KINGSLEY
CONSERVATION AREA

CONSERVATION AREA APPRAISAL
& MANAGEMENT PLAN

Planning Policy & Conservation Section
Northampton Borough Council
March 2009
Kingsley Conservation Area

Draft 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. The Racecourse and its surrounding buildings have a unique character and sense of place, which is an asset to the Borough. I welcome the revision to the boundary of the Kingsley Conservation area and this associated appraisal and management plan. These will assist in protecting the historic character of the Racecourse and its surroundings 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.”


Kingsley Conservation Area

was first designated in April 1991 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 Kingsley Conservation Area undertaken during June 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 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.1 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.

The Conservation Area

The conservation area was designated on 24th April 1991, and since then, the boundary has not been altered (see map on page 20). An Article 4 Direction was put in place at the same time. This is designed to prevent features of acknowledged architectural importance, which make a positive contribution to the character of the area, being replaced or removed. The Direction means that householders require consent to do certain things that would ordinarily not require planning permission - for example replace wooden windows with uPVC ones.

Location

The Kingsley Conservation Area is situated approximately 1 mile north-east of the town centre, straddling the main route to Kettering and a principal cross-town route - from Kingsthorpe to Abington. Three sides of the conservation area are made up of terraced housing which faces one of the town’s main open spaces - The Racecourse, the north-eastern end of which is included within the current boundary.

Kingsley’s close proximity to the town centre meant that the area rapidly developed during the late 19th century, as it attracted many wealthy middle-class gentlemen, who could afford a residence overlooking the Racecourse. Today it is a highly populated area, attracting a large number of people to either live here or to make use of the park.

1 See Section 71 of the 1990 Act

2 The public spaces, squares and pavements
Northampton Racecourse, as photographed for Racing Illustrated in 1896. (By kind permission of The British Racehorse, Turf Newspapers Ltd).

The eastern end of Kingsley road and the northern section of East Park Parade, along with St Matthew’s Church spire, can be seen in the background.

**History and Development**

The area of Kingsley derived its name from its position as an outlying corner of Kingsthorpe manor (owned by the monarch but leased to the inhabitants) – “Kingshala” – King’s nook. Ultimately, the Racecourse provides the focal point of the area, and it is this large green open space which has defined the development of houses around it.

Flat racing, where horses run over a relatively flat course, rather than over obstacles, was started to the north-west of Northampton, at Harlestone Firs, where horses were run on the common fields. These races were held annually at Easter and began in 1632. After being temporarily suspended in 1733, racing was revived in the late 18th century, and was transferred to the Freeman’s Common (now the Racecourse) – part of the Northampton Heath, assigned to the Freemen under the 1778 Act of Enclosure. Each Commoner was allowed to graze six cattle on the common land, for a fixed rate; however, at the request of the Northampton Corporation, the land was reserved for a festival of racing every year.

The Commoners lost the right to graze the land in 1882 when the Northampton Corporation Act was brought in and the freemen’s rights to graze were sold. The Racecourse was then preserved as an open recreation ground for the growing population of the northern part of the town.
Horse races were held in the spring and autumn. The races were popular, and largely attended by people from a wide area. The course itself was left-handed, meaning that horses ran in an anti-clockwise direction around the park. The starting post, as with modern racing, changed with the length of the race, so that the finishing post was always in the same place – opposite the Grandstand (this building still survives today, although in a slightly altered form). For example, to get a five furlong (1100 yards or 5/8ths mile) straight ‘sprint’, fencing was removed near Leicester Street, at the west end of the racecourse, or for the ‘stakes’, they started near the Militia Fields (Drill Hall), and ran just over one lap.

Northampton’s Shoe industry played its part, by providing loose ‘tan’ to cover any footpaths which crossed the track. Other entertainments were also held during the racing week, which included a fair, music, dancing and cock-fighting. The Kingsley Park Hotel was a residential club for racegoers, but after the racing stopped, it laid empty for 18 years, hence it was nicknamed ‘The White Elephant’ – a name it retains today. Gypsies also used to camp along Gypsy Lane, which is now Kingsley Road, during race week. The races grew in popularity, and were supported by members of the peerage as well as enjoying royal patronage, as the Prince of Wales, Edward VII, attended several meetings. Two races within the programme honoured the Spencers and the Althorp Estate, as the original races on Harlestone Heath were founded by deed of agreement by William, Lord Spencer in 1632. However, although race meetings were generally free from strife and disorder, as their popularity grew warning notices were required, since, like many other racecourses around the country, pathways crossed the course. These public rights of way were to present a danger to the future of the racecourse, and the railings did not prevent people from venturing across the course. The sharp left-hand course was tight and gained a reputation for being dangerous. Towards the end of the 19th century, mishaps and bad accidents started to occur. The Jockey Club admitted that it was the ‘pathways across the course, roving spectators and the sharpness of the bends’ which gave reason to cease racing at Northampton. The 30th-31st March 1904 races were the last to be held here, as in September 1904, permission was withdrawn to hold any further meetings.

In 1914, there was pressing demand for the removal of the unsightly railings, demolition of the Grandstand and for the provision of flowerbeds and shelters. However, the 1st World War was to intervene, and the old Racecourse was used by the Army, where the Welsh Division was billeted, housing 16,000 men in tents and 7,000 horses in temporary stabling. The troops left in 1915, but the area had been churned up by horses, artillery and soldiers. This led locals at the time to attribute their lung complaints, (labelled as ‘Racecourse Throat’), to their belief that the soil there had become infected by sick and diseased horses. After the troops’ dispersal, the racecourse was ploughed up in 1917 to create war-time allotments.

As an act of compensation for the military use of the Racecourse, the War Office paid out £14,320 to the town in 1923. Part of this compensation went towards a playground for children in the local area.

However, the Racecourse was to see military activity again during the 2nd World War. The Talavera Dispersal Camp occupied the area, being housed in huts and barrack blocks and was nicknamed ‘The Village on the Racecourse’. It was a military training camp and centre for ATS, set up in the spring of 1941 and dispersed in March 1945. In 1948, the barracks were demolished, and the land was returned to Northampton Borough.

Development in the area is associated with the popularity of the Racecourse, and it seems only logical for houses to be built

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3 Tan is bark, usually from oak trees, which has been bruised and used as a source of tannin for converting hides into leather. Tannin is an acidic chemical compound that prevents decomposition and can be used as a source of colour.

