CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN

Planning Policy & Conservation Section
Northampton Borough Council
February 2009
Hardingstone Conservation Area

Conservation Area Appraisal
&
Management Plan

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**Consultation**
This document takes into account the comments and representations made over a two month public consultation period during December 2008 and January 2009

**Foreword**
Northampton has a rich and diverse history, which contributes to making the Borough a pleasant place in which to live, work and spend leisure time. Historic areas make a significant contribution to our cultural inheritance, economic well-being and quality of life.

Conservation area designation aims to preserve the character of an area and protect it from insensitive changes. Hardingstone is an historic village with a great deal of character and sense of place, which is an asset to the Borough. I welcome the revision to the boundary of the Hardingstone Conservation area and this associated appraisal and management plan. These will assist in protecting the historic character of Hardingstone village for this and future generations.

Councillor Richard Church
Portfolio Holder Regeneration
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.”


Hardingstone Conservation Area was first designated in April 1976 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 appraisal of Hardingstone Conservation Area undertaken during March 2008.

Planning context

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

The Civil 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 specific to each conservation area.

Section 4 of Planning Policy Guidance 15 Planning and the Historic Environment 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

Hardingstone conservation area includes many architecturally and historically important buildings such as the Church of St Edmund, King and Martyr and 26-28 Back Lane. The historic buildings are predominantly arranged around The Green and also follow the established road pattern of the High Street, Back Lane and Coldstream Lane.

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 is rich in archaeological remains from the pre-historic, Roman and the Mediaeval periods.
- It contains 41 listed buildings (covered by 33 list entries) which are nationally recognised for their architectural and historic importance.

1 See Section 71 of the 1990 Act

2 The public spaces, squares and pavements.
Both the civil and ecclesiastical parish boundaries of Hardingstone have been subject to complex changes over time, particularly in the Nineteenth century. A combination of these changes and the marked impact of the modern road network have weakened the relationship between the village centre and its parish as a whole. For example, the nationally important Eleanor Cross and Delapre Abbey, the Iron Age hill fort at Hunsbury Hill and mills on the River Nene are, or have been, part of this large parish. None of these falls within the proposed extended conservation area, which sits to the eastern part of the parish. However, they represent influences which have shaped the development of the village over the centuries.

Prior to the re-organisations of the 19th century and the progressive expansions of the boundary of Northampton, the parish was 1,199 hectares in size, and included Cotton End, Far Cotton and Delapre.

The parish boundary today runs along the crest of a ridge and adjoins Wootton to the south. The land descends gently northwards down to the valley of the River Nene, which forms its northern boundary. To the east the boundary is with Great Houghton, marked by a brook running north down to the Nene.

Near the river the land is predominantly of alluvial sands and gravel. As the land rises southward it becomes Upper Lias clay. On the higher ground over 90m above sea level the spring line marks the point where deposits of Northampton Sandstone, and Oolitic Limestone are exposed. Local knowledge reveals that the village benefitted from over 200 wells but following a typhoid scare in 1874 these were filled in and even the village pump in Back Lane does not survive. The springs do still exist as underground streams and as a reminder in the name of Coldstream Lane.

The village of Hardingstone lies approximately 2 miles south of Northampton town centre and is set along the spring line of a gentle slope which falls to the valley of the River Nene. It is now bounded to the west and north by the major road network of the A45. Modern development of the village lies to the south whilst open land remains in the form of a golf course to the north and farmland to the east.

Hardingstone was incorporated into the Borough of Northampton when changes were made to local government boundaries in 1974 but it remains a separate entity from the town and retains the character of a village.

The proposed extended conservation area covers the historic core of the village and includes part of the High Street, which runs west to east within the settlement, Coldstream Lane, The Green and Back Lane.
Historic development

The ready availability of spring water and its valley-side location on raised, fertile ground make early settlement in the area of Hardingstone likely. The Neolithic enclosure at Briar Hill and the prominent Iron Age hillfort of Hunsbury Hill both lie within the historic parish boundary of Hardingstone. Late Iron Age pottery has been found near the village.

Roman settlement in the parish is not fully understood but excavations in the 1960s on the site of the primary school in Martins Lane concluded that Hardingstone is “endowed with considerable archaeological interest.” On that occasion Romano-British (First century) pottery kilns were discovered and the village is known to be rich in archaeological remains of both the prehistoric and Roman periods. There is the possibility that evidence of both Iron Age enclosures and Roman settlement lie under and around the present day historic village core. The large quantity of archaeological material which has been recorded so far in the area may represent either a single large settlement and industrial complex, or perhaps indicates a more dispersed pattern of ancient activity.

Hardingstone is listed in the Domesday Book, and its name, which appears with many different spellings including Hardingesthorpe and Hardingestone, is thought to derive from the Saxon personal name of “Hearding” and “thorn” for thorn bush.

After the Norman Conquest much of the parish was in the hands of the Crown with some belonging to Judith, William the Conqueror’s sister, who lived at Yardley Hastings. This land was later given to Simon de St Liz who founded St Andrews and endowed it with lands in Hardingstone. His son founded the Cluniac Abbey of Delapre and the Church of St Edmund in the village, which was probably given as a chapel to the Priory of St Andrew.

The parish became almost entirely church land in the 12th century, supporting the leper hospital of St Leonard as well as maintaining the Abbey at Delapre. At the time of the dissolution of the monasteries in 1538 the revenue from farms in Hardingstone was recorded as still going to the Priory of St Andrew (in Northampton).

At this time the parish also included mills on the River Nene which included Nunn Mills and Rush Mills, which would have been rich sources of revenue.

