The draft Re-appraisal and Management Plan document is available for viewing in the following locations:

- **Central Library**, Abington Street
- **One Stop Shop** at the Guildhall, St Giles Square

You can download a copy (5.5Mb) from the Northampton Borough Council website:

[www.northampton.gov.uk/consultation](http://www.northampton.gov.uk/consultation)

Or, contact the Conservation Team:
telephone: (01604) 837637
e-mail: conservation@northampton.gov.uk

Or, write to us at our FREEPOST address: **Conservation Team, Northampton Borough Council, FREEPOST MID 17237, Northampton, NN1 1WJ**

Questionnaires are available from any of the above locations, or use the on-line form.

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**If you would like a copy of this leaflet in large print, Braille, audiotape or a translation into another language, please contact:**

- **A J Gray** on **01604 837 861**
  - or
  - **agray@northampton.gov.uk**

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**Planning Policy & Conservation**
Northampton Borough Council, The Guildhall, St Giles Square, Northampton NN1 1DE
About this leaflet

The Billing Road Conservation Area is a proposed new conservation area designation. This is an urban area lying immediately to the east of Northampton town centre. The Billing Road is one of the main roads providing access to the town centre from the east. The Council would like to create this new conservation area because of the consistently high architectural quality of the buildings which line the north side of the Billing Road and part of Cliftonville.

The architecture of this area provides excellent examples of status-conscious mid-Victorian building between 1850 and 1890. There are a variety of house types, terraced, semi-detached and large detached, ranging from modest freeholds to important architectural commissions. Each building is striving to establish its own special level of respectability. The contrast between uniformity and individuality, fashion and eccentricity creates visual vitality and interest along its entire length. The inhabitants included a former Town Clerk, several boot and shoe manufacturers, and Pickering Phipps of the important local brewing firm and twice mayor of the Borough.

What we need to know

This short leaflet aims to provide some highlights about the architecture and character of the Billing Road, taken from the full appraisal used to inform the decision to propose a new conservation area (for information on how to find the appraisal see the back cover of this leaflet).

It may be helpful to read the full appraisal before completing the questionnaire as it provides an in-depth view about the history of the area.

We would like your views on whether we should designate a new conservation area for the Billing Road, and on the proposed boundary.

Demolition of buildings

Conservation area consent is required for the demolition of most buildings and structures, including walls and outhouses. If demolition is being considered then advice should be sought from the council.

Trees

If you wish to prune or fell trees above a certain size (those with a trunk diameter of over 7.5cm at a height of 1.5 m) within a conservation area, you are required to give the council six weeks notice in writing.

Design of new development

The council has the power to require a very high standard of design which is sympathetic to the existing boot and shoe industry environment. New development must make a positive contribution to the character of the area. This can mean you will need to submit additional information about your plan – for example full details of the proposal, how it relates to adjacent buildings, and examples of materials and colours. Usually only a fully detailed planning application will be considered, which should be accompanied by a design statement.

The council will advertise all planning applications affecting the character of a conservation area both on-site and in the local paper.

Conservation Area Advisory Committees

Some of the existing conservation areas benefit from Conservation Area Advisory Committees. These are independent community-led groups. They set their own terms of reference and priorities in order to contribute towards the protection and enhancement of these conservation areas. Northampton Borough Council consults these groups on planning applications within conservation areas so that they can use their local knowledge to help influence change and development.

If you are interested in being part of an Advisory Committee for this area, please indicate this on the questionnaire.
What does living in a Conservation Area mean?

The designation of a conservation area indicates the council’s positive commitment to these areas and its intention to preserve and enhance the quality of the environment. However, conservation areas are not open-air museums but living communities which must be allowed to change over time in order to remain vital and prosperous. It is important that all new development in conservation areas should be sympathetic to the special architectural and aesthetic qualities of the area, particularly in terms of scale, design, materials and space between buildings.

It is important to note that the designation of a conservation area will not affect changes which have already taken place. Rather, it will seek to ensure future change does not detract from the historic character of the area.

The council has statutory powers to control changes within conservation areas. It is always advisable to seek planning advice before making any changes. This is because, in addition to the normal requirements for making planning applications, in a conservation area, planning permission is required for work that would ordinarily constitute “permitted development”. This includes:

- exterior cladding with different materials, such as imitation stone
- side extensions, or the construction of any other building or structure to the side of the house
- rear extensions of more than one storey
- roof extensions, including insertion of dormer windows
- the installation, alteration or replacement of a chimney, flue or soil and vent pipe visible from the highway
- erection of an aerial or satellite dish facing on to the highway
- installation of solar panels: whether roof- or wall-mounted, if they are to be sited on a principal frontage, or facing the highway
- limits on the size of domestic and industrial extensions.

