CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN
Weston Favell Conservation Area

Conservation Area Appraisal
&
Management Plan

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Consultation

This document takes into account the comments and representations made over an eight week public consultation period ending on 29th January 2010.

It was approved by the Portfolio Holder for Planning and Regeneration on 17th March 2010.
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".


Weston Favell Conservation Area was first designated in November 1972 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 Weston Favell Conservation Area undertaken during summer 2009.

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

Weston Favell Conservation Area includes many architecturally and historically important buildings such as St Peter’s Church, The Rectory and Hervey’s Cottage. The historic buildings in the settlement are located in two clusters in the village towards the north end of High Street and to the south and east of the church.

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

- The concentration of historic buildings from the 17th to the 19th centuries within the core of the village along High Street and the area around St Peter’s Church.
- This is an important collection of buildings, which demonstrates the evolution of a small village over time. The village contains 13 buildings which are nationally listed in recognition of their architectural and historic interest. A number of other buildings have been identified as potentially being of sufficient quality to be of local interest.
- The overall scale, layout and inter-relationship between the individual buildings and the spaces in between them. Boundary walls, trees, garden areas and open spaces all contribute to create a strong sense of place worthy of protection and enhancement.

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1 See Section 71 of the 1990 Act

2 The public spaces, squares and pavements.
Location and context

The village of Weston Favell lies approximately 3 miles east of Northampton town centre. The historic core has not changed or grown significantly, but its context has altered significantly.

Weston Favell was originally a large, ancient parish, which extended to over 2,000 acres by the 1930s and included part of the former Abington parish. The parish incorporated part of the River Nene to the south and the Kettering Road to the north. James Manfield, the former shoe manufacturer built Weston Favell House and park (later Manfield Hospital, now converted to apartments) to the north of the parish in 1900. The Victoria County History describes the parish: ‘Much of the land consists of permanent pasture, but cereals and beans are grown. The lower part of the parish, which lies by the River Nene, the southern boundary, is covered with trees which border the lane ascending from the Billing Road to the village, but the northern part, which lies much higher up, is more open in character although broken by one or two spinnies. The north of the parish is crossed by the main road from Northampton to Kettering, while the Wellingborough road, off which lies the village, divides the upper and lower parts’. The village of Weston Favell was in an isolated location situated at the top of the northern valley slope above the River Nene.

In 1965 the administrative parish of Weston Favell was abolished and became part of the County Borough of Northampton. The village of Weston Favell was subsumed within the urban expansion of the town and in the early 1970s became a growth area in its own right with the construction of the new Weston Favell shopping complex.

The village itself is located off the main thoroughfare of Wellingborough Road. There is nothing to distinguish the roads leading down to the village from those leading to any of the early 20th century suburban streets. The village itself, does however retain its distinct historic character. The heart of the village around St Peter’s Church has a quiet, rural feel with no sense that it lies within a large, urban area.

Historic Development

Weston Favell was known simply as ‘Westone’ (West Farm) in the Domesday Book of 1086. It was given its additional title from the Favell family who later took possession of the manor.

A number of isolated archaeological finds have been recovered from the immediate area of Weston Favell village, including prehistoric flints, Iron Age and Roman pottery and a Roman coin and bronze key, but these are likely to be chance finds rather than any substantive evidence of early settlement in the area. In 1972 medieval ditches, walls and a stone yard were uncovered in an excavation to the south of the main village, perhaps indicating the settlement has shifted focus from this early period. Pottery dating back to the Saxon-Norman period was located here.

The earliest surviving building in the village is St Peter’s Church, which provides a focal point for the southern end of the village. The church dates back to at least the 12th century, with the tower being constructed in the late 12th century and with evidence of a Romanesque doorway leading to an earlier chancel. The nave was re-built post-15th century; the spire fell in 1725 and the north aisle was removed at this date. The current north aisle was constructed in 1881 and a considerable amount of work was undertaken in the late 19th century.

A tapestry of the Last Supper dated 1698 and produced by Lady Jane Holman, who endowed a charity for the ‘relief of needy and distressed persons’ in the parish, hangs in the church.

A number of families have been connected with Weston Favell. In the medieval period the manor of Weston Favell was variously held by the Favell, Griffin and Ekins families.