4 The British Racehorse, page 401.

5 Talavera is approx. 70 miles south-west of Madrid. The Battle of Talavera (1809) was part of the Peninsular War (British & Spanish against Napoleon).
around the edges of this vast green space, fronting on to it, taking advantage of the green space in front of them. The area was accessible to the wider public, particularly when the horse-drawn trams were introduced to Northampton in 1881. The tracks ran from the town centre up to the top of East Park Parade, at the road junction with the Kettering Road, Kingsley Road and Abington Grove. In 1904, electric trams were introduced to replace the horse-drawn versions, and at some point in the first quarter of the 20th century, the tracks were extended along the Kettering Road to St Matthew’s Church (erected 1891-94 by Matthew Holding).

A tram shelter was provided opposite the Kingsley Park Hotel (now the White Elephant), in 1924. However, motor buses had already been introduced in 1923 and gradually overtook electric trams as the mode of public transport. The last trams were retired in 1934, after which the tracks were lifted. The area has retained its prominence as a desirable place to live, and remains popular today, particularly due to its proximity to the town centre and the substantial recreational space provided by the Racecourse.

**Archaeology**

There are a significant number of sites identified on the Northamptonshire Historic Environment Record for the Kingsley Conservation Area. The majority of these lie on the Racecourse. The archaeological finds and sites range from an isolated Neolithic artefact; undated pits, ditches and enclosures; stone pits and clay pits (for clay pipe making) and a possible medieval/post-medieval road route. The Racecourse itself and its associated pavilion (the former Grandstand) is also recorded, along with the archaeological remains of an earlier building (possible stand or pavilion) associated with the site.

Historic Environment Record sites just outside the boundary of the proposed extent of the conservation area include St Bartholomew’s church (demolished) and churchyard (with cist burials – i.e. stone-lined graves), the site of the Kingsthorpe brickworks and some unstratified Romano-British finds. There are also a number of buildings, including the former Remnett and Letts Boot & Shoe Factory (41-43 Colwyn Road), the Kingsley Park Tavern and Kingsley Park Middle School.
**Architectural Character**

The current conservation area is defined by high-quality late 19th century terraced houses. These grand terraces, which range from 2 to 3 storeys, are the result of speculative development undertaken by house builders during the Victorian period. Roads were often planned and laid out, with land then being divided up into separate plots for development. In Kingsley's case, Kingsley Road and East Park Parade already existed, but St George's Avenue was not laid out until the late 19th century, as it does not appear on the 1883-87 Ordnance Survey map, but is present on the 1900-01 map.

Large building companies were rare in the 19th century, and 'speculative' builders would buy a few adjacent plots and erect a short terrace. This would then be extended by the owner of the neighbouring plot, although sometimes terraces were ended with the anticipation of being extended, but which subsequently didn’t happen. This can be seen at the end of the terrace along St George’s Avenue, where the stone blocks have been left unfinished, for the next property to be tied in. Even the fireplaces have been put into the chimneybreast for the next house.

Unfinished terrace, Nos. 106-128 St George’s Avenue. The fireplaces can be seen in the chimneybreast at the end of No.106, along with the unfinished stonework, which would be used to ‘tie-in’ the next building.

This really was piecemeal development, which has resulted in the terraces that exist today. Builders would either be commissioned to build a house for someone or they would sell off or rent ones they had built themselves. They tended to ‘play safe’ with styles and designs, choosing well-established forms and popular fashions.\(^6\)

\(^6\) T. Yorke, *The Victorian House Explained*, p.15.

Styles were kept similar, but often subtle variations in design, detailing and materials along the terraces mark the change from one builder to the next.

The overall style and influence that unifies the buildings within the existing conservation area is that of the Queen Anne Revival – a style that evolved from the 1860s onwards to incorporate details and motifs from 17th and 18th century English and Flemish domestic architecture, typical of works by architects such as Christopher Wren and John Vanbrugh. Asymmetric plans were combined with a mix of features and motifs taken from Classical and Vernacular architecture to produce a varied style, in reaction to the more rigid Gothic Revival in vogue at the time.

Architectural elements (typical of Queen Anne-style Victorian houses) to look out for in the area are:

- The prominence of brick as a building material (Ironstone was also used, as it is locally and readily available material at the time).
- Stone decoration, particularly around windows and doorways.
- Bay windows.
- Shaped gables.
- Sash windows with divided upper lights.
- ‘White’ horizontal features (natural stone or painted).
- Tiled roofs.
- Terracotta detailing, including panelling, plaques, date-stones, mouldings.
- Prominent chimneys.
- Finials at the roofline.
- Balconies and balustrades.
- Pediments.
- White window frames and woodwork.

No.90 St George’s Avenue.

A grand house, reflecting the high-quality of many houses in the area, but its detailing derives from various influences, for example, the sprocketed eaves and large, dominant gables are features associated with the Arts & Crafts movement, whereas the reverse ogee-shaped gable in the centre, is more typical of Classical architecture.

Queen Anne forms can be replicated easily and cheaply in terraced houses of the middle classes, especially as many of these details were published in pattern-books during the 19th century for builders and craftsmen to copy.

Later architecture is also evident within the conservation area, as either infill development within the terraces, or as detached or semi-detached houses in larger plots, along St George’s Avenue. Many of these buildings are also high quality, reflecting the inter-war period of development, which was happening nationwide during the 1920s and ‘30s. They mark a move away from speculative terraces, breaking into the overall dominant Victorian style of the conservation area.

Incorporated detailing and architectural elements, such as bay windows, decorative sash and casement windows, prominent gables and chimneys, reflect the earlier architectural styling, although on a lesser and more domesticated scale. The emulation of Arts & Crafts detailing (red/brown clay-tiled roofs, pebble-dash) dispersed with Classical details (columns, bull’s eyes and pediments) shows a respectfulness to the past, albeit a rather confused understanding of it.

Building Ages and Primary Uses

The oldest building within the conservation area is the old Grandstand, which, according to its List description, dates from the early 19th century (see page 28). Other development within the area was begun towards the latter part of the 19th century. By the turn of the 20th century, the terraces along Kingsley Road had reached the Kettering Road, and East Park Parade was completed before 1901. At some point between 1887 and 1900, the eastern portion of St George’s Avenue was extended up to Kingsley Road and terrace development was commenced, using locally sourced materials. Northampton Ironstone was used, along with bricks, possibly obtained from the brickworks off the Barrack Road and local quarries.