Perhaps because of a process known as “the great rebuilding” which took place in the 17th century, Hardingstone, like many other Northamptonshire villages, retains scant visible built remnants of the mediaeval period – in this case only the lower section of the Church tower, which dates from 1223. This is the oldest surviving part of any building in the village. The nave and narrow aisles date from the 13th century but no fabric of these remains visible after later restorations and alterations. The 14th century north porch and the arcades can, however, be seen.

Nothing now remains of the domestic village buildings which stood when the royal entourage of King Edward passed with the body of his queen, Eleanor, in 1290, or from the period which saw the Battle of Northampton waged in the fields between the village and Delapre Abbey on 10th July 1460 in which Henry VI was taken prisoner and the course of English history was changed.

However, the legacy of the mediaeval period does manifest itself today in the plan of the village core, the impressive Hollow Way which runs northward from the west end of Back Lane and in the remaining vestiges of the complex ridge and furrow cultivation system of the surrounding fields.

Just one building, Eathorpe House, formerly known as The Priory, survives in part from the late mediaeval period. The façade includes a small stone mullion window as a reminder of its antiquity.
Other buildings which have early origins, although altered, include 80-84 High Street, and 3, 37, & 66 Back Lane, all with thatched roofs. Together with No. 1 and 26-28 The Green and several large farm threshing barns they date from the 17th century. To judge from the quality and status of these surviving examples Hardingstone was a prosperous place at this time.

The Bouverie family acquired Delapre Abbey and its estate and held it from 1723 to 1943. The extent of their estate holdings in the parish of Hardingstone is shown on a map in the Northamptonshire Records Office dated 1767, a year after the Parliamentary Enclosure of the parish. Buildings in the village dating from the 18th and early 19th centuries are comparatively numerous, reflecting again perhaps a generally modest prosperity.

Some however, including 32 The Green ("Mulberry House"), 2 The Green ("Hardingstone House"), 39 Back Lane and 26-28 Back Lane show social aspirations through their architecture.

Twenty-first century additions to the village include undistinguished 1930s and 1950s detached and semi-detached houses and bungalows. These, together with some more recent domestic and retail buildings occupy former open land and gardens.

The shaping force of history of the village is inextricably linked with the history of agriculture. The map of 1767 shows the village dominated by farmsteads, fields and possible orchards. Even as late as 1881 the census shows a great many agricultural labourers living in the village. The census gives us a picture of a village also populated by the respectable working class and artisans, people employed on the railway, as gardeners and servants and in trades. These, together with a few professional men such as a doctor, a lawyer and a vicar, make up the social mix we might well expect on the basis of the surviving buildings which were their homes.

The population of the village has never been high and has remained fairly constant up until the second half of the 20th century. It is difficult to gauge actual numbers of inhabitants in the historic core of the village because records include the whole parish which in the past included Far Cotton and Cotton End. J. Bridges in 1720 reports 70 families. In 1801, 712 people are recorded in the parish. The 1881 census notes 659 people, then there is little change until 1971 when southern development boosts the population to over 1,800, with later development continuing this trend.

Both the origin and continued vitality of the village may be related to the fact that it lies adjacent to several important early, later and modern routeways running both north-south and east-west. These routeways have contributed to developing both the character and appearance of Hardingstone over the years.

Amongst these routes, sources mention the ancient (pre-Roman) cross-county trade route known since 1940s as the Jurassic Way. This ran right across the country from the Cotswolds to the Humber estuary, passing through Banbury and Stamford. It is one of the earliest known communication corridors.
The crossing of the river Nene at Cotton End, then part of the parish, is first recorded in the 12th century. At that time it was the main mediaeval river crossing south of Northampton, lying at the point where the river was probably forded to enter the Saxon town.

Later, drove roads linking the livestock-producing parts of Wales with pastures in Northampton and markets in London and Kings Lynn ran close by, as did the coaching route from Northampton to London via Stony Stratford.

The more immediate, evocative and best-preserved of these ancient routes is a Hollow Way which runs north from the west end of Back Lane. It is a small, but significant remnant of the mediaeval landscape related to a mediaeval route way and field cultivation system. The local name of Port Way or Port Lane indicates Roman origins.

Further research may reveal impacts of the long tenure of the village by the Bouverie family, but they are not readily discernable in the village today apart from their monuments in the church, the name of Bouverie Road and the school General Bouverie donated in 1866 (now the Village Hall).

A lesser, though notable, local family – the Hervey’s – have monuments in the church and their house at 71, High Street remains. This is depicted in a charming engraving published in Cole’s Graphic Cabinet of 1833 which tells us that this is the house (then with a thatched roof) where James Hervey, author of The Meditations, was born. His father was then the Rector of Collingtree and the book, on religious thought, was popular and influential in its day.

Other former notable residents are Henry Bird (artist) and his wife Freda Jackson (actress) and Sir David O’Dowd, serving Deputy Lieutenant of Northamptonshire.

During World War II Hardingstone was the headquarters of the 11th Battalion Northampton Home Guard, but no known built evidence survives from this period.

The use of local stone contributes considerably to the appearance of the village and pits had probably supplied building stone for centuries; for instance in 1870 the fields to the south-east of Pittam’s Farm were used for ironstone quarrying. The resulting undulations can still be seen but no trace of a tramway has survived.

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 and mills 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.

With its early royal and church land holdings, followed by a settled period of over 200 years as part of the Bouverie Estate, change has been modest and incremental. 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.
**Plan Form**

The village lies towards the eastern side of the parish and the historic development mainly follows the 100m. contour line which coincides with a sinuous line describing the High Street running east to west. Although in this respect Hardingstone could be described as linear in form it is also made up of an open triangular space around the Green and a loop described by Back Lane. Back lanes are a relatively common feature of the plan form of Northamptonshire villages. There are 10 other examples with the name Back Lane in the County and many others of a similar form such as Lower Street, Great Doddington where the lane also overlooks the valley of the Nene. There is more work to be done to understand the development of this plan form generally, but in Hardingstone the lane seems to have been of very early origin and not the product of later expansion. From the evidence of the surviving historic buildings and early maps it does not appear to be of any significantly lower social status than the High Street, as may be implied by the two street names.