The Ekins family established charities in the village in the early 18th century which
Weston Favell Conservation Area Appraisal

Church Way. Weston Favell House was later used as a children’s hospital and has recently been converted into residential apartments.

At the southern end of the High Street, Devonshire Cottages (see p. 7) bear the initials JHM and the date of 1879. These and the factory building to the rear are believed to be associated with Joseph Henry Moore, the son of a Devonshire farmer who became a notable leather and grindery dealer and tool manufacturer in Northampton.

Weston Favell was largely an agricultural village. The parish was enclosed in 1666 and there is no evidence of any real objection or dispute, with the lands divided between the principal landowners. A glebe terrier of 1627 (33 years prior) lists the lands as Watergall Feelde, Weedmore Feelde and Nether Feelde. A number of the furlong names (such as Ridgeway, Greenway and Thorplands) are still evident in the locality today. A number of farms were located in the village and analysis of census information indicates that between 70-80% of the population were employed in agriculture.

James Manfield, the locally renowned shoe manufacturer later became Lord of the Manor. In 1899 he built a new property – Weston Favell House – in the north of the parish. This was designed by local architect Charles Dorman in the Arts and Crafts tradition, and subsequently (c. 1923) became Manfield Hospital. He also owned a substantial amount of property in the parish including farms, houses and cottages.

Two individuals notable for their literary associations also have connections with Weston Favell. Reverend James Hervey, author of ‘Meditations among the tombs’, a popular and influential religious book in its day, was Rector in the village between 1752 and his death in 1758. He built the existing Rectory in the village, but died before he was able to inhabit it. John Cole, the famous bookseller and antiquary was born in the village in 1792.

Many of the families associated with Weston Favell had an impact on the development of the village. It is reported that there were three mansions in the village at the beginning of the 18th century, but that they had all gone by end of the century. James Hervey’s Rectory (with later alterations by Rev Robert Knight) survives and is in residential use as is Hervey’s cottage along

3. Personal research of descendant of J.H. Moore
Weston Favell Plan Form

The predominant plan form of Weston Favell is a linear plan leading south down High Street from Wellingborough Road, with the focal point being St Peter’s Church at the southern end and the settlement clustered around this area. It is assumed that this was the historic form of the village and is certainly the historic core which remains today and is encapsulated in the boundary of the Weston Favell Conservation Area.

A study of early Ordnance Survey maps (dating between 1883 and 1937) indicates that the settlement was developing an additional focus due to the Northampton to Wellingborough Tumpike Road, which was established in 1796-7. The Trumpet Inn and The Three Horseshoes public house were clearly taking advantage of the passing traffic along the road route (which also linked into the transport network between Coventry and Peterborough). St John’s Hospital had been built on the north side of the Tumpike in 1879. Later developments in this area included Cottarville housing estate, Westone (a large 1930s mansion – now hotel) and Weston Favell Parish Hall. The Ekins Charity School with its school house, yard and garden had been established earlier (1707) prior to the establishment of the Tumpike Road.

Early historic maps show the development of Church Way leading from the west of the Trumpet Inn down to the core of the village. There was no development along this road in the late 19th century, but by 1926 infill was beginning to occur with the development of several houses and the village school.

The plan form of the village began to change creating a square plan, polyfocal village – with St Peter’s Church and the Northampton to Wellingborough Road being the two foci.

Church Way and High Street remain the two main routes through the village, but St John’s Hospital and Weston Favell Parish Hall make a significant contribution to an historic understanding of the development of the settlement around the former Wellingborough to Northampton Tumpike Road.

Character

The core of Weston Favell village retains the character of a quiet rural backwater, despite its location in the centre of a large urban expansion area.

The village is self-contained and compact and its historic development as a rural agricultural settlement is still much in evidence. A number of former farms are located throughout the village, particularly to the south end of High Street and Church Way. Early census returns indicate that most villagers were employed in agriculture, with the other trades represented including maltsters, shepherds, butchers, carpenters, wheelwrights, blacksmiths, bricklayers and gardeners.

