (the south-west side of the park). For these reasons consideration will be given to the inclusion of the park within the Dallington Conservation Area.

Key Views and Vistas

The historic core of the village has many established views and vistas of Dallington’s key buildings and spaces. The sense of enclosure at the heart of the village created by the topography and the buildings around the Green is in essence a series of key vistas.
the significance of which should always be given prime consideration when decision-making. The principal views in the prime area of significance include:

- looking north up Raynsford Road;
- looking south down Raynsford Road into Dallington Green. This includes views from the ‘new’ road at Mill Lane, from outside the conservation area;
- looking south west from Brook Lane towards the Old Forge and Dallington Hall;
- the vista created by the Wheatsheaf and the church looking south east or north west along Dallington Road;
- views across the Queen’s Recreation Ground into Dallington Green from Dallington Road;
- views of Dallington Green and the Almshouses looking east from Dallington Park Road;
- looking south east across the park;
- from inside the park looking north towards Dallington Hall, from both near to the Hall and from further away on the other side of the park;
- from inside the park looking south towards the town centre;
- from Dallington Park Road looking east towards the main western façade of Dallington Hall;
- looking northwest along Dallington Road into the conservation area.

Due to the topography of the area other views into the conservation area are not apparent from a survey of the area. However we would be happy to include any views that are put forward by local residents.

Every effort will be made to protect and enhance these views when considering developments that are visible within them, or have the potential to impact upon them.

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

There are 14 buildings in the conservation area listed as being of architectural or historic importance. In addition, there are other buildings that contribute to the significance of the historic character. These are:

- Raynsford Road: nos 22, 24, 26 & 28, The Stables and nos 8-12.
- Dallington Road: no.118
- Brook Lane: Vicarage Cottage, nos 6-16 Old Dairy Farm,

Other buildings that are suggested by respondents to the consultation exercise will also be considered for inclusion in the final document as buildings making a positive contribution.

**Summary of Issues**

The Dallington conservation area contains a high proportion of buildings of historic and architectural interest. Fourteen are protected by their listed status. However, if the character of the area is deemed to be vulnerable, additional means available to the local authority will be employed to protect the remaining important buildings and structures from the harmful effects of poorly considered incremental change. One means of achieving this level of protection is through the adoption of an Article 4 Direction. This would require planning permission to be obtained for certain types of development that normally would not need specific approval from the local authority.

There are opportunities for improvements to the public realm, particularly around the Dallington Road/Queens Recreation Ground area and throughout Dallington Park.

There are also opportunities for nature conservation, tree planting and new green areas and ensuring the sustainability of the contribution that trees and green spaces make to the appearance of the area. Boundary walls play an important role in the character of the area, and regular maintenance is required to protect and repair existing walls.
**Suggested boundary Changes**

Due to the significant contribution that Dallington Park makes to the character and understanding of the Conservation Area, it is proposed that the entirety of the park is included within the conservation area. This would enable the Borough Council, in conjunction with the community, to take a strategic approach to the delivery of long-term public realm benefits. The improvement and provision of leisure facilities such as cafés, play equipment and changing rooms could benefit from being included in an area that will be widely publicised and promoted by Northampton Borough Council. A greater understanding of the historic environment in this part of Northampton could help users of the park appreciate the role that Dallington has played in the history of the town. There are no other proposed boundary changes.

**Generic Guidance**


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

**Consultation**

Anyone wishing to make changes within the conservation area or its setting is strongly advised to contact the Planning department at the earliest opportunity to discuss their proposals and any requirements for formal consent at

Cliftonville House, Bedford Road,
Northampton. NN4 7NR

tel: (01604) 838915 (option 2)
e-mail: planning@northampton.gov.uk

Please note: a charge may be made for pre-application advice.
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 areas 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 Dallington conservation area. These fulfil 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 therefore 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 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 constraints which will apply.