**Character**

Hardingstone was described in the Victoria County History in 1937 as “The pleasant village of Hardingstone ... with fine views of Northampton and the Nene Valley”. It goes on to say that “a few 17th century ironstone thatched houses remain in the village, but in nearly all cases the windows have been altered and the mullions removed”. The processes of alteration and modernisation are clearly not only a modern phenomenon and the village today continues to show the effects of replacement windows.

The overall impression of the proposed conservation area is that the sinuous line of the High Street and the open triangle of The Green are the dominant features. The church is the single most visually and architecturally striking building in a settlement predominantly made up of single, two and three storey domestic stone and brick houses and former farmsteads in a close grained mix of different ages, interspersed with mature trees and visually bound together by prominent boundary walls.

The O.S. maps of 1883 and 1900 (see Appendix 3) show us that the houses and seven farmsteads which lined the streets were augmented and interspersed with familiar types of village buildings, the church, a chapel, schools, a few shops, several public houses and a smithy.

**The Green**

Despite its small size, The Green is an important feature of the plan form of Hardingstone. As a focal point it acts as the visual heart of the historic settlement. Village greens are not common in Northamptonshire as, even where they existed, they have often been encroached upon over the centuries. A map of 1767 depicts the green as an open space with a single tree. By 1883 the space has been organised into the familiar pattern of a triangular shaped green, but still with a central tree depicted.

Close documentary research and surveys of the mediaeval field systems has led local archaeologist, David Hall, to suggest that agriculture in Hardingstone functioned as a “poly-focal” village with two separate field systems. One contained a complex of lanes around the loop of the east end of the High Street, Back Lane and The Green and the other being the single long street at the western end of the village containing the Church and Coldstream Lane. Certainly we can still see today that there are a number of differences in the characters of these two areas of the village.
The historic village has an enclosed appearance, particularly around The Green where houses on the street frontage are nearly continuous. Hardingstone has the character typical of a location which has developed gradually over time, with a wide variety of periods of buildings: a few dating from 16th & 17th centuries; many more from the 18th & 19th centuries, with considerable quantities of 20th century infilling.

With the notable exceptions of the Londis shop and the largest modern barn at Blue Barns Farm, all the buildings of the village are of traditional construction, brick and stone with pitched roofs. This gives an overall harmonious appearance and consistency to the character of the place.

Today houses closely line both sides of the streets. They are generally built parallel to the roadway. Notable exceptions to this are the early 19th century house at 11, High Street (former Smithy) and the early 20th century terrace at 4-22 High Street.

The majority of early houses and farmhouses are built right up to the footway and some may have originally been entered only from the back and subsequently had front doors to the street inserted. Higher status houses, such as Hardingstone House and Mulberry House are however set back from the road within their grounds. Generally 20th century buildings are set further back from the roadway with front gardens behind boundary walls. Examples of this include the 1930s houses opposite the Village Hall (former school) and the houses opposite the church. Late 20th century infill design is a product of a recognition of historic precedent and again tends to be placed close to the roadway. Examples of this include 34-36 High Street and 5 High Street.

Despite the heavy volume of traffic which daily passes close by (and is often heard) on the A45, Hardingstone shows the character of a modern village, busy and lively.

The general condition and level of maintenance of all the buildings within the village is very good and no listed or historic buildings are structurally at risk.

Boundary walls play an important role in creating the special character of Hardingstone village. Splendid and prominent examples which make an immediate visual impact include the Church yard and Church House boundary wall and the garden wall to 39 Back lane which also fronts on to High Street. Significant traditional boundary walls are marked on Map 2 (p.22). They often contain a patchwork of local stone with 19th and 20th century brickwork, charting a history of makeshift repairs.

Walling materials generally mirror the range of brick and stone used in the buildings and they display a wide range of traditional capping or coping techniques including the locally specific capping shaped bricks as seen in the Coldstream Lane area.
Character Areas

The proposed conservation area is not large and is of broadly similar appearance throughout, sharing, in general, more common characteristics than differences. It is possible however to analyse some types of distinctiveness.

Coldstream Lane & High Street – West

The green and spacious western approach through mainly 1930s development is an attractive preamble to the first view into the historic part of the village, which focuses on the picturesque row of thatched houses and the cluster of ironstone and early brick historic buildings around Coldstream Lane. This lane has a good sense of enclosure. Together with the two former farmsteads which are located in this area, the domestic buildings form a pleasing ensemble with a high proportion of historic materials and details surviving.

Western end of the High Street

In general the west end of the High Street has a wider, more open character than the rest of the historic village. Fewer houses here front directly on to the street.

The area around the Glebe Avenue junction is of poor spatial quality and dilutes the historic character successfully established at the western entry. There is considerable scope for improvement in this area where the poor visual cohesion of the streetscape is further marred by overhead wires, poor surfacing and low roadway design values. This area has the lowest character value in the conservation area.

High Street – Middle

The Church and Church House with their surrounding mature trees and impressive boundary wall, together with the massing of the barns at Blue Barn Farm, mark a clear change in character along the High Street as it becomes significantly more enclosed in feel. The Church is the architectural high point of the village but, set well back from the road on level ground it is not as visually dominant as might be expected – especially in comparison with the range of barns opposite which are more arresting, perhaps because of their locally atypical size, design and blue brick construction (see p. 19).

High Street past the Churchyard and Blue Barns

The very distinctive character of this area is only marred by the curious unmetalled section of road which sits in a shallow declivity (see picture) in the churchyard wall, marking possibly a former entrance way. Various theories have been put forward to explain this, but whatever its origin, it can clearly be seen on the 1st edition O.S. map of the mid-1880s.