The village predominantly comprises two-storey domestic dwellings of differing ages. To the north end of High Street these are closely compacted together and aligned along the pavement edge. To the south end of High Street and along Church Way there is a more organic sense of development with the building line being stepped along the roadside. Other key buildings which remain in the village include St Peter’s Church, the Wesleyan Chapel, the Rectory and The Priory. Sadly, the Ekins Charity School and the later Board School have now both been demolished; as have the original historic public houses of The Three Horse Shoes, the Trumpet Inn and the Bold Dragoon, although 1930s replacements have been erected for The Trumpet and the Bold Dragoon.

Pockets of late 20th century infill, in the form of small housing estates (Kestrel Close, The Smithy, The Mews) and some individual houses, have been generally designed to complement the existing character of the village in terms of size, scale and materials, but are different in form and layout, being suburban developments set within larger garden areas.
Character Areas

Wellingborough Road

The western side of the very north end of High Street predominantly shares the 19th century suburban characteristics of the Wellingborough Road. The properties along the Wellingborough Road comprise a terrace of imposing 19th century villa style houses, many of which have now lost their original doors and windows, alongside a converted barn structure. Hollyoak Terrace, to the rear of these terraces and set at right angles to Wellingborough Road, is a more modest terrace of 19th century date. The land to the east side of High Street has been re-developed. Historic maps show housing in this area (presumably demolished as slum clearance), but when the conservation area was designated in 1972 the area was open land. A modern housing estate (Kestrel Close), was built here in the late 1970s.

North end of High Street

The northern entrance into the area is characterised by a sense of enclosure. The street is relatively narrow at this end and the historic buildings are closely packed and aligned immediately along the pavement edge with the principal elevation facing the road. There are two main exceptions to this. No. 19 High Street, on the eastern side of the road, is set back within extensive gardens, although a high stone wall surrounds the property, continuing the sense of enclosure. The Old Bake House (22 High Street), on the western side of the road is set back some considerable distance from the road and has an open garden area. Historic maps indicate, however, that there were originally buildings in front of the house – possibly barns or outbuildings.

The majority of buildings in this area are historic, with many of them listed and the remainder being candidates on the local list.

20 High Street

They are predominantly of stone with slate or tile roofs, with the notable exceptions of the (former) Wesleyan Chapel and no. 20 High Street, the former village store/Post Office (now a barbers shop), which are of red brick.

High Street from The Smithy to Pyket Way

This central area is predominantly characterised by infill development dating from the 20th century. To the west of High Street the land was previously developed and it is recorded that a number of properties were demolished in order for the mid 20th century Bold Dragoon Public House to be erected. This building, has a distinct character of its own and is a dominant feature in the street scene. The large open car park areas to the north and south of the building have a barren feel and this area should perhaps be targeted as part of the public realm improvements. In contrast the staggered, paired semi-detached houses to either side of St Peter’s Gardens are in
propotion to the village as a whole and make a positive contribution, although the later insertion of replacement features such as windows, doors and porches has mitigated against this to an extent.

To the east side of the High Street, the area was historically undeveloped and early Ordnance Survey maps suggest that it may have been orchards. The area was not developed until post-1926. The early 20th century terraced rows are on elevated land, but set back from the streetscape, with a number of mature trees and plants and therefore have a neutral impact on the conservation area. There is a small cluster of historic buildings (nos 71 and 64 High Street), now considerably altered, just before the road curves round to the west.

Looking north from 71 High Street

The buildings on the north side of the High Street, as it bends westwards to meet the church are of more recent date and construction. Nevertheless, they are generally built in sympathetic materials and are of a suitable size and scale. Many of the properties and associated gardens have a mature feel and make a positive contribution to the conservation area. The Church Hall and Scout Hall are perhaps the greatest exceptions to this – being larger public buildings and very much of their time (1930’s and 1970’s respectively).

High Street (south-west) / St Peter’s Church / Church Way

The southern side of this part of the High Street is characterised by a sense of openness and constantly changing streetscape. The Church of St Peter dominates all aspects of south High Street and Church Way, but the area has much else to offer with its organically developed buildings of a variety of different styles, status and phases. There is a harmonious and visually pleasing feel; the staggered and stepped chimneys crowning the roof tops of the majority of the buildings are a particular feature of this area.