The majority of the buildings within the conservation area, and along the Racecourse, date from the late 19th and early 20th centuries. There is also later development, particularly along St George’s Avenue, from every decade of the 20th century, with the Freemason’s Hall being the most modern and distinctively different building within the wider area.
1883-87 Ordnance Survey Map of the Racecourse. It shows the development to the south and west of the Racecourse, and a few houses along Kingsley Road, but not yet along the north end of St. George’s Avenue or East Park Parade. The line of most of the race track can be traced, and there is a small quarry in the middle, where the toilets are today.

1937-38 Ordnance Survey Map of the Racecourse, which illustrates the amount of development which has taken place around the edges of the boundary of the old racecourse over a space of 50 years, and the transformation of the open space into a municipal park.
A map showing the approximate ages of the buildings around the Racecourse can be found on page 21. These have been taken from the historic Ordnance Survey Maps, dated 1883-87, 1900-01, 1925-26 and 1937-38.

The majority of the buildings still have a residential use, either as single dwellings or as flats. A few services in the area are also accommodated, such as hotels, residential care homes, a day nursery, dentists, optometrists and a corner shop. However, all of these other uses have maintained the residential frontages of the buildings, and sensitive, minimal signage and advertising has lessened any impact on the overall character and appearance of the conservation area.

**Street Descriptions**

The area as a whole offers a range of high-quality houses, which were the result of speculative development. To identify the differences between the builders working in the area at the time it will be clearer to look at the individual properties in numerical order, comparing them with each other.

**East Park Parade**

This road runs north from the town centre, taking people out along the Kettering Road. The conservation area’s boundary begins at the start of the terrace known as East Park Parade, which fronts the park to one side of this tree-lined thoroughfare.

There is a small, discreet, church at the start of the terrace. Its modest size, being single storey, and traditional styling and materials make it a sympathetic building at the edge of the conservation area. Adjacent to this, is an annex to No. 5 East Park Parade. This is also single storey, and gives the impression that it was designed to be another house, but was never completed. This is perhaps the reason why No. 5 is the only house of its design within the terrace: perhaps there were more houses planned, but the terrace was never completely built.

Door and window details match on Nos. 6 & 7, although No. 6 is distinctly different, as it has an omate pediment. No. 8 has been subsumed into No. 9 to form a hotel, and no longer has its own doorway, which has been replaced by a window. No. 10 has omate detailing, with a balustrade above the first floor canted bay window. There is also an omate balcony with iron railings at first floor level, and decoration under the eaves, although there are two overly large domers (dating from the mid-1980’s) on the front roof plane, which has unbalanced this building, making it appear top heavy.

Nos 11 and 12 are pairs within the terrace, although No. 12 has had its original red clay tiled roof recovered with slate, but has other detailing around the doors and windows. Nos. 13, 14 and 15 are of the same design, all having box bay windows, and original omate domers in the roof, although No. 15 has also been re-roofed, and as a result, it has lost its finial above the dormer. Nos. 16, 17 and 18 are stone-faced, which visually breaks up the red brick terrace. No. 19 stands on its own in design. At some point between 1991 and the present, it has had a brick pediment rebuilt, which is a shame, because it has lost stone detailing, and the design is inferior to the original.

Nos 20 and 21 are designed as a pair, as are Nos 22 and 23. Nos. 24, 25 and 26 are the same, with omate ogee (S-shaped) gables, and detailed decorative panels inserted into the brick work between the ground and first floor canted bay windows. No. 27 stands on its own, with simple yet classic detailing and omate sash windows. Nos 28 and 29 are fairly grand examples within the terrace, with a crenellated parapet above the first floor canted bay windows. Its appearance is enhanced by the grouping of the three
second-floor windows, under a triangular pediment, which is flanked by pilasters.

Several of the properties along East Park Parade differ, and are more individual in style, design and finer details, which suggests that there was less large-scale speculative development taking place than on the other roads within the conservation area. Nos 30 and 31, at a glance, are similar in style, but differ on closer inspection. They both have ground and first floor canted bay windows, and triangular pediments at the roof level, but the windows and stone detailing differ. Nos 32 - 35 are all individual buildings along the terrace.

Nos 36-41 would probably have been built at the same time, and again as part of the same speculative development. They are all stone-faced, and have been designed as a series, as either end (nos 36 and 41) are the same, Nos 37 and 40 are the same, as are the middle two (Nos.38 & 39), which share a centred balustrade. Nos 42 and 45 show a move away from classical detailing within the terrace, as mock-Tudor elements have been introduced. Nos 43 & 44 in between, are a pair, distinctively designed, yet relate to 43 and 44 through their window design. Nos 46 and 47 are another pair, with stone-mullioned windows, which hark back to the medieval period.

Nos 52-54 are the same design, and all have purpose-built lower basement levels, rather than ones which have been excavated since the houses have been built, which also are in evidence along East Park Parade.

No. 48 is a modern building within the terrace. It is fairly non-descript, adding nothing to the overall character of the conservation area, yet nor does it overly detract from it. No. 49 is the only double fronted house within the terrace, and is a ‘pair’ with No. 32 Kingsley Road. No. 50 is an individual design, as is No.51, which is another stone-faced building within the terrace. Nos 55 is very similar to No.30 East Park Parade, as the pediment and window details are the same, yet it is only the details around the door, which differ. No. 56/57 is a block of flats which date from the late 1940s/early 1950s. Designed to give the appearance of a double-fronted house, its simple, but modern design, sits quite comfortably within the terrace. The projecting bay windows are a modern interpretation of the more traditional box bay windows seen elsewhere along the terrace and within the conservation area.

No. 58 marks the end of the terrace, yet it is the only building along East Park Parade which has not been designed as part of the terrace. It stands on its own in terms of style, and is a prominent building at a main road junction, thus forming an association with The White Elephant, diagonally opposite.

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7 Mock-Tudor, or the Tudor Revival, was primarily associated with the 19th century, but there was an attempt to revive it again with public houses and domestic architecture of the 1920s and ’30s.
Kingsley Road

Kingsley Road has some of the oldest terraced houses within the conservation area, as some (Nos 20, 26-40 (evens)) were built before 1883, as they appear in full plan, on the 1883-87 O.S. Map.