High Street – East

Progressing eastwards, the High Street again opens out to an area where it is possible to gain an awareness of the context of the
village on the slopes above the valley. Houses of mixed ages sit near or on the street frontage, where the former school building with its unusual conical roof design provides a particular focal point. The junction with Back Lane is curiously open and dominated by another impressive boundary wall over which mature trees frame a series of attractive views. The map of 1767 shows two small buildings in this open junction area, possibly village animal pounds, coal barns or even squatters’ cottages, but certainly the morphology of this part of the village is of interest, particularly as it is linked with the start of the Hollow Way to the north.

Unfortunately, the considerable positive impact of the row of historic houses from 21 to 39 High Street and the adjacent barns of a former farmstead is not supported by the quality of design in the public realm.

The eastern section of the High Street becomes steadily more enclosed and crowded, with parked cars more in evidence.

The Green and Back Lane, east end

This area has the greatest density of listed and historic buildings and with the central focal point of the memorial cross establishes itself as both the architectural and social heart of the village and an area of considerable streetscape value. Houses form a nearly unbroken sequence along the east side from Pittam’s farmhouse in the south to Ivy farmhouse in the north. Of varying ages and social status, they share a common building line and, together with those opposite, form an architecturally cohesive ensemble.

The area behind Pittam’s Farmhouse (No 17 The Green) is an important part of the setting of this part of the conservation area and provides significant views into the ranges of traditional farm buildings which form Pittam’s Farm.

Back Lane

Historic houses of high status are interspersed with modern infill houses, with a unifying effect given by large trees and boundary walls. Early development was mainly on the south side of the road where the buildings looked out over the valley below. This effect has to some extent been preserved by the longest series of newer houses in the conservation area. As these are bungalows or of low profile they respect and do not overpower the established historic character of the road set by the particularly pleasing ensemble at 35-39 (illustrated overleaf).
The mature tree-filled space of the Churchyard situated immediately adjacent to the High Street imposes its character upon the street and marks a transition point from the wide open feel of the west end of the High Street to a shady, enclosed section of the roadway lined by lime trees and bounded by its high stone walls. Its evergreen avenue of yews and imposing Cedar and Wellingtonia frame the Church and Church House and lend an air of established calm to this part of the conservation area. There are opportunities for nature conservation within the churchyard itself.

St Edmund’s Church & churchyard

The Green and verges

The War Memorial on The Green forms a focal point at the heart of the village. Although it is nominally a Green it includes only a small, but nonetheless important area bounded by narrow areas of grass verges. Perhaps surprisingly for a village formal verges in Hardingstone are a rarity. Opportunities exist for the establishment of new green verges to counter the urbanising impacts of modern road engineering and care could be taken to protect those few areas which do remain from further encroachment.

The Hollow Way (Port Lane)

This is the most historically significant publicly accessible green open space within the conservation area. This remnant of the local mediæval landscape and ancient routeway is up to 3m. deep and about 250m. long containing a wide variety of mature trees and shrubs which reflect its antiquity. After so many centuries there is a remarkable note of continuity in that it is evidently still in everyday use as a public footpath. It is however in considerable need of conservation work if its undoubted historic value is to be secured and made sustainable.

Allotment Gardens

Allotments are small parcels of land rented to individuals, usually to grow food crops. There is no set size but most plots are around 302 sq yards (10 rods3). The history of allotments is said to go back over 1000 years to Saxon England when some land was held in common. Early enclosures in 1500s dispossessed the poor of this land and substituted “allotments” of land attached to tenant cottages. Later enclosures under Acts of 1836, 1840 and 1845 required that provision should be made for the landless poor in the form of “field gardens” and this was both a kind of revival of the ancient system and the birth of the modern allotment movement we have today.

Although these particular allotments date from 1976, when they were established on the former school playground, their location on the north of the High Street provides a rare and important open space within the heart of the village, allowing splendid views down into the valley. They also represent a tangible link with the past where, especially combined with the adjacent Hollow Way, they remind us of the earliest agricultural origins of the village where the inhabitants grew their own food on this very land.

3 A rod, pole or perch could either be a measure of length (5.5 yards) or of area (5.5 yards square, or 30.25 square yards). One derivation suggests it is the distance from the back of a plough to the nose of the oxen pulling it – i.e. the length of the stick needed to control the beasts.
Building materials and local details

The traditional warm colours of the local iron rich sandstone and local pale limestone combined with mellow brick are predominant in the pre-20th century buildings. A number of the later infill buildings have been constructed in matching or sympathetic materials. This rich pallet of traditional materials is very much in evidence and lends a striking degree of visual harmony to the street scene.

The oldest buildings utilise the warm brown iron rich Northampton sandstone, with the stone traditionally being laid in courses. Buildings constructed from about the early 19th century onwards add brick to the stone. Excellent examples of early brickwork can be seen at Mulberry House, 32, The Green and 1-9 the Green.

3-15 The Green

Roofs are predominantly of Welsh slate although a number of historic buildings have had their original or earlier roof covering replaced by heavy concrete tiles which detract overall from the character of the area.

The oldest buildings with steeply pitched roofs will have formerly been under thatch, of which only four examples now remain.

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 are a variety of original and traditional window types reflecting the varied ages of the buildings and their modifications over time. No particular style predominates or especially characterises the area but the prevalence of obviously modern window types in traditional buildings does cumulatively undermine the quality of the historic environment within the village.

No historic street paving or furniture survives in the village but areas of Back Lane have granite set curb stones and the remains of two 19th century breather pipes survive, one in Back Lane and one by Blue Barns Farm.

Trees and green spaces

Apart from the small area of The Green and the linear route of the Hollow Way there are no open green spaces within the proposed conservation area. However several adjacent areas of publicly accessible green open space are historically significant and form important parts of the setting.