Greenacres and Highway House are set back from the road frontage whilst Rixon’s Farm and Devonshire Cottages (nos 97-101) lie immediately on the pavement edge. This provides interest and variety to the area and there is a sense of fluidity and surprise as new buildings are revealed as you progress round the corner and past the church, where the road narrows between the high stone walls. The gentle curves of the stone walling and views of The Priory dominate here. This early 19th century residence butts right up to the narrow pavement and with its staggered building line again adds interest and variety to the street.
Former factory behind Devonshire Cottages

High Street between St Peter’s Church and The Priory

At the junction with Church Way the area opens out yet further with a wide gently-curving road lined by stone walls. The two key architectural features of the area are the Gazebo in the grounds of no 111 High Street (illustration p. 10) and Hervey’s Cottage, at the edge of the conservation area.

Building materials and local details

The predominant form of historic building material for the area is Pendle limestone. This may have been quarried just to the west of the historic extent of Weston Favell village in quarry pits now covered by Birchfield Road East. The antiquarian George Baker writing in the early 19th century referred to quarries in the north of Weston Favell parish: ‘In Spelhoe field is an extensive quarry of slaty limestone, intermixed with hard iron veins well calculated for agricultural purposes, but not adapted for building’ so stone may have been transported from further afield. Stone is used for buildings and boundary walls alike.

The Old Rectory (48 Church Way), the former Wesleyan Chapel, and former village shop (20 High Street) are the only historic exceptions and are all built of red brick of differing hues.

Roof materials are a variety of tiles, slates and concrete tiles, but most are now sufficiently weathered to provide a visually harmonious group. Historically many of the buildings would have been thatched and this can be seen in early photographs of the village, but there are now no remaining thatched buildings in the historic core of Weston Favell.

Later infill developments are of a mixture of stone, render or brown brick; all are designed to complement the existing buildings and provide a harmonious colour palette of muted reddish-browns throughout the village.

Boundary walls play an important role in creating the special character of Weston Favell. This is particularly so in Church Way and the southern part of High Street, where properties tend to be set back from the pavement (see next page for illustration). Historic walls have been retained around some of the modern housing developments, including Kestrel Close and The Smithy – this has helped to retain the character and appearance of the conservation area.

Prominent chimney stacks are also a distinctive feature of the village, particularly in the area of the immediate vicinity of the church, where they make a positive contribution to the street scene.

There are examples of particular features and local details which make a significant contribution to the character and appearance of the conservation area including the cast iron boundary marker along Church Way, the gazebo in the garden of 111 High Street and the recesses in the churchyard wall. These should be maintained and retained wherever possible.
Trees and open green spaces are an important aspect of the southern end of the conservation area, particularly around the church and the junction between High Street and Church Way.

The churchyard itself is a small area of open space with a number of mature trees. The church stands on a small island of land between the road junctions for High Street and Church Way and is therefore very prominent within the street scene. A number of properties in the immediately surrounding area also have mature trees in their garden areas, which make a significant contribution to the conservation area. Many of these have the additional protection of a tree preservation order.

The cemetery on the western side of Church Way, opposite the church, is the principal area of green space within the conservation area. The cemetery is divided into two. The eastern corner is currently empty and surrounded by trees and stone walls, while the remaining L-shape is being utilised and is surrounded by metal railings. Both areas make a positive contribution to Weston Favell Conservation Area.

Weston Favell was once famed for its cherry orchards. These have now disappeared, but it is possible that these were located on individual plots of land behind the High Street properties. At the south end of High Street as it curves to the west to meet Church Way, a large orchard is clearly shown on early Ordnance Survey maps, adjacent to Greenacres Farm. This area is now the extensive garden surrounding the private, modern house ‘The Orchard’ (73 High Street).
Suggested boundary changes

A minor boundary change is proposed to regularise boundaries.

The boundary around Rickyard House to the south of the conservation area should be altered to include the whole property and grounds.

Key views and vistas

The key views within the conservation area are of the Church of St Peter and this is also true of views into the conservation area from the north and south of Church Way. The latter also has the additional impact of the gently curving road around Hervey’s Cottage and the high stone walls and mature trees of the land surrounding both The Grange and The Priory.