The local authority may also selectively restrict specific development, such as changes to windows, doors, walls and fences, through applying an Article 4 Direction.

The proposed Billing Road Conservation Area

There is a short questionnaire in the middle of this leaflet for you to pull out and return to a FREEPOST address, or you can reply on-line at www.northampton.gov.uk/consultation.

Stages of development

Development of this area did not proceed outwards from the town centre in an orderly fashion. Most of the buildings along the Billing Road date from the 1860s to the 1880s, and show a variety of styles and tastes which co-existed during that period. The development of the General Hospital (1793), St Andrew’s Hospital (1837) and the cemetery (1847) all preceded the houses.

Cliftonville and the central part of Billing Road were developed first, around 1850-60, with substantial residences set within their own grounds. Lyveden Terrace (nos 45-49 Billing Road) dates from around the same time, whilst other terraces followed in subsequent decades. Addison Villas, by noted local architect Matthew Holding, were among the last buildings to be completed, with the exception of more recent infill development.
Characteristics of the area

There is a marked contrast between the appearance of the north and south of Billing Road. The hospital buildings and grounds dominate the south side, while opposite sit large south-facing villas and imposing terraces. This is again contrasted by the nine tightly-packed terraced streets which join the Billing Road at right angles from the north – some of which have been included within the new Boot and Shoe Quarter.

Although the uses of many of the buildings have changed over time, the area remains fundamentally unaltered since 1890 and retains its air of prestige. This is an area of exceptionally consistent high-quality buildings. Almost all of the 80-plus buildings included within the proposed boundary are either listed or are of local list quality (noted for their special local architectural and historic interest).

Boundary walls and railings, entrance gates and piers (solid supports) are a characteristic feature of this area, demonstrating ownership boundaries, and, together with the evidence of many original individual house names and terrace names, proclaim a special pride in property.

Fine examples of the use of local building materials and a diversity of architectural embellishments add to the lively street presence of the buildings.

The Billing Road Cemetery opened in 1847. It was originally established by private enterprise on a then out-of-town site. It provides a contrasting oasis of green and calm within a now urban setting.

Single mature trees, some of which may well date from the late 19th century, punctuate the street scene with great presence and add to the genteel character of the road. This is in

What will the Billing Road Conservation Area mean?

The special character offered by the Billing Road can be protected through its designation as a Conservation Area. The Billing Road evaluation has identified that there are relatively few areas of negative townscape value. The most significant of these is the Billing Road Cemetery, particularly the entrance and lodge building.

The evaluation:

- Identified the historically important parts of the area that need to be protected
- Provided guidance on how new building and other works can enhance the character of the area and the sense of place
- Identified policies that will improve the issues which detract from the overall character of the area

There are already some particular issues which have been identified already:

- Some loss of architectural features and fabric
- Vulnerability of front gardens, including boundary walls, railings, gates and gate posts
- Commercial advertising and signage
- Development of rear extensions and land in rear gardens with loss of historic ancillary buildings, such as coach houses
- Parking: signage, traffic management and highway lighting
- Condition and potential of Billing Road Cemetery

Conservation area status can encourage civic pride and a clear sense of place and identity. This can encourage inward investment to improve the area.
contrast to the neighbouring Boot and Shoe Conservation Area which is characterised by few trees and greenspaces. The addition of other garden trees provides summer shade and interest which counteracts the impact of this busy traffic route.

**What are conservation areas**

A conservation area is an area which has special architectural or historic interest and whose overall character should be preserved or enhanced.

In Northampton there are 20 existing conservation area of different types, covering a wide range of locations, each with their own individual character and architecture.

Historically they have typically covered attractive rural villages, such as Hardingstone, Collingtree and Great Billing; the historic town centre – including building such as All Saints, County Hall and the Guildhall; and the large majestic houses surrounding Abington Park and the Racecourse. A recent designation was the Boot and Shoe Quarter, which aims to conserve the industrial heritage of the town.

The designation of the Billing Road Conservation Area will recognise and protect the high quality architecture of this area.

**Boundary**

The boundary of the conservation area is defined by what the area offers in terms of character and historical context as a cumulative whole, rather than the individual buildings. Listed buildings have statutory protection and therefore it is not necessary to include them all within the boundary unless they are fundamental to defining the character of the area as a whole.

It is considered that the inclusion of the General Hospital and St Andrew’s Hospital do not offer any additional value to the proposed conservation area. These have protection already since they are listed buildings. However, the boundary walls and fences of these sites (along with the gates, gate house of St Andrew’s and the adjoining no 80 Billing Road) have been included within the proposed boundary as they directly contribute towards the character of the Billing Road.

The proposed Billing Road Conservation Area lies adjacent to the newly created Boot and Shoe Conservation Area and St Giles Conservation Area. Each of these areas has its own unique character and historic value.