The building within the conservation area, which differs most from all the rest in style, scale and detailing, is the White Elephant. Originally called the Kingsley Park Hotel, it is a large, dominant building on a prominent corner plot. Its detailing is rather confused, as it incorporates Classical details on the first three storeys, such as a piano noble, ringed pilasters, triangular pediments and dentils, yet the mansard roof contains dormers with segmental pediments, and a highly elaborate gable, which is more Baroque in influence.8

The terrace then begins with No. 4 Kingsley Road, a 2-storey end of terrace, with some simple Classical detailing, including modillions at eaves level. No. 6 is a fine, 3-storey, double-fronted house within the terrace, and is very similar to No. 48 East Park Parade. Nos. 8-12 (evens) are speculative development by the same builder/owner, as all three are identical in detailing (design of doors and sash windows, fanlights etc) except that No. 12 has been painted white at some point. It is also the only one to have replacement uPVC windows (on the top floor), which are inappropriate in a conservation area. Nos 14-18 (evens) are 2-storeys, with dormer windows, also by the same builder, as they are very similar in design and detailing. Nos 14 and 18 are the same, and No. 16 is the central building of the three, which differs slightly, as it is double-fronted and the detailing around the doorway is also different. It is also the only one to have had its original windows replaced.

Nos 20 to 24 Kingsley Road

No. 20 is a double fronted house, which has ornate decorative detailing. During the 1990s, the original attached garage, which was to the right of the main house, was rebuilt to give a 2-storey extension, which now joins it to the rest of the terrace. This modern addition has respected the detailing and quality of the house to which it is now part, so that it now blends in with surrounding properties within the conservation area.

Nos 22, 28 & 30 are all similar in design, and may have been built by the same person, although Nos 22 & 30 are more similar in detailing, as they have carved panels, grand canted-bay windows and ogee-shaped gables.

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8 There was a European Baroque Revival in the years before and immediately after 1900. The designer/builder of this building must have been aware of specific details, but with the prominence and use of pattern books during this time, it is more likely that certain elements were copied, hence the confused interpretation of styles in evidence here.
No 32 Kingsley Road

No. 24 has an ornate balcony, one of two buildings on which this feature is present in this part of the conservation area. No. 26 is also double-fronted, but also has a door to the left-hand side of the frontage, which is possibly an original door used to access the rear of the house, particularly by tradesmen. No. 28 marks a break in the terrace, the next building being No. 30.

No. 32 Kingsley Road is very similar in style to No. 6, although slightly larger in scale, but much of the detailing is similar in style, with even the ground and first floor sash windows being of the same design. Another break in the terrace leads to No. 34, another double-fronted house, with fairly grand proportions for its 2-storeys when compared to its 3-storey neighbour. The stringcourse above the ground and first floor sash windows gives an indication of the height of the ceiling levels inside, showing that the house should have large, high light and airy rooms beyond the façade.

Nos 36-40 (evens) are fairly simple in design and detailing, yet they are of equal quality to the rest of the terrace.

They all have rusticated stone window-heads, plain stringcourses, modillions under the eaves line, and ornate cast-iron porches. No. 42 is a simply styled, double-fronted house, with ornate cast iron balconies on the top floor, above the canted-bay windows.

There is another break in the terrace between nos 42 and 44. No. 44 is a modern building, built in the late 1960s/early 1970s, replacing one dating from before 1900 (which itself was separated from no. 42 by an area of garden). Its overall style and massing is not sympathetic to the character and appearance of the conservation area. It is this break from the rest of the Kingsley Road Terrace which marks a move away from ornate detailing and elaborate embellishments on the buildings, to more simplistic styling, although there is not a decline in the overall build quality. It represents a move away from the higher status buildings seen earlier in the terrace.

Nos 46-52 Kingsley Road

Nos 46-52 (evens) are all very similar, but they have been designed in pairs, as Nos. 46 & 48 have omaté decorated canted-bay windows to ground and first floors, whereas nos 50 & 52 have them just to the ground floor.

Nos 54-58 (evens) are 3-storeys, and again, fairly simple in detailing and it is only No. 58 that still has its original sash windows with omaté upper-lights. Nos 60 & 62 are a pair and are the only buildings to be built of yellow bricks along the terrace. Nos 64 & 66 and Nos 68 & 70 are also pairs.

The last run of buildings by the same builders along Kingsley Road, within the conservation area, are Nos 76-80, with Nos 72, 74, 80 and 82 being individually built and simply styled although with decorative doorways.
St George’s Avenue

The northern end of St George’s Avenue is within the current Kingsley Conservation Area boundary. The properties within the boundary start at No. 78, which is an inter-war house, now used as a private club. It is a simple-styled detached house with a hint of understated classical detailing, such as dentils. Nos. 80-90 (evens) are all different in styling, and vary between detached houses and semi-detached houses, but are all united by one feature of their decoration – they all have exposed brickwork on the ground floor level, with render above, painted either white or cream.

Nos 80 & 82 are a pair of semi-detached houses, with mock-Tudor detailing within the gables above the double canted bay windows. Nos 84 & 86 are also semi-detached, with original dormer windows in the roof. No. 88 is a smart detached house with an asymmetrical plan, and stone detailing around the front door. No. 90 is also a smart double-fronted house with a symmetrical façade (apart from an attached garage set off to one side). It is a high-quality house, although its detailing combines elements of Arts & Crafts architecture with some Classical influence.

Nos 92 and 94 are both slightly later buildings, possibly of the late 1930s or 1940s, but are examples of houses typical of the inter-war period. They are well built, solid houses, with asymmetrical plans and projecting gables. Nos 96 & 98 are semi-detached, but the replacement windows, front and garage doors to No. 98, aesthetically unbalances the pair. No. 100 is a c.1970s dormer bungalow, which is out of character with the other detached and semi-detached houses in this part of the conservation area.

Nos 106-128 (evens) all form part of the only 3-storey terrace along St George’s Avenue. These are the earliest buildings within the conservation area, and are all stone-built, reflecting the work of speculative development. Nos 106-110 (evens) are of the same design, with all three having the same omate shaped gables and uniquelystyled arch over the doorway. No. 112 is the only double-fronted house within the terrace. Nos 114 & 116 are a pair, the design of which is replicated in Nos 126 & 128, which mark the end of the terrace. Nos 118-124 (evens) are between them, all four of which are also of the same design as each other, although they have no defining omate features. The composer Malcolm Arnold lived at no. 106 for much of his childhood.

Witham House (formerly nos 130 & 132) was a semi-detached house with an asymmetrical plan, which has now been sub-divided into flats. However, it has retained its domestic appearance as it is still unified by the style of its windows. The last four houses along St George’s Avenue are modern detached dwellings all of the same half-timbered and brick style, which is not strictly in keeping with the overall character of the conservation area.

The Racecourse

Only the NW portion of the Racecourse is situated within the current boundary of the conservation area.