Mature trees, mainly located in gardens, occasionally dominate the street scene and make important contributions to establishing the character of Hardingstone. Of particular note are the trees, including Pines and Holm Oaks in the garden of the centrally placed 39, Back Lane (illustration above) and the fine Holm Oak in the garden of Hardingstone House on The Green. Another fine Holm Oak frames the western entry to the conservation area from Hardingstone Lane and trees also frame the entrance from the south. From the east, approaching up Houghton Hill, the entrance to the conservation area is flanked by mature hedgerows.

A shady part of Back Lane
Important Green Setting of the conservation area

The land to the north-west of Coldstream Lane contains an area of very well preserved ridge and furrow land which is a remnant of the mediaeval farming system. It is accessible from a public footpath down the side of 80 High Street and gives views back into the village.

From map evidence we know that the Recreation Ground south of the Church has always been open land, possibly at one time common land and/or orchards. It is possible to speculate that it is the remaining land referred to in early documents as glebe land, after land now known as Glebe Avenue was sold and developed. It is a single large level open space and gives views of the Church within its context.

From Pittam’s Farmhouse the land falls to the south east, and giving good views of this farm complex and the wider agricultural context within which Hardingstone has become established. The land here is of some historic interest as a warren supplying rabbit meat in the mediaeval period, then (much later) being used as a quarry. A stone barn has recently been replaced by modern farm buildings. This area is a significant part of the wider setting of the village and accessible by public footpath.

Houghton Hill now has the character of a forgotten by-way which indeed is what it is. The map of 1767 shows the road only leading to a small building, before reducing to a footpath to Great Houghton. By 1879 a through road (Ford Lane) to Great Houghton had been established, but in the 1970s this was reduced to a cycleway on construction of the Brackmills Industrial Estate. It nevertheless is a reminder of the older strategic routeways which linked the settlements along the crest of the river valley slope.

Key views and vistas

The single most important view out of the conservation area is to the right hand side of the school over the allotments down into the valley. Because of the local topography there are no locations outside the village where important views into the conservation area can be achieved. The locations of attractive views within the area and other views of note which are worthy of preservation are marked on Map 2 (p. 22).

Buildings making a positive contribution to the area

These are shown on Map 1 (see p. 21).
Summary of Issues

The Hardingstone conservation area contains a high proportion of buildings of historic and architectural interest - 41 buildings are protected by their being listed. However, if the character of the area is to be suitably protected additional means need to be employed to protect it from the harmful effects of poorly considered incremental change.

There are opportunities for improvements to the public realm, particularly around the High Street/Glebe Avenue area.

There are opportunities for nature conservation, tree planting and new green areas and ensuring the sustainability of the contribution which trees and green spaces make to the appearance of the area, particularly in the Hollow Way area.

Boundary walls play an important roll in the character of the area, and care will be needed to protect and repair existing walls and take opportunities to add new ones where appropriate.

Suggested boundary changes

See Map 1.

When the original conservation area boundary was drawn up in 1978 the focus was on incorporating the area around The Green which contained the greatest concentration of listed buildings and had the strongest character and sense of enclosure. Whilst this is no less true today, conservation ideas have developed and the current emphasis bases conservation priorities upon a firm basic understanding of the history and special interest of all the historic assets and treating the village accordingly as a whole entity. Many of those who responded to the first public consultation in 1978 were in favour of extending the conservation area further to the west.

The major extension to the conservation area therefore reflects the significant historic importance of the High Street as far west as No 84 and now includes the important group of buildings in Coldstream Lane as well as the Church and Church House, the Village Hall and the Hollow Way.

Also included are all the traditional former farm buildings which now form the Hardingstone Small Business Centre, from which important views northwards are gained. These are capable of making a positive contribution to the character of the conservation area.

In 1976 the boundary was drawn around the garden of no 32 The Green, “Mulberry House”. Since then, part of the garden has been sold off for a development of three bungalows. Accordingly, it seems appropriate to adjust the boundary to reflect the new line of the garden.

The remaining minor boundary changes are suggested alterations to ensure that the boundary is rationalised so that it either fully includes or fully excludes all of buildings and their immediate curtilage or garden and in general follows boundaries which are readily discernable on the ground.

Generic Guidance

Northampton Borough Council publishes guidance on Conservation Areas, Listed Buildings and Tree Preservation Orders. This is available on the Council’s web site, www.northampton.gov.uk, 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 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)

email: planning@northampton.gov.uk
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 Hardingstone 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 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.

These will be achieved by -
- The application of generic and specific policy guidance.
- The provision of published and online 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 compliments 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 which are damaged or in danger.
- Monitoring change and modifying priorities and policies accordingly.

Protection

Listed Buildings

The conservation area contains 41 listed buildings (covered by 33 list entries - see Appendix 4, p.25). All material alterations to listed buildings (inside and out) is controlled through the Listed Building consent regime. Certain works will, in addition, require Planning Permission, Conservation Area Consent and/or Building Regulations 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) 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 Local List.
The Local List

Northampton Borough Council has produced a list of those buildings which it considers to be of 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.

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 a Local List.

This may include, in particular:-
- The War Memorial
- Kiln Cottage (to the east of The Green)
- 4-6, Back Lane
- 7, Back Lane
- Gardener’s Cottage, 15 Back Lane
- 3 High Street (Former Baptist Chapel)
- 11, High Street
- Threshing Barn and two ranges of barns at Hardingstone Small Business Centre
- Village Hall (Former School)
- 44, High Street
- Range of Barns at Blue Bams Farm
- 84, High Street
- 21-25 Coldstream Lane

The following buildings are of considerable historic significance and worthy of inclusion on the Local List in their own right. They lie within the curtilage of listed buildings and as such are protected under Listed Building legislation.
- Range of Barns and Threshing Barn at Pittam’s Farm
- Barn at Ivy House

Additional Protection

An important aspect of the character of Hardingstone arises from the traditional roof coverings, particularly thatch and Welsh slate. 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 in unlisted buildings.