The view from the eastern end of the southern leg of High Street is also significant with the long-range aspect of the church being framed by the variety of largely stone-built houses and cottages in this area.

Views do not form a significant aspect of the character of the northern end of the conservation area. The village of Weston Favell has been subsumed within the major urban expansion of Northampton, so is surrounded by 20th century urban sprawl, and there is no sense of ‘arrival’ until you turn into the village from Wellingborough Road.
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 nine lie within the historic urban fabric 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 Weston Favell 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.

Government Advice

The primary Government advice relating to conservation areas is contained in PPG 15: Planning and the Historic Environment. This document offers clear advice on the designation of conservation areas and the importance of appropriately assessing the areas’ special interest.

English Heritage offers advice on undertaking conservation area appraisals and this statement has been prepared in accordance with this advice.

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 constrain which will apply.

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

These will be achieved by –

- The application of generic and specific policy guidance
- The provision of published and 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 complements the existing scene
- Ensuring that works within the public realm reinforce the character of the area.
- Seeking pro-active opportunities for restoration of lost elements and repair of important historic elements 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 (some churches, including St Peter’s, Grade
B, are still classified using the old ecclesiastical designation of A, B and C, now superseded). 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 13 listed buildings (see Appendix 5, p. 20). 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 (defined as buildings within the curtilage of a listed building).

Repair works undertaken on a like-for-like basis do not normally require listed building consent. However, it is 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, the following buildings are being considered for inclusion on the local list:

6 and 8 High Street
(Former) Wesleyan Chapel, High Street
18 and 20 High Street
25 High Street
32 High Street
36, 38 and 40 High Street
64 High Street
Greenacres, High Street
Rixon’s Farm, 91 High Street
95 High Street
97-103 High Street

See Appendix 6 (p. 21) for building descriptions.

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 metres.
- 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.

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 75mm (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). It is an offence to cut down, uproot, prune, damage or destroy a protected tree without the written consent of the Council.

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 rights 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.
### 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>Graspin Lane</td>
<td>Poor quality road surfacing</td>
<td>Consider replacing / updating</td>
<td>Medium</td>
<td>NCC</td>
</tr>
<tr>
<td>Bold Dragoon car park</td>
<td>Large open area of hard-standing / car parking</td>
<td>Investigate the possibility of mitigating the impact by landscaping / planting</td>
<td>Medium</td>
<td>NCC / land owner</td>
</tr>
<tr>
<td>(Former) Wesleyan Chapel, High Street</td>
<td>Grills over windows</td>
<td>Investigate other less invasive security measures</td>
<td>Medium</td>
<td>Property owner</td>
</tr>
<tr>
<td>Cemetery, Church Way</td>
<td>Poor quality railings</td>
<td>Consider replacing some of the poor quality railings with something more appropriate</td>
<td>Medium</td>
<td>Property owner</td>
</tr>
<tr>
<td>Land outside 55-61 High Street</td>
<td>Street clutter including telephone box, salt bins, wheele bin detract from area</td>
<td>Investigate ways to mitigate impact</td>
<td>Medium</td>
<td>NCC / NBC</td>
</tr>
<tr>
<td>Throughout the village</td>
<td>Provision of Inconsistent street lighting</td>
<td>Investigate possibility of replacement</td>
<td>Long</td>
<td>NCC / NBC</td>
</tr>
<tr>
<td>Throughout the village</td>
<td>Poor quality, out of date facilities such as electricity boxes, salt bins etc</td>
<td>Consider replacing with something of better quality / appearance</td>
<td>Long</td>
<td>NCC / NBC</td>
</tr>
<tr>
<td>Alleyway to Lawn Tennis club</td>
<td>Visually poor due to temporary buildings, hard surfacing, car park barrier, netting</td>
<td>Investigate ways to mitigate impact</td>
<td>Long</td>
<td>Land owner</td>
</tr>
</tbody>
</table>

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

The village and conservation area of Weston Favell has generally been well-maintained and other than the items outlined above in the Public Realm Action Plan and considering the potential for an Article 4 direction there is little need for enhancement within the existing conservation area.