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

These will be achieved by -

- The application of generic and specific policy guidance
- The provision of published and on-line policy guidance, augmented 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 complements the existing scene
- Ensuring that works within the public realm reinforce the character of the area.
- Seeking pro-active opportunities for restoration of lost elements and repair of important historic elements that are damaged or in danger.
- Monitoring change and modifying priorities and policies accordingly

Protection

Listed Buildings

The conservation area contains 14 listed buildings. All material change to listed buildings (inside and out) is controlled through the listed building consent regime. All of the building identified in the Statutory List is protected – the interior as well as the exterior. It includes all ancillary buildings, structures and boundary walls (curtilage) which were in the same ownership at the time of listing and built before July 1948. It also includes any object or structure fixed to the building or forming part of an historic designed decorative scheme. Certain works will, in addition, require planning permission, conservation area consent and/or building regulations approval.

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) if additional information about their significance comes to light which may make them worthy of protection.

Important buildings not put forward for listing or not adopted for inclusion on the national list will be included on the draft Local List.

The Local List

Northampton Borough Council is drawing up a list of those buildings throughout the town which it considers to be of outstanding local significance for their architectural or historic interest. These buildings do not benefit from the same extent of protection as those on the national statutory list but will require careful appraisal and justification when applications for change are under consideration.

The general presumption will be in favour of retaining buildings and structures which have been included on the Local List. Those which have been identified through the appraisal process as making a positive contribution to the character of the area will receive special scrutiny where major changes are proposed.

The 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.

These may include in particular –

- Raynsford Road: no. 6 (The Granary), nos 8-12, The Stables, and nos 22, 24, 26 & 28.
- Dallington Road: no.118
- Brook Lane: Vicarage Cottage, and nos 6-16 Old Dairy Farm

Conservation Area Advisory Committees

Some conservation areas in the town benefit from having a Conservation Area Advisory Committee. This is a group of volunteers who are consulted on planning applications within the conservation area. They play an important role in representing local views in the development management process.

In the past Dallington has had such a committee; however this recently disbanded when the Chairman retired. Due to the benefits these groups can offer, we would like to encourage the re-forming of this committee. The Borough Council may be able to offer financial and administrative support in the running of the committee. Members of the conservation team are generally available to attend meetings, if requested.

Additional features

The numerous, and sometimes imposing, traditional boundary walls are a highly significant characteristic of Dallington. The walls that are deemed to be making an important contribution to the character and appearance of the conservation area are marked on Map 3. Conservation Area Consent is required for the demolition of most walls within the conservation area, so please consult the Council’s Planning Department if any works of this nature are proposed in Dallington. The Council is likely to resist the
removal of identified significant boundary walls as shown on Map 3.

**Enforcement strategy**

Where there is clear evidence of a breach of planning law, national and local policy will be enforced. In cases where it is necessary, this will be carried out in a fair, clear and consistent manner. Information and advice will be available before any formal action is taken and an opportunity provided to discuss the circumstances of the case and an opportunity will be given to resolve problems.

In instances where there has been a clear breach of planning control, and especially in cases where unauthorised alterations have been made to Listed Buildings, Northampton Borough Council will use the full weight of planning legislation to request regularisation or take further legal action. When considering works to any listed or historic building in Dallington we urge you to contact the conservation team first so that unnecessary enforcement control can be avoided.

**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 the interests of owners 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.

At present all of the listed buildings within the proposed conservation area appear to be structurally sound, and not giving cause for concern.

**Management & protection of important trees**

Trees over 75mm (3") in diameter, at a height of 1.5m up the stem, within the conservation area are automatically protected from damage or felling. Six weeks prior written notice must be given to the Council for any works to a tree within a conservation area (this includes work which may affect the roots). If a schedule of works cannot be agreed, the Council may decide to make a Tree Preservation Order (TPO). It is an offence to cut down, uproot, prune, damage or destroy a protected tree without the written consent of the Council.

Dallington conservation area contains a number of individual trees and important groups of trees, many of which are protected by Tree Preservation Order. Trees worthy of protection are mostly trees of a sufficient size that are deemed to make a significant impact on their local surroundings. Consideration will be given to a review of orders from time to time. For further information on tree protection procedures see the document ‘Protected Trees’, available from -


Please contact the Council’s Arboricultural Officer if you have any questions about specific trees in the conservation area.