Buildings within the park

- The Grandstand (Pavilion) – this is the only Listed Building within the current conservation area (its full list description can be found in Annex A – see p. 28).
- The tram shelter
- The old urinals
Proposed Extension of the Current Boundary

It is proposed to extend the boundary of the conservation area to include the entire extent of the Racecourse. It is also proposed to include any of the housing surrounding the Racecourse which has been deliberately designed to take advantage of this amenity.

The map on p. 20 illustrates the proposed boundary extension.

The Racecourse

The character of the area is a large, open, green space in the centre of an urban setting. It has had a number of functions since it ceased operating as a racecourse in the early 20th century. The area is currently used as recreational space for a wide range of leisure pursuits and has a combination of open green areas and tree lined avenues, formal sports pitches and informal children’s playgrounds. The character of the Racecourse is harmonious throughout and there is no substantive distinction between the area which currently lies within the conservation area and the area which does not. It is therefore proposed to regularise the boundary and include the entire extent of the Racecourse.

The ‘Racecourse Masterplan’, produced for The Friends of Northampton Racecourse in Spring 2008, proposes a number of initiatives for the future development of the Racecourse. These range from the enhancement and regularisation of existing features to large-scale projects such as the creation of a new café and performance area. The Borough Council welcomes the considerable amount of work on behalf of the Friends of Northampton Racecourse that has gone into producing the Masterplan. However, more work needs to be done by the Friends of Northampton Racecourse working with the Borough Council to review the delivery of some projects, stimulate focused public consultation and identify funding streams to ensure implementation. Specialist conservation input will clearly be required to ensure any development within the Racecourse preserves or enhances the character and appearance of Kingsley Conservation Area.

Racecourse railings

The wrought iron railings around the southern boundary of the Racecourse separate the private houses on Colwyn Road, Watkin Terrace and Louise Road from the public open space. The railings have a circular profile with dagger-head finials and regularly spaced decorative columns supported by scroll-work buttresses. Gates are set into the railings for individual gardens. The railings are largely intact, but there are areas with the finials missing and some of the railings have been obscured behind fence panels. The railings around the rear of the Louise Road houses are less decorative and more utilitarian, dating, probably, from an earlier period, but are nevertheless of interest.

St George’s Avenue

The north-east end of St George’s Avenue lies within the Kingsley Conservation Area, while the south-west end has been included within the Barrack Road Conservation Area. There is a section in the middle between Trinity Avenue and Brick Kiln Lane which does not currently lie in either conservation area. It is proposed to include this area within the Kingsley Conservation Area as it is similar in character to the north-east section and the properties all face on to the racecourse.

The properties within the proposed boundary extension are predominantly detached and semi-detached domestic villa-style houses dating to the 1920’s and 1930’s, with the exception of three buildings which have a different style and function:–
Kingsley Park Middle School was designed by Sharman and Archer and built by J G Pullen & Son of Northampton in 1915 as the Northampton Grammar School for Girls. It is a grade II listed building, currently standing empty, but has been acquired by the University of Northampton. The building would clearly make a positive contribution to the conservation area.

The College of Art & Technology Maidwell Building was originally constructed in 1932 by Keightley Cobb, of red-brick with ashlar stone surrounds. The building is of idiosyncratic construction, set around three sides in a horse-shoe shape forming a spiral on a rectangular base, with an open courtyard in the centre. Teaching rooms are accessed from a corridor which follows the spiral from the basement to the top floor. Most of the corridor maintains the original tiled walls and polished brass rails.

The west wing has ‘Technology’ inscribed above the doorway, the east wing has ‘Art’.

The St George’s Avenue façade consists of a central doorway with stone surround flanked by two stone pillars, which rise through the ground and first floors of the building. The central area was filled in with a modern block design with flat roof and a large expanse of windows in the 1960s. The central entranceway of the new block is recessed behind a series of pillars. Now occupied by Northampton University, the building is on the local list for Northampton and would make a positive contribution to the conservation area.

The Freemasons’ Hall is a low two-storey modern building, set back from the road frontage. The building is of red brick construction with a concrete façade at 1st floor level and a flat roof. It is not in-keeping with the character of the remainder of the conservation area, but has been kept within the proposed boundary extension in order to regularise the boundary line along St George’s Avenue.

Watkin Terrace lies at the south-west end of the Racecourse and comprises an imposing terraced row of 21 three-storey properties pre-dating 1883 and four two-storey double-fronted terraced houses of late 19th century date. All have a double frontage with one facing the Racecourse and the other facing the road (Beaconsfield Terrace). There are small gardens to the Racecourse frontage which are divided from the public open
space by red-brick walls topped by wrought iron railings. The roadside frontage is straight on to the street. The Racecourse frontages have canted bays rising through ground and first floors with a balcony surrounded by wrought iron railings above. Just over half the properties retain their balconies although a small number of these have replacement or part-replacement railings. The roadside frontage of these properties is much plainer, but they had decorative wooden canopies above the doorways, of which 12 survive (although two of these have been significantly altered).

No. 10 Watkin Terrace also has a canopy on the Racecourse frontage (and it is clear from scars on the other buildings that these were a common feature throughout the terrace) and survives in its original state with all its windows and wrought iron balcony in place. The four two-storey properties at the north-east end of the row are of standard late Victorian design and retain all their original windows.

The row of three-storey terraces is of an unusual style and has clearly been designed to take advantage of the Racecourse, which would still have been used for horse racing when they were constructed. They make a positive contribution to the character and appearance of the conservation area and provide a visual reminder of the link between the Racecourse and the surrounding housing.

Nos. 139-157 Colwyn Road

Nos 139-157 Colwyn Road form a crescent of 10 houses at the south-east end of Colwyn Road. The late 19th century houses form part of a terrace, but are aesthetically divided into semi-detached pairs. The houses are of two storey height and each has a small portico facing on to the Racecourse, with supporting columns shared between each semi-detached pair. The Colwyn Road frontage again has the houses divided into semi-detached pairs with double boxed bays running through both storeys of the property and a gable covering the two properties. The properties are set at angles as they go around the corner and the entranceways are recessed and set to the rear of the projecting wings.

The buildings are of historic significance to the character of the conservation area as they were clearly designed with a frontage on to the racecourse. The relationship between the houses and Racecourse has now changed and some of the gardens now have features designed for privacy from this public open space. If enhancements are made to the Racecourse it may encourage the re-establishment of a more positive relationship between these properties and the park.
Map of conservation area showing proposed extension
Map of area showing approximate ages of buildings
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 currently 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 Kingsley 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

Certain buildings are considered to be of national importance, and have been placed on a List of Buildings of Architectural or Historic Interest. The older and more rare a building type is, the more likely it is to be listed. These buildings have the benefit of added legal protection from demolition, and insensitive alterations and extensions. There are three different grades of listing: I, II* and II. The majority (over 92%) of buildings nationally,
are Grade II Listed. Grade I and II* listings apply to those which are of outstanding architectural and/or historical importance or rarer examples of a building type.