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 of the area 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.
Appendix 1

Weston Favell Conservation Area
Appendix 2

Ages of Buildings
Appendix 3
Window Survival
Appendix 4

Walls, Open Spaces and Views

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### 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>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><img src="image1.jpg" alt="St Peter's Church" /></td>
<td>St Peter's Church, Church Way C12 &amp; C13, restored C19</td>
<td>B</td>
<td>C17 or early C18. Coursed rubble, pantiled roof</td>
</tr>
<tr>
<td><img src="image2.jpg" alt="48 Church Way" /></td>
<td>48 Church Way (The Rectory) c. 1758 with 1777 additions. Red brick, west wing of coursed rubble</td>
<td>II</td>
<td>C18. Coursed rubble, tiled roof</td>
</tr>
<tr>
<td><img src="image3.jpg" alt="56 Church Way" /></td>
<td>56 Church Way (Hervey's Cottage) Late C17. Coursed rubble, tiled roof</td>
<td>II</td>
<td>Dated 1839. Coursed rubble, Welsh slated roof</td>
</tr>
<tr>
<td><img src="image4.jpg" alt="10 High Street" /></td>
<td>10 High Street C17 with C19 south wing. Coursed rubble, Welsh slated roof</td>
<td>II</td>
<td>105 High Street (The Grange) Dated 1812. Coursed rubble, hipped Welsh slated roof</td>
</tr>
<tr>
<td><img src="image5.jpg" alt="19 High Street" /></td>
<td>19 High Street C19. Coursed rubble, Welsh slated roof</td>
<td>II</td>
<td>111 High Street (Gazebo in garden) Late C19 or early C20. Coursed rubble, tiled pyramidal roof with weather vane</td>
</tr>
<tr>
<td><img src="image6.jpg" alt="21 &amp; 21A High Street" /></td>
<td>21 &amp; 21A High Street C17 or early C18. Coursed rubble, pantiled roof</td>
<td>II GV</td>
<td>113 High Street (The Priory) Early to mid C19. Squared rubble, pantiled roof</td>
</tr>
<tr>
<td><img src="image7.jpg" alt="22 High Street" /></td>
<td>22 High Street Late C17 or early C18. Coursed rubble, tiled roof</td>
<td>II GV</td>
<td>23 High Street C17 or early C18. Coursed rubble, pantiled roof</td>
</tr>
<tr>
<td><img src="image8.jpg" alt="26 High Street" /></td>
<td>26 High Street C18. Coursed rubble, tiled roof</td>
<td>II</td>
<td>26 High Street C18. Coursed rubble, tiled roof</td>
</tr>
<tr>
<td><img src="image9.jpg" alt="30 High Street" /></td>
<td>30 High Street Dated 1839. Coursed rubble, Welsh slated roof</td>
<td>II</td>
<td>30 High Street Dated 1839. Coursed rubble, Welsh slated roof</td>
</tr>
<tr>
<td><img src="image10.jpg" alt="105 High Street" /></td>
<td>105 High Street Dated 1812. Coursed rubble, hipped Welsh slated roof</td>
<td>II</td>
<td>105 High Street Dated 1812. Coursed rubble, hipped Welsh slated roof</td>
</tr>
<tr>
<td><img src="image11.jpg" alt="111 High Street" /></td>
<td>111 High Street (Gazebo in garden) Late C19 or early C20. Coursed rubble, tiled pyramidal roof with weather vane</td>
<td>II GV</td>
<td>111 High Street (Gazebo in garden) Late C19 or early C20. Coursed rubble, tiled pyramidal roof with weather vane</td>
</tr>
<tr>
<td><img src="image12.jpg" alt="113 High Street" /></td>
<td>113 High Street (The Priory) Early to mid C19. Squared rubble, pantiled roof</td>
<td>II GV</td>
<td>113 High Street (The Priory) Early to mid C19. Squared rubble, pantiled roof</td>
</tr>
</tbody>
</table>