**Enhancement**

Summary of enhancement potential:

- Improving the public realm
- Drawing up a conservation strategy for tree planting and management of existing green spaces and possible creation of new ones.
- Conservation of traditional stone and brick boundary walls
- Re-instatement of traditional materials and features

**Improving the Public Realm**

The table below has been generated through an assessment of the public realm\(^9\), that was carried out in August 2010. Short-term goals will generally be actively pursued through the necessary channels with the aim of completing them as soon as is possible once the appraisal has been adopted. More complex issues that involve other authorities or agencies will generally take a longer time to complete. As such it is considered that medium-term goals will be completed within 2 years of the adoption of the plan, and long-term goals being achieved within 5 years of the adoption of the plan. This proactive approach should ensure that issues are addressed and dealt

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\(^9\) Public realm - commonly defined as anything that is physically or visually accessible by everyone. It can also be considered to be ‘the spaces in between buildings’ however this relates better to more urban settings.
with as they arise, and will be supported by a programme of on-going repairs that will be carried out by the relevant agencies.
### List of priorities for public realm improvements to the conservation area

<table>
<thead>
<tr>
<th>Location</th>
<th>Issue</th>
<th>Action</th>
<th>Term</th>
<th>Responsibility</th>
</tr>
</thead>
<tbody>
<tr>
<td>Church of St Mary the Virgin</td>
<td>Lack of provision of effective path in churchyard. Path needs to be reinstated using sympathetic materials which should emulate other block paving in the vicinity.</td>
<td>Reinstate a path that is both fit for purpose and sympathetic to the character and setting of the church</td>
<td>Short</td>
<td>NBC</td>
</tr>
<tr>
<td>Throughout the conservation area</td>
<td>The numerous boundary walls throughout the conservation area require continual maintenance and care to ensure that they do not decay and become at risk. This includes any retaining walls around the church or along the brook.</td>
<td>Assess and refurbish the many stone boundary walls in the village on a regular basis.</td>
<td>Ongoing</td>
<td>NBC, NCC, Environment Agency, Owners</td>
</tr>
<tr>
<td>Dallington Road</td>
<td>Some parts of the pavement running along the front of the Wheatsheaf Public House requires some attention as it has become damaged and uneven in some places which may present a hazard for pedestrians.</td>
<td>Replace and repair sections of the path that have become uneven or unsteady. It should be made safe for all users, especially young children walking to the pre-school on Dallington Green, and the elderly.</td>
<td>Short</td>
<td>NCC Highways</td>
</tr>
<tr>
<td>Brook Lane</td>
<td>A large Blackcurrant bush impedes the view south east along the brook. The property owner should be encouraged to cut back or remove this growth.</td>
<td>Remove or reduce the size of the bush.</td>
<td>Short</td>
<td>Owner</td>
</tr>
<tr>
<td>Brook Lane</td>
<td>The trash screen and railings on the brook in Brook Lane are unsympathetic to the character of the conservation area. If the opportunity arises a more traditional type of barrier should be used, as the existing galvanised finish metal railings detract from the character of the conservation area.</td>
<td>When the opportunity arises, replace the existing fencing and trash screen with a sympathetic and durable material. The Environment Agency has expressed an interest in assisting in this matter.</td>
<td>Medium</td>
<td>Environment Agency</td>
</tr>
<tr>
<td>Brook Lane</td>
<td>The piecemeal fencing that has been introduced incrementally to the stone wall running along the south east side of Brook Lane detracts from the character of the historic stone wall.</td>
<td>Introduce fencing which has been considered holistically, that meets the needs of the residents and is sympathetic to the character of the area.</td>
<td>Short</td>
<td>Owners</td>
</tr>
<tr>
<td>Brook Lane</td>
<td>All the modern properties (17-29, odds) have satellite dishes that are visible from the public highway. No effort has been made to conceal them, or reduce their visual impact. They all require regularisation; as such the owners should be informed that a retrospective application for consent needs to be submitted.</td>
<td>The owners will be approached by the conservation team, and revised locations of the dishes will be sought.</td>
<td>Short</td>
<td>NBC/Owners</td>
</tr>
<tr>
<td>Location</td>
<td>Issue</td>
<td>Action</td>
<td>Term</td>
<td>Responsibility</td>
</tr>
<tr>
<td>----------</td>
<td>------------------------------------------------------------------------</td>
<td>------------------------------------------------------------------------</td>
<td>-------</td>
<td>------------------------</td>
</tr>
<tr>
<td>Brook Lane</td>
<td>The land around the substation on Brook Lane is poorly maintained and makes a negative contribution to the character of the conservation area.</td>
<td>A better maintenance plan should be implemented, to ensure this area is properly looked after in perpetuity.</td>
<td>Short</td>
<td>NBC / Central Networks</td>
</tr>
<tr>
<td>Brook Lane</td>
<td>Choice of material for the pavements on Brook Lane is poor, and detracts from the character of the conservation area. Furthermore their condition has deteriorated and has introduced trip hazards.</td>
<td>A holistic resurfacing of the pavement needs to be implemented.</td>
<td>Medium</td>
<td>NCC</td>
</tr>
<tr>
<td>Dallington Park Road / Dallington Green</td>
<td>The overgrown vegetation on the corner of Dallington Park Road and The Green is poor and detracts from the setting of the Old Forge and views looking south towards Dallington Hall.</td>
<td>Remove growth, and maintain the plants making a positive contribution.</td>
<td>Short</td>
<td>Owner</td>
</tr>
<tr>
<td>Dallington Brook</td>
<td>Railings and retaining walls around the brook need attention, and regular maintenance to ensure they retain their character and are fit for purpose with regard to the relevant health and safety regulations.</td>
<td>A maintenance plan needs to be established so that these features retain their historic and structural integrity both now and in the future.</td>
<td>Short</td>
<td>NBC / NCC / Environment Agency</td>
</tr>
</tbody>
</table>