The numerous, and sometimes imposing, traditional boundary walls are a highly significant characteristic of Hardingstone. Those walls which make an important contribution to the character and appearance of the conservation area are marked on Map 2 (p. 22). Conservation Area Consent is required for the demolition of most walls within the conservation area. The Council is unlikely to support the removal of significant boundary walls as shown on Map 2.

Enforcement strategy

Where there is clear evidence of a breach of planning law, national and local policy will be enforced. In cases where this is necessary, it 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.
**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.

A Buildings at Risk survey was carried out in August 1990 and updated in March 2008.

There are at present no listed buildings within the proposed conservation area whose structural condition gives cause for concern.

**Management and protection of important trees**

Hardingstone 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 from time to time and to the undertaking of a review of those trees which fall within the boundary of the proposed new conservation area boundary or its setting. The mature Holm Oak outside No. 6, Hardingstone Lane, for example, forms an important element in the street scene on approaching the conservation area from the west and combines with the thatched Nos 80-84 High Street to create the character of this entry point. Trees, including Scots Pines, also frame the view on entering the conservation area from the south via The Warren. Other important trees which may be included within the conservation area for the first time include those within the Churchyard and Church House, especially the Lime trees which border the High Street and the avenue of Yew trees leading to the Church tower. There are also significant mature trees within the area of the Hollow Way. Since the last review some mature trees have been lost around the perimeter of the Recreation Ground where some new planting would be desirable to improve this important element in the setting of the conservation area.

**Enhancement**

Summary of enhancement potential:

- Improving the public realm
- Drawing up a Conservation Strategy for the Hollow Way and the Churchyard and seeking opportunities for taking key actions for conservation forward.
- Conservation of traditional stone and brick boundary walls and
- Reinstatement of traditional materials and features

**Improving the Public Realm**

The quality of street works and the public realm within the conservation area is generally fair, but with notable locations where it is low and where enhancement works would strengthen the character of the village.

There are a number of locations where there are opportunities to introduce more sympathetic designs and materials into the streetscape and where the urbanising impact of former works could be reduced or avoided by the introduction of landscaping. In general the aim should be to enhance the rural village character which has been gradually eroded.

Poor and varied footway surfacing, visually intrusive and unnecessary signage and street clutter together with overhead wires all detract from the visual harmony of the area and the setting of the historic buildings.

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.
List of priorities for 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>High Street outside 80-84 High Street</td>
<td>Inappropriate and visually unsatisfactory drainage and street works in the setting of an important group of listed buildings</td>
<td>Re-design to include improved hard landscaping to include possible turf and/or shrubs</td>
<td>Long</td>
<td>NCC/NBC</td>
</tr>
<tr>
<td>High Street outside 34-38</td>
<td>Unsympathetic design and materials, unsightly and possibly unnecessary railings and associated street works</td>
<td>Assess and redesign if necessary and introduce landscaping to increase the village character</td>
<td>Long</td>
<td>NCC/NBC</td>
</tr>
<tr>
<td>High Street, particularly between the Church and Coldstream Lane</td>
<td>Narrow or non-existent footways with poor surface condition in conjunction with wide roads and unsurfaced area by churchyard wall, opposite Blue Barns Farm</td>
<td>Resurfacing footways, consider widening footways and surfacing area by the churchyard wall</td>
<td>Long</td>
<td>NCC/NBC</td>
</tr>
<tr>
<td>Junction of Glebe Avenue and High Street and junction of Back Lane and Houghton Hill</td>
<td>Both junctions have wide spays which undermine the character of a village. The Back Lane junction has not been redesigned to take account of Houghton Hill's new status as a no through road.</td>
<td>Assessment and redesign to include more green space and narrower road spays and removal of unnecessary old signage.</td>
<td>Long</td>
<td>NCC/NBC</td>
</tr>
<tr>
<td>High Street, The Green, Back Lane</td>
<td>Overhead power lines, unnecessary and poorly positioned road signs and double yellow lines are all undermining the character of the village and are visually detracting from the settings of good ensembles of historic buildings</td>
<td>Street audit to review the street scene and recommend improvements. Liaise with utilities to explore provision of underground services.</td>
<td>Medium / Long</td>
<td>NBC / NCC / PC</td>
</tr>
<tr>
<td>The Green</td>
<td>The Green is of the highest conservation value in the village but resurfacing has, over time, led to a rising level of tarmac particularly on the east side. This is the only significant area of green verges in the village and it is being damaged/eroded by parking</td>
<td>The level of tarmac needs to be lowered and work combined with sympathetic top dressing for whole Green area. Parking on the grass discouraged.</td>
<td>Medium / Long</td>
<td>NBC / NCC / PC</td>
</tr>
</tbody>
</table>
Conservation Strategy for Green Spaces

The Hollow Way

The Hollow Way is the route of an ancient track way leading from the village towards Northampton crossing the river Nene at Nunn Mills. It is thought to date from circa 1200 and may also be associated with the medieval system of field cultivation. It is in regular use as a public footpath but is at risk from lack of sympathetic maintenance and lack of understanding of its importance. In local terms it is of the highest significance. As a locally rare survival it represents an example of a remnant of the mediaeval landscape which is fast disappearing. In order to ensure its long term survival a conservation plan should be drawn up to inform a strategy for repair and maintenance.

The Churchyard

The Churchyard is a green area which lies at the heart of the conservation area and forms the setting for its most important and oldest building, the Church of St Edmund, King and Martyr. There are opportunities for developing a maintenance plan which would have beneficial outcomes for nature conservation, bio-diversity and the conservation of the monuments, some of which are in a poor state of repair.