The conservation area contains one listed building (see Annex A). The proposed extended area contains one further listed building. All material change to listed buildings (inside and out) is controlled through the listed building consent regime. Certain works will, in addition, require planning consent and maybe conservation area consent.

Listed Building Consent is required for the demolition of, or any works of alteration or extension, which would affect the character or appearance of a listed building. The regulations apply to both external and internal alterations. For the purposes of listed building control any object or structure which is fixed to the building or has formed part of the land since before 1st July 1948 is also treated as part of the listed building.

Repair works undertaken on a like-for-like basis do not normally require listed building consent. However, it is always advisable to consult the Council’s conservation officers before commencing work on a listed building.

Consideration will be given to putting forward for listing any buildings and structures within the conservation area if additional information about their significance comes to light which makes 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.

Locally Listed Buildings
In addition to those that are statutory listed, there are buildings which are of local architectural and/or historic importance. The Council is producing a separate local list of these, and will endeavour to secure their long-term future. In the current conservation area, three buildings are included on the draft local list:
- The White Elephant
- No.58 East Park Parade
- Tram Shelter
Another lies within the proposed extension:
- University of Northampton Maidwell Building
Details are listed in Annex B.

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.

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 none of the listed buildings within the conservation area or its proposed extension give cause for concern with regard to their structural condition.

Demolition in Conservation Areas
Conservation Area Consent is required for certain demolition work within a conservation area. This includes:
- The demolition of a building with a cubic content of more than 115 cubic meters.
- The demolition of walls, fences or gates above 1 metre in height and abutting the highway (2 metres elsewhere). The Council is unlikely to support the removal of significant boundary walls.
- Buildings subject to a statutory order or notice.

In the case of a listed building a separate listed building consent is also required.

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.
Article 4 Directions

Owners of residential properties can undertake some alterations to their property without the need to apply for planning permission – this is known as “permitted development” (permitted development rights only apply to buildings in single residential use, and not to flats or businesses).

The Town and Country Planning (General Permitted Development) Order 1995 enables local planning authorities to remove specified permitted development in sensitive locations by introducing Article 4 Directions. These are used only in special cases where alterations which could normally be undertaken without planning permission would have an adverse effect on the local environment.

Article 4 Directions are generally (though not exclusively) used as a tool in conjunction with conservation area designation to strengthen the protection afforded to those elements which form part of, or add to, the character and appearance of the area. Such directions are not used lightly but are given careful consideration before introduction.

The Kingsley Conservation Area has had an Article 4 Direction since its designation in 1991, which requires an application for planning permission for the following works:

- Alterations to windows and external doors
- Alterations to roofs, including a change in the roof covering
- Construction of a new porch or alterations to an existing porch
- The erection or alteration of a gate, fence, wall or other means of enclosure.
- The installation of satellite dishes.

It is proposed to extend the Article 4 Direction to cover the properties included in the proposed extension of the boundary, if adopted.

An Article 4 Direction would still be appropriate for the revised Kingsley Conservation Area because there is evidence that the cumulative effect of minor alterations would erode the character of the area with a generally negative effect. It is important that this erosion of character is avoided in the future. A map showing the survival of original windows can be found on page 22. This supports the extension of the Article 4 Direction.

Management & protection of important trees

The Town and Country Planning Act 1990 makes provision for the protection of trees in the interests of amenity and the Act makes special provision for trees within conservation areas. Well-established trees make an important and positive contribution to the local environment and therefore it is essential to safeguard these features for the benefit of the community.

Trees over 76mm (3") in diameter 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 likely to affect 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). Once a tree is protected by a TPO, it is an offence to cut down, uproot, prune, damage or destroy a tree without the written consent of the Council.

Kingsley Conservation Area contains a number 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 park itself is managed by the Borough Council, and therefore the trees within it are maintained by the Council.

Local Plan Policy

The Northampton Local Plan was adopted in June 1997. The plan sets out the Council’s aspirations for protecting and enhancing the Borough’s historic assets. It states how applications affecting conservation areas will be assessed. These policies will be strengthened by this character appraisal, which will offer greater detail regarding those elements that give the area its distinctiveness.

Design Guidance

In conservation areas detailed examination of the design, siting and layout of development proposals of all types is necessary to achieve a high standard of development and to help preserve or enhance the character of the overall area.
**Public realm action plan**

<table>
<thead>
<tr>
<th>Location</th>
<th>Issue</th>
<th>Action</th>
<th>Term</th>
<th>Responsibility</th>
</tr>
</thead>
<tbody>
<tr>
<td>Racecourse</td>
<td>Inconsistent approach to provision and design of street furniture, signage, litter / dog waste bins, benches, lighting etc.</td>
<td>Internal (NBC) strategy for day-to-day management and maintenance of the park</td>
<td>Medium</td>
<td>NBC</td>
</tr>
<tr>
<td>North and east boundaries of Racecourse</td>
<td>Inconsistent boundary treatment with range of bollards of different sizes / materials</td>
<td>Internal (NBC) strategy for day-to-day management and maintenance of the park</td>
<td>Medium</td>
<td>NBC</td>
</tr>
<tr>
<td>Racecourse</td>
<td>Hard surfacing of accesses/footpaths across Racecourse</td>
<td>Internal (NBC) strategy for day-to-day management and maintenance of the park</td>
<td>Medium / Long</td>
<td>NBC</td>
</tr>
<tr>
<td>Southern boundary of Racecourse</td>
<td>Damage to and loss of historic railings</td>
<td>Repair/ replacement of railings perhaps utilising grant money</td>
<td>Long</td>
<td>NBC / private owners</td>
</tr>
<tr>
<td>Kettering Road Racecourse entrance / car park</td>
<td>Poor quality approach to main entrance to Racecourse; street clutter including recycling facilities, large expanse of hard standing.</td>
<td>Investigate possibility of re-design of entrance / car park, relocation of recycling facilities to less sensitive area</td>
<td>Long</td>
<td>NBC</td>
</tr>
<tr>
<td>Kettering Road entrance / White Elephant junction</td>
<td>Telecommunications / electricity mini-stations creating street clutter in sensitive locations at Kettering Road entrance and around historic tram shelter</td>
<td>Liaison with utilities to discuss potential of re-location of services to less sensitive area</td>
<td>Long</td>
<td>NBC</td>
</tr>
<tr>
<td>St George’s Avenue / Kingsley Road and White Elephant junctions</td>
<td>Dirty, poor quality signage on major thoroughfares</td>
<td>Clean and later replace signage.</td>
<td>Short / medium</td>
<td>NBC / NCC</td>
</tr>
<tr>
<td>White Elephant / Colwyn Road / Kingsley Road / St George’s Avenue junctions</td>
<td>Poor quality, unsympathetic highways railings</td>
<td>Investigate removing or replacing with railings of a more sympathetic design</td>
<td>Medium / Long</td>
<td>NBC / NCC</td>
</tr>
<tr>
<td>East Park Parade / Kingsley Road</td>
<td>Loss of boundary treatments including walls and railings to the frontage of terraced properties</td>
<td>Encourage re-instatement of enclosure walls and railings.</td>
<td>Medium</td>
<td>Private owners / NBC</td>
</tr>
<tr>
<td>East Park Parade</td>
<td>Gradual erosion of character by provision of basement accesses and light wells to frontage of properties</td>
<td>Policy to restrict provision of additional accesses and light-wells</td>
<td>Short</td>
<td>NBC</td>
</tr>
<tr>
<td>Racecourse</td>
<td>Trees missing from the avenues around the racecourse.</td>
<td>Investigate possibility of replacing missing trees.</td>
<td>Medium</td>
<td>NBC</td>
</tr>
</tbody>
</table>