For development within or adjacent to the Conservation Area the Council may seek financial contributions through Section 106 planning obligations to assist in delivering the improvements to the conservation area as set out in the Management Plan.

**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 worse. 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 and a logbook recording the formal planning history of the conservation area will provide 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 1 – showing proposed changes to the conservation area boundary
Appendix 2

Map 2 - showing, listed buildings and buildings making a positive contribution to the area.
Appendix 3

Map 3 - significant boundary walls, important building façades, important views, important trees & tree groups, and green spaces
# Appendix 4

Schedule of Listed Buildings

(The brief description is from that given at time of listing.)

<table>
<thead>
<tr>
<th>Photo</th>
<th>Building</th>
<th>Grade</th>
</tr>
</thead>
<tbody>
<tr>
<td><img src="image1.png" alt="43 Brook Lane" /></td>
<td>43 Brook Lane 1741, originally part of the Vicarage. Sandstone, slate roof</td>
<td>II</td>
</tr>
<tr>
<td><img src="image2.png" alt="5 (Brookside) &amp; 7 (The Old Forge) Dallington Green" /></td>
<td>5 (Brookside) &amp; 7 (The Old Forge) Dallington Green C18. Sandstone, slate roof</td>
<td>IIGV</td>
</tr>
<tr>
<td><img src="image3.png" alt="The Village Hall, Dallington Green" /></td>
<td>The Village Hall, Dallington Green 1840. Tudor style: ironstone, tiled roof</td>
<td>IIGV</td>
</tr>
<tr>
<td><img src="image4.png" alt="10-16 Dallington Green (Raynsford Almshouses) 1673. Stone, tiled roof" /></td>
<td>10-16 Dallington Green (Raynsford Almshouses) 1673. Stone, tiled roof</td>
<td>IIGV</td>
</tr>
<tr>
<td><img src="image5.png" alt="The Vicarage, Dallington Green" /></td>
<td>The Vicarage, Dallington Green 1741, with 1771 additions &amp; alterations. Sandstone, slate roof</td>
<td>II</td>
</tr>
<tr>
<td><img src="image6.png" alt="Dallington Hall (1-5 Dallington Court)" /></td>
<td>Dallington Hall (1-5 Dallington Court) 1720-30. Stone, tiled roof: for Sir Joseph Jekyll, Master of the Rolls</td>
<td>IIGV</td>
</tr>
<tr>
<td><img src="image7.png" alt="6-7 Dallington Court" /></td>
<td>6-7 Dallington Court Late C17, Men’s wing of Dallington Hall. Stone.</td>
<td>II</td>
</tr>
<tr>
<td><img src="image8.png" alt="9-10 Dallington Court" /></td>
<td>9-10 Dallington Court C18, altered. Stone, mansard slate roof. Formerly barn at Dallington Hall.</td>
<td>IIGV</td>
</tr>
<tr>
<td><img src="image9.png" alt="St Mary’s Church, Dallington Road" /></td>
<td>St Mary’s Church, Dallington Road C12 with C13 tower &amp; north aisle and later additions.</td>
<td>IIGV</td>
</tr>
<tr>
<td><img src="image10.png" alt="Wheatsheaf Inn, Dallington Road" /></td>