Conservation and restoration of historic fabric

Boundary walls make a particularly important contribution to the special quality of the conservation area, and are commonly a mixture of local stone and brick. Where these have been repaired in the past work has frequently been undertaken using inappropriate materials and mortar. Over time ill-advised work will further undermine the appearance of the area and can reduce the life of surviving historic walls. Owners are therefore encouraged to seek specialist advice before considering such work and to employ specialist craftsmen. It is equally important to retain and repair historic elements such as windows and doors and roof coverings on historic houses and make appropriate repairs on the basis of specialist advice.

Opportunities for redevelopment

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.

New development within the grounds or curtilage of listed buildings and local list buildings will be discouraged, especially where it is considered that the setting of those buildings or the open character would be compromised.

There are a number of sites which are capable of sustaining sympathetic redevelopment and which have the potential to enhance the character of the conservation area.

These include:

Pittam’s Farm buildings

The key here will be to retain the character of the buildings as barns and to avoid compromising the setting of the main farmhouse. The threshing barn is of particular historic interest and merit. Any development proposals should be informed by a full historic building and archaeology appraisal and impact assessment.
The Hardingstone Small Business Centre (Garage)

This former farmyard commands a central location within the conservation area and as such will require extreme care if any redevelopment is proposed. Any redevelopment scheme should be informed by a full historic building and archaeology appraisal and impact assessment. The single storey former barns and stables are of some historic interest, not least for their modifications and alterations over time whilst the main threshing barn, though in poor condition is of considerable historic interest and may date from the 17th century. The land rises up from the High Street and any development should give priority to retaining the fine view of Northampton looking northwards over the grounds of 39 Back Lane.

Land and single story buildings between the Village Hall and 38 High Street

The present single storey community use buildings are making a neutral contribution towards the character of the area in terms of their design, location and fabric. However they do allow for the single most important view out of the conservation area from public space, one which allows for the best appreciation of how the village has been established on the hillside overlooking the valley of the River Nene. Any development of this land would need to give priority to the retention of the view and also to the boundary wall along High Street.

Barns at Blue Barns Farm

This site includes a significant range of mid 19th century blue brick barns which give the farm yard its name. Like the Small Business Centre site it lies essentially at right angles to the High Street and the buildings enclose a yard area. The range of barns to the east side of the yard is visually dominant within its context and makes a very positive contribution to the character of the area and to the setting of Church House and the Church. The former farmhouse is attached to the north side of this range and although much altered at the front is of historic interest. The modern large barn forming the west side replaced a shallower and probably lower open sided barn built between 1883 and 1900. An aerial photo (undated) of the farm at the time of the demolition of that barn is in the Northamptonshire Record Office. Any development scheme should be informed by a full historic building and archaeology appraisal and impact assessment.

The Londis Shop and area to front and rear

The present Londis shop forms a part of the conservation area which is visually weak and where the character of the village has been eroded by unsympathetic demolitions and development. Map evidence (confirmed by a photo in the Northampton Central Local Studies Library) shows that a
row of small terraced houses built close to the footway was demolished to make way for the construction of Glebe Avenue and the shop sometime before 1968. The design values and construction quality of the shop and its immediate surroundings are low. Any redevelopment of this site should aim to re-establish and strengthen the historic building line and provide a building or buildings which make closer visual references, in design and materials, to their historic surroundings, especially considering the settings of the listed buildings 71 and 74 High Street.

The Crown - forecourt and car park

Early Ordnance Survey maps tell us that there has been a public house called The Crown on this site since before 1883. The old Crown Inn was close to the footway in line with its neighbour, 55 High Street. It was demolished and a new public house built on a different footprint further back from the road. Whilst this may have given scope for landscaping and a welcoming forecourt, evidence of this has now been lost. The present day Crown shows on the O.S. map of 1937 and is very much typical of public houses of its era, solid and imposing. The building itself is making a positive contribution to the area, but it is marooned by a charmless setting which has a negative impact upon the street scene and the setting of 55 High Street and also to some extent the Church nearby.

Any redevelopment should aim to better integrate the Crown with the street and its overall setting.

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, listed buildings, local list candidates and buildings making positive contribution
Appendix 2

MAP 2 – Showing important boundary walls, important views

[Map image showing important boundary walls and views]
Appendix 3: Historical Maps