Short term - 6 months to 1 year; Medium term 1-3 years; Long term 3-5 years.

For development within or adjacent to the conservation area the Council may seek financial contributions through Section106 planning obligations to assist in delivering the improvements to the conservation area as set out in the Management Plan.
**Enhancement / Areas for enhancement**

A ‘Racecourse Masterplan’ has been produced for the Friends of the Racecourse. The Borough Council has recommended that further public consultation is undertaken and funding streams are identified to ensure implementation of the plan. Specialist conservation input will be required to ensure that all proposed development stemming from this preserves or enhances the character and appearance of the conservation area.

The Racecourse is owned and managed by Northampton Borough Council. An internal strategy will be developed to ensure that the day-to-day management of the park and any improvements or alterations to the public realm preserve or enhance the character and appearance of the conservation area. This may form part of a corporate Parks and Open Spaces Strategy for Northampton.

Many of the houses surrounding the Racecourse are located along the main thoroughfares of Kettering Road, St George’s Avenue and Kingsley Road. This clearly provides some challenges for the public realm within the conservation area. Care needs to be taken to ensure that traffic, street furniture and signage do not undermine the character and appearance of the area.

Some of the large properties surrounding the Racecourse have been converted into flats, houses of multiple occupation and businesses. It is important to ensure that the changes of use do not have an accumulative negative effect on the character and appearance of the conservation area. Advertising and amenity space will need to be dealt with sensitively.

A substantial number of properties have had basement accesses and light wells inserted on the frontages. These have had an accumulative negative impact on the character and appearance of the area. Care will need to be taken when considering applications for such features to ensure that they do not further erode the area’s character.

**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, where it is considered that the setting of those buildings or the open character would be compromised.

**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.
Annex A - Listed Buildings within or adjoining the conservation area

Listing descriptions as provided by the Secretary of State at time of listing.

Within the conservation area:

Racecourse Pavilion, Kettering Road.

Grade II  Listed Building No: 232185
Date of Listing: 22 Jan 1976

Early C19, altered circa 1930, 2 storey stucco building with low pitched roofs behind cast iron railings. Taller wing on left has 4-light window to 1st floor with colonnette Mullions, sashes, glazing bars. Main block has 3 similar windows to 1st floor, 3-,5- and 3-light with veranda. Ground floor casement windows with glazing bars. External cast iron stairs up to veranda. Ground floor loggia with cast iron colonnettes. South entrance front has arcades of 6 round arches to ground floor, 1st floor sash windows with glazing bars.

Within the proposed boundary extension:

Kingsley Park Middle School, St George’s Avenue

Grade II  Date of Listing: 21 Nov 1990

School. Dated 1915; by Sharman and Archer of Wellingborough. Red brick in English bond with ashlar dressings. Sprocketted hipped plain tile roof with deep wooden modillion eaves comice. Brick axial stacks with moulded stone caps; 2 central ashlar stacks. Long front range with entrance in centre-piece, main hall in parallel range behind and 2 rear wings.

Wrenaissance style.

2 storeys and basement at front, 2 and 3 storeys at rear. South front 9;3;3; 3;9 bays. Central 9 bays advanced with stone pilasters and deep frieze with wreaths, the centre 3 ashlar bays break forward with open segmental pediment on consoles with dated cartouche and festoons in the frieze. All the windows have keystones, the centre 3 bays in moulded arches, the centre first floor with voluted canopy with large keystone and festoons. Central doorway with open pediment on consoles with cartouche above semi-circular fanlight and with panelled and glazed double doors. The lower flanking 9 bays, keystones, stone cills and brick aprons to windows.

Over the centre a wooden cupola with louvred sides, corner pilasters and ball finials and finial over dome. Parallel hall range at rear with round-headed clerestory windows and pedimental gables over round arch rear doorway; flanked by gable-ended rear wings. All sash windows with glazing bars and top opening lights.

Interior: Main hall has a balcony arcade on south side with iron balustrades and pier pilasters with consoles breaking the comice above: similar consoles on window piers on north side; segmentally vaulted plaster ceiling and panelled dado. Entrance hall also has dado panelling, round-headed arches and round window lights. Roof over ‘seminar room’ has exposed arch braced trusses. Panelled library.

Note: Designed by Sharman and Archer and built by J G Pullen and Son of Northampton at a cost of £28,735, as the Northampton Grammar School for Girls.

Adjoining the conservation area:

**Speedwell Works (J & Co. Ltd), Oliver Street.**

Grade II Listed (Group Value)
Date of Listing: 23 April 2004

Boot and shoe factory. c.1895 with minor later additions and alterations. Orange-red brick with some dark and blue brick dressings and with slate roofs with end stacks. T-plan. There is a 3-storey, 11-x-4-window range fronting on to Oliver Street with a 6-x-3-window range extending to its rear. Both ranges are contemporary and constructed in the same brick. A 2-storey range, probably a warehouse, projecting south-eastwards from the rear of the rear range also appears to be original. A single-storey top-lit range linking this with the front range also appears to be secondary, though present by 1899. The front to Oliver Street has top-opening windows with segmental arches to ground and first floors and flat lintels to top floor. Goods entrance to centre left and doorway to far left of ground floor and taking-in door to right of 2nd floor. Similar windows to left side. Many large windows to rear wing to maximise the availability of light for the workshops. There are extra tall windows on the rear gable with their heads placed above the level of the upper floors with the light directed by interior timber 'hoppers' downwards. A blocked doorway on a rear corner retains an iron crane.