*Weston Favell Conservation Area: Appendices*
## Appendix 6

### Candidates for the Local List

<table>
<thead>
<tr>
<th>Photo</th>
<th>Building</th>
<th>Description</th>
</tr>
</thead>
</table>
| ![6 & 8 High Street](image) | 6 & 8 High Street  
| ![Chapel, High Street](image) | Chapel, High Street  
Former Wesleyan Chapel, now the Sure Foundation Christian Fellowship.  
| ![18 High Street](image) | 18 High Street  
C19. Coursed rubble, tiled roof, brick chimney. Modern sash windows with glazing bars. 1st floor extension on left with a single sash window. |  |
| ![20 High Street](image) | 20 High Street  
C19. Red brick, tiled roof. Modern shop window with recessed door (on RH side). Modern domestic door to first floor premises on LH side. 2 sash windows on first floor, flat arches above and stone sills. |  |
| ![25 High Street](image) | 25 High Street  
| ![32 High Street](image) | 32 High Street  
| ![36-38 High Street](image) | 36-38 High Street  
1832. Coursed rubble, slate roof. No 36 has sash windows with glazing bars: no 38 has modern casement windows. All windows have wooden lintels and stone sills. Central plaque with date and initials JS. |  |
| ![40 High Street](image) | 40 High Street  
1884. Coursed rubble, slate roof. LH side gabled with a central bay window which extends to the first floor. Casement windows & doorway have ashlar surrounds. |  |
| ![64 High Street](image) | 64 High Street  
| ![Greenacres, High Street](image) | Greenacres, High Street  
C19. Coursed rubble, slate roof. Large central doorway (the actual entrance is recessed) with surround. Modern casement windows. Two blue/black chimneys. |  |
| ![91 High Street (Nixon's Farm)](image) | 91 High Street (Nixon's Farm)  
| ![95 High Street](image) | 95 High Street  
1820. Coursed rubble, ashlar surround, slate roof. Central doorway, bay window on LH side. The roof of the window extends over the doorway, thus forming an open sided porch. Sash windows with glazing bars. |  |
| ![97-103 High Street](image) | 97-103 High Street  
1887. Coursed rubble, slate roof. Casement windows no 103 has replacement in uPVC. Brick surround to all windows and doors. A brick band runs both beneath and above the first floor windows. Central plaque with date and "Devonshire Cottages". |  |
### Appendix 7

**Glossary of technical terms**

<table>
<thead>
<tr>
<th>Term</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ashlar</td>
<td>Blocks of stone with smooth faces and square edges laid in horizontal courses with vertical joints.</td>
</tr>
<tr>
<td>Canted bay window</td>
<td>A bay window with angled corners, as opposed to one which is rectangular (known as a box bay).</td>
</tr>
<tr>
<td>Coursed rubble</td>
<td>Roughly dressed stone laid in regular courses.</td>
</tr>
<tr>
<td>Curtilage</td>
<td>The land surrounding a building, included as part of the property. All ancillary buildings within the curtilage of a listed building which were built before 1st July 1948 are deemed to be included in the listing. Listed building consent is needed for works to be carried out on these buildings.</td>
</tr>
<tr>
<td>Eaves</td>
<td>The bottom of a roof ridge, where it meets the exterior wall of a building.</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>Ironstone</td>
<td>Locally-quarried iron-rich Jurassic sandstone.</td>
</tr>
<tr>
<td>Listed building</td>
<td>A building of high architectural quality and/or with historical value, identified as such by the Secretary of State and subject to special protection measures to preserve its character.</td>
</tr>
<tr>
<td>Material change</td>
<td>Any works deemed to affect the special architectural or historic character of a listed building.</td>
</tr>
<tr>
<td>Mullion</td>
<td>A vertical post or other upright dividing a window or other opening dividing it into two or more ‘lights’ – often of stone in historic buildings.</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.</td>
</tr>
<tr>
<td>Quoins</td>
<td>Dressed stones at the corners of buildings, usually laid in alternating large and small blocks.</td>
</tr>
<tr>
<td>Regency</td>
<td>A transitional period between the Georgian and Victorian eras in the early 19th century.</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>Sash windows</td>
<td>Traditional wooden windows which use a system of weights and pulleys to facilitate the vertical opening of the window.</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>Vernacular</td>
<td>Method of construction using local materials and traditions of building.</td>
</tr>
</tbody>
</table>
Appendix 8

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