MAP 3 - 1880s 1st Edition OS Map extract

MAP 4 - 1900 2nd Edition OS Map extract
Appendix 4
Schedule of Listed Buildings
(Brief description is 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" alt="No. 1 Back Lane" /></td>
<td>No. 1 Back Lane</td>
<td>II</td>
</tr>
<tr>
<td><img src="image2" alt="No. 2 Back Lane" /></td>
<td>No. 2 Back Lane</td>
<td>II</td>
</tr>
<tr>
<td>C18 Coursed yellow stone, tiled roof.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><img src="image3" alt="No. 3 Back Lane" /></td>
<td>No. 3 Back Lane</td>
<td>II</td>
</tr>
<tr>
<td>C17 or C18, altered. Coursed rubble, thatched roof.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><img src="image4" alt="Nos 10-12 Back Lane" /></td>
<td>Nos 10-12 Back Lane</td>
<td>II</td>
</tr>
<tr>
<td><img src="image5" alt="Nos 14 -16 Back Lane" /></td>
<td>Nos 14 -16 Back Lane</td>
<td>II</td>
</tr>
<tr>
<td><img src="image6" alt="No. 18 Back Lane" /></td>
<td>No. 18 Back Lane</td>
<td>II</td>
</tr>
<tr>
<td><img src="image7" alt="No. 22 Back Lane" /></td>
<td>No. 22 Back Lane</td>
<td>II</td>
</tr>
<tr>
<td>Eathorpe House (formerly known as the Priory). C17, altered C18 and later. Coursed stone, Welsh slated roof.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><img src="image8" alt="No. 24 Back Lane" /></td>
<td>No. 24 Back Lane</td>
<td>II</td>
</tr>
<tr>
<td>Late C18 centre, altered, with early C20 additions either end. Red brick, Welsh slated roof.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><img src="image9" alt="No. 25 Back Lane" /></td>
<td>No. 25 Back Lane</td>
<td>II</td>
</tr>
<tr>
<td><img src="image10" alt="Nos 26 &amp; 28 Back Lane" /></td>
<td>Nos 26 &amp; 28 Back Lane</td>
<td>II*</td>
</tr>
<tr>
<td>Unusual, distinguished early C19 Neo-classical houses. Stucco, Welsh slated roof.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><img src="image11" alt="No. 37 Back Lane" /></td>
<td>No. 37 Back Lane</td>
<td>II</td>
</tr>
<tr>
<td>(The Hermitage). C16 or early C17, altered. Ashlar &amp; cours ed rubble, thatched roof.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><img src="image12" alt="No. 39 Back Lane" /></td>
<td>No. 39 Back Lane</td>
<td>II</td>
</tr>
<tr>
<td>Earlier C19, altered. Ashlar, Welsh slated roof.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><img src="image13" alt="No. 66 Back Lane" /></td>
<td>No. 66 Back Lane</td>
<td>II</td>
</tr>
<tr>
<td>Late C17 or early C18. Coursed rubble, thatched roof.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><img src="image14" alt="Nos 1 &amp; 3 Coldstream Lane" /></td>
<td>Nos 1 &amp; 3 Coldstream Lane</td>
<td>II GV</td>
</tr>
<tr>
<td><img src="image15" alt="No. 1 The Green" /></td>
<td>No. 1 The Green</td>
<td>II GV</td>
</tr>
<tr>
<td>Late C17 or early C18, altered. Coursed and squared rubble, steeply pitched pantiled roof.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><img src="image16" alt="No. 3 The Green" /></td>
<td>No. 3 The Green</td>
<td>II GV</td>
</tr>
<tr>
<td><img src="image17" alt="No. 5 The Green" /></td>
<td>No. 5 The Green</td>
<td>II GV</td>
</tr>
<tr>
<td><img src="image18" alt="Nos 7 &amp; 9 The Green" /></td>
<td>Nos 7 &amp; 9 The Green</td>
<td>II GV</td>
</tr>
<tr>
<td><img src="image19" alt="No. 17 The Green" /></td>
<td>No. 17 The Green</td>
<td>II</td>
</tr>
<tr>
<td>C18, altered. Ashlar, Welsh slated roof with moulded stone comice.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
No. 2 The Green  II

No. 4 The Green  II
Earlier C19, Ashlar, Welsh slated roof.

Nos 20 & 22 The Green  II GV
Late C18. Ashlar, Welsh slated roof.

No. 24 The Green  II GV

Nos 26 & 28 The Green  II GV
(Millstone Cottages). C16 or early C17. Coursed & squared rubble, steeply pitched pantiled roof.

No. 32 The Green  II
First half of C18, altered. Red brick with painted stone chamfered quoins. Welsh slated roof.

No. 24 High Street  II
Early C18. Ashlar front, modern interlocking tiled roof with stone coped side gables.

No. 24 High Street  II
Early C18. Ashlar front, modern interlocking tiled roof with stone coped side gables.

Church of St Edmund  A GV
1223, C14 north porch & arcades, windows early C16. Restored 1869. Harvey chapel with monuments.

Church House, High St  II GV
Early C19 with additions. Stucco, low pitched Welsh slated roof.

No. 55 High Street  II
C18, altered. Coursed and squared rubble, steeply pitched Welsh slated roof.

No. 71 High Street  II
C18, altered. Coursed brown stone. Welsh slated roof with C19 chimney stacks.

No. 74 High Street  II
Circa 1830, altered. Coursed rubble, Welsh slated roof.

Nos 76 and 78 High Street  II GV
Late C18 or early C19. Coursed brown stone, tiled roof.

No. 80 High Street  II
(Cobbler's Cottage)
C17 to early C18. Coursed stone rubble with thatched roof. Built as two cottages with quoins between them.
### Appendix 5

**Glossary**

<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>Cluniac</td>
<td>A religious order, an offshoot of the Benedictines, originating in the 10th century in Cluny, France. Delapre was one of only two Cluniac nunneries in England.</td>
</tr>
<tr>
<td>Coping</td>
<td>A capping to a wall.</td>
</tr>
<tr>
<td>Coursed rubble</td>
<td>See “Rubble”.</td>
</tr>
<tr>
<td>Cruciform</td>
<td>Shaped like a cross.</td>
</tr>
<tr>
<td>Enclosure</td>
<td>The change from the mediaeval 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>Faced Rubble</td>
<td>Unhewn stone, generally not laid in regular courses, but with the outside face smoothed.</td>
</tr>
<tr>
<td>Glebe Land</td>
<td>Land belonging to the Church from which revenue was raised.</td>
</tr>
<tr>
<td>Jamb</td>
<td>The vertical face of the side of a doorway or window frame.</td>
</tr>
<tr>
<td>Listed Building</td>
<td>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.</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>Pantile</td>
<td>A roofing tile of curved S-shaped section.</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>Stucco</td>
<td>Render. A plaster of gypsum, sand and slaked lime, with other substances to ensure durability, used as a protective coating to walls.</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>
</tbody>
</table>
Appendix 6

References and further reading

Bridges, J., 1791(Ed.P.Walley). History and Antiquities of the County of Northampton.


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