**INTERIOR:** The little-altered interior, still used for the boot and shoe manufacture for which the factory was built, retains the traditional layout. This includes the clicking room with benches at the windows, the making and finishing rooms, the last stores, the sales and management suite and an internal hoist from the making rooms to the top floor stores.

**SOURCE:** English Heritage Northamptonshire Boot and Shoe Industry Survey, Site Report No. 170.

This is a significant survival of a smaller factory still producing high quality gentlemen's shoes by traditional processes. It was virtually all built at the same time and retains its internal plan and many traditional fixtures and fittings.
Annex B - Buildings of local significance

Within the conservation area boundary:

No. 2 Kingsley Road - The White Elephant

Corner property. Painted brick & stone, mansard slate roof. Ground floor - sash windows with central pillars, doorway on Kettering Road frontage with wide ringed pilasters and triangular carved pediment. 1st floor - stately sash windows with triangular pediments; in between each is a ringed pilaster with carved capital in line with 2nd floor band. 2nd floor - small sash windows in architraves, the 1st floor pilasters are continued, but here they are flat, with central panels. Modillioned cornice, above which are small square attic windows in an omate oval surround, with segmental pediments above. The Kingsley Road frontage has a large omate central feature on top of the parapet. Chamfered corner with 1st floor arched panel bearing the pub’s name.

Originally the Kingsley Park Tavern, built as a club for racegoers attending horse races on the adjacent Racecourse. Acquired the local nickname of “White Elephant” due to its then position away from habitation, and hence customers (except on race days). A recent attempt to revert to the original name was abandoned after a few years.

No. 58 East Park Parade

Large square building of stone with a slate roof. Windows with stone mullions & transoms, arched doorway with large stone hood supported by fluted brackets with carvings. Front has 2 storey bays with balustrades and 2nd floor windows above in semicircular arches; gables above with finials (compare St Matthew’s Vicarage). Side has 1st floor oriel window with balustrade above. Rear has large and impressive stained glass window.

Kingsley Tram Shelter

The Northampton C.B.C Tramway Committee minutes (dated 10th December 1923) note the authorisation to order a tramway shelter to be erected opposite the Kingsley Park Hotel (now The White Elephant). It was supplied by David Rowell & Co. Ltd (London) at a cost of £185 10s 0d. It is still located in its original position.

Within the proposed boundary extension:

University of Northampton Maidwell Building

1932 brick & stone, by Keightley Cobb, forming three sides of a square with the façade on to St George’s Avenue as the open end. Hipped slate roof behind high parapet. Facing St George’s Avenue are two separated building ends of similar design, with large rectangular windows with geometrical glazing bars, and a high rectangular doorway with massive stone surround edged with slender fluted pilasters with strapwork. The double doors are recessed, wooden, with panels, and a rectangular glazed fanlight above. The steps up to the door are flanked by short square pillars topped by cast iron lamp brackets. The doorway section is flanked by two massive 2-storey demi-columns with ionic capitals. The extensive 3-storey continuation behind each façade takes advantage of the slope down towards the back.

The west façade has engraved over the doorway “Technology”, the east “Art”: otherwise they are similar.

A modern concrete and glass link between the 1932 buildings was added in 1960, by Brian Bunch, turning the original plan into a complete rectangle.
Glossary of Technical Terms

**Architrave**
The frame around a doorway or window.

**Ashlar**
The name given to a block of stone when it is cut or shaped to have six sides, often finished with a smooth surface.

**Balustrade**
A row of upright supports.

**Bull’s Eye (Oculus)**
A circular decoration on a building, associated with classical architecture – oculus if an opening or window (illustration p. 10).

**Canted-bay window**
A bay window with angled corners, as opposed to one which is rectangular (known as a box bay). (Illustrated on p. 9).

**Capital**
The decorative section at the top of a column.

**Crenellated**
A wall or parapet with battlements.

**Demi-columns**
Half of a column, which will be against the façade of a building, rather than free-standing.

**Dentils**
In classical architecture, these are small square blocks forming part of a horizontal series within the entablature, between the comice and the frieze. They are commonly found underneath the eaves of a roof in Victorian architecture. (Drawing on p. 14).

**Dormer windows**
Windows within the roof of a building.

**Double-fronted**
A house within a terrace which has a central door.

**Entablature**
In classical architecture, it forms the entire mass of material supported by a column. It can be divided into three main parts, the architrave, frieze and comice.

**Fanlight**
A usually decorative glazed light within a doorway, above the door, first associated with Georgian architecture in the 18th century.

**Fluted column**
A column which has ornamental vertical grooves along the shaft.

**Gable**
Wall of a building, closing the end of a pitched roof (illustration p. 9).

**Ionic column**
A column with Ionic capitals.

**Lights**
Individual sections of a glazed window are referred to as ‘lights’.

**Mansard**
A roof with two planes, the lower of which is steeper than the upper. Usually with dormer windows.

**Mock-Tudor**
Mock-Tudor, or the Tudor Revival, was primarily associated with the 19th century, but there was an attempt to revive it again with public houses and domestic architecture of the 1920s and ‘30s.

**Modillions**
As dentils, but taking the form of a scroll (drawing on p. 14).

**Mullion**
Vertical posts between the different sections (lights) of a window.

**Ogee**
An upright double curve, concave at the top, convex at the bottom.

**Parapet**
The low wall which extends above the exterior walls, and is higher than roofline.

**Pediment**
A triangular or segmental upper-part of a building, associated with classical architecture (illustration p. 10).

**Piano Noble**
In classical architecture, it is the principal floor – the first floor – possessing taller windows, indicating the larger, and therefore lighter, rooms beyond.

**Pilaster**
A rectangular column, which projects slightly from a wall. Not to be confused with a demi-column.
Ringed Columns or pilasters with regularly spaced horizontal grooves along the shaft.

Rusticated The surface of stonework which has been roughened, to contrast with ashlar.

Shaft The main, vertical, part of a column.

Sprocket A wedge-shaped piece of timber, fixed to rafters at the foot of a roof to reduce its slope.

Stringcourse A projecting horizontal band or mouldings, of either stone or brickwork, on a façade.

Bibliography