<td>Wheatsheaf Inn, Dallington Road C18. Sandstone, thatched roof</td>
<td>IIGV</td>
</tr>
<tr>
<td><img src="image11.png" alt="Primrose Cottage, Dallington Road" /></td>
<td>Primrose Cottage, Dallington Road C17, altered. Stone, tiled roof</td>
<td>IIGV</td>
</tr>
<tr>
<td><img src="image12.png" alt="2 &amp; 4 Raynsford Road" /></td>
<td>2 &amp; 4 Raynsford Road C17, altered. Stone, tiled roof</td>
<td>II</td>
</tr>
<tr>
<td><img src="image13.png" alt="3 Raynsford Road (Dallington Weir)" /></td>
<td>3 Raynsford Road (Dallington Weir) C18. Sandstone, tiled roof</td>
<td>II</td>
</tr>
<tr>
<td><img src="image14.png" alt="Barn at Dallington Weir" /></td>
<td>Barn at Dallington Weir C17/18. Stone, tiled roof</td>
<td>II</td>
</tr>
<tr>
<td><img src="image15.png" alt="Spencer Club, Tennyson Close" /></td>
<td>Spencer Club, Tennyson Close C17, altered. Cement render on stone, slate roof</td>
<td>II</td>
</tr>
</tbody>
</table>
**Appendix 5**

Buildings making a positive contribution to the conservation area.

These will be considered for inclusion on the Local List.

<table>
<thead>
<tr>
<th>Photo</th>
<th>Building</th>
</tr>
</thead>
<tbody>
<tr>
<td><img src="image1" alt="Vicarage Cottage, Brook Lane" /></td>
<td>Vicarage Cottage, Brook Lane</td>
</tr>
<tr>
<td><img src="image2" alt="nos 6-16 Old Dairy Farm, Brook Lane" /></td>
<td>nos 6-16 Old Dairy Farm, Brook Lane</td>
</tr>
<tr>
<td><img src="image3" alt="118 Dallington Road" /></td>
<td>118 Dallington Road</td>
</tr>
<tr>
<td><img src="image4" alt="6 Raynsford Road (The Granary)" /></td>
<td>6 Raynsford Road (The Granary)</td>
</tr>
<tr>
<td><img src="image5" alt="nos 8-12 Raynsford Road" /></td>
<td>nos 8-12 Raynsford Road</td>
</tr>
<tr>
<td><img src="image6" alt="The Stables, Raynsford Road" /></td>
<td>The Stables, Raynsford Road</td>
</tr>
<tr>
<td><img src="image7" alt="22 Raynsford Road" /></td>
<td>22 Raynsford Road</td>
</tr>
<tr>
<td><img src="image8" alt="24-28 Raynsford Road" /></td>
<td>24-28 Raynsford Road</td>
</tr>
</tbody>
</table>
Appendix 6

Glossary

Almshouses
Almshouses have existed for over 1000 years. They are run by charitable trusts to provide independent living for people, mostly elderly, with a high standard of affordable housing in their community.

Enclosure
The change from the mediaeval agricultural system of communal open fields to the hedge-enclosed fields familiar in the landscape today.

Listed Building
A building of high architectural quality and/or with historical value, identified by the Secretary of State as subject to special protection measures to preserve its character.

Mansard roof
A roof with a double slope, the lower being steeper and longer than the upper.

Appendix 7

References and further reading

Phillip Randall; Old Dallington – A Short History

Nikolaus Pevsner; Buildings of England – Northamptonshire, Yale