

Heritage Assessment

Rail Central

February 2018

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1. Introduction

- 1.1 This Heritage Assessment has been prepared by Turley Heritage to accompany an application for a Development Consent Order (DCO) for the construction, operation, maintenance and decommissioning of a Strategic Rail Freight Interchange (SRFI) as well as the associated highways works and other facilities (the 'Proposed Development') at land south of Milton Malsor in Northamptonshire (the 'proposed Order Limits').
- 1.2 For the purposes of this report, the term 'Built Heritage' refers to all above ground heritage assets.
- 1.3 The Proposed Development can be described in two parts relevant to the assessment of Built Heritage and 2 separate study areas have been defined:
 - The 'Main SRFI Site' on which the SRFI will be delivered (including A43 access and all rail infrastructure); and
 - Junction 15a of the M1 and 'other' highway works
- 1.4 The proposal is considered to comprise a Nationally Significant Infrastructure Project (NSIP) under the terms of subsections 26(3) to (7) of the Planning Act 2008.
- 1.5 The purpose of this report is to assess the effect of the Proposed Development upon the significance of identified designated and non-designated heritage assets. It is a technical appendix (**Appendix 12.1**) to **Chapter 12 – Built Heritage** (also prepared by Turley Heritage) of the PEIR.
- 1.6 Regulation 3 of the Infrastructure Planning (Decisions) Regulations 2010 (the "Decisions Regulations") sets out that it is necessary for the Secretary of State to "have regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses"(3(1)). The regulation also identifies that when deciding an application relating to a conservation area, the Secretary of State "must have regard to the desirability of preserving or enhancing the character or appearance of that area" (3(2)). It further states that when deciding an application for development consent which affects or is likely to affect a scheduled monument or its setting, the Secretary of State "must have regard to the desirability of preserving the scheduled monument or its setting"(3(3)).
- 1.7 The sections of the Planning (Listed Buildings and Conservation Areas) Act 1990 that might ordinarily be applicable in relation to development within the setting of listed buildings or development in a conservation area are not directly applicable to the determination of this application as they specifically refer to planning permission, not a DCO. The language set out within the Decisions Regulations differs from the duties of the 1990 Act. The Decisions Regulations intends that a particular approach be taken in the case of NSIPs and requires that 'regard' is had to the desirability of preserving or enhancing the character and appearance of a conservation area and the special interest and setting of a listed building, whereas the 1990 Act requires a decision maker to have "special regard". The Decisions Regulations have been taken into account in the preparation of this Chapter.

- 1.8 The National Planning Policy Framework (NPPF) 2012 provides the Government's national planning policy on the conservation of the historic environment. In respect of information requirements for proposals that could affect the significance of heritage assets it sets out that:

*"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance."*¹

- 1.9 The National Policy Statement for National Networks (NN NPS) 2014 also sets out the same information requirements (as above) at paragraph 5.127. It also states at paragraph 5.126 that:

*"Where the development is subject to EIA the applicant should undertake an assessment of any likely significant heritage impacts of the proposed project as part of the Environmental Impact Assessment and describe these in the environmental statement"*².

- 1.10 Section 2 of the statement explains how the Study Areas have been defined, together with identifying the relevant heritage assets that have the potential to be affected by the Proposed Development. This is followed by Section 3 which provides an overview of the historic development of the proposed Order Limits and the immediate surrounding area.
- 1.11 Section 4 provides assessments of significance of the identified heritage assets, including the contribution made by their setting; proportionate to both the importance of the asset and the likely impacts. They are undertaken on the basis of published information, archival research and on-site visual survey.
- 1.12 Section 5 provides an assessment of the impact of the Proposed Development on the significance of the identified heritage assets, in light of the Infrastructure Planning (Decisions) Regulations 2010, national policy set out in the NN NPS (2014) and the NPPF (2012), and local planning policy for the historic environment (set out in detail at **Appendix 1**).

¹ DCLG (2012) National Planning Policy Framework (NPPF) – Paragraph 128

² Department for Transport (2014) National Policy Statement for National Networks, Chapter 5, Paragraph 126

2. The Heritage Assets and Study Areas

Introduction

- 2.1 The NN NPS (2014) provides a definition of heritage assets:

“Those elements of the historic environment that hold value to this and future generations because of their historic, archaeological, architectural or artistic interest...Heritage assets may be buildings, monuments, sites, places, areas or landscapes. The sum of the heritage interests that a heritage asset holds is referred to as its significance.”³

- 2.2 The NPPF (2012) defines a heritage asset as:

“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.”⁴

Study Areas

- 2.3 In defining the appropriate heritage Study Areas, best practice guidance, professional experience and judgement, and an assessment of the potential effects of the Proposed Development on Built Heritage has been applied. It has also been informed by the extent of consultation undertaken and received to date. Consideration has been given to the various aspects of the Proposed Development, including the Main SRFI Site and the J15a Works and ‘other’ highways works.

- 2.4 A 5000 metre (m) radius from the red line boundary of the Main SRFI Site was established to understand the extent of assets within the wider vicinity of the proposed Order Limits. This was undertaken following the consultation response by Historic England (10/01/16). As illustrated on the **5km Radius Plan (Appendix 12.1)**, there are broadly the following assets within a 5km radius:

- 438 listed buildings
- 11 scheduled monuments
- 3 registered parks and gardens
- 1 battlefield; and
- 9 conservation areas

- 2.5 The nature and extent of the Proposed Development as a whole and the proposed inter-visibility as informed by the Zone of Theoretical Visibility (ZTV) defined as part of **Chapter 17**) has assisted in informing the extent of the Study Areas. Due to the location of the Junction 15a and minor highways works, together with the nature of the works

³ Department for Transport (2014) National Policy Statement for National Networks, Chapter 5, Paragraph 122

⁴ DCLG (2012) National Planning Policy Framework (NPPF) – Annex 2 - Glossary

proposed, a smaller separate study area has also been defined. Both of the Study Areas have been defined by taking into consideration the following factors:

- The nature and extent of the Proposed Development (the Main SRFI Site and the offsite highway works at J15a of the M1 and the 'other' highways works);
- The location and or proximity of built heritage assets and also within or to the proposed Order Limits;
- The degree of inter-visibility between the designated built heritage assets and the proposed Order Limits taking into account, for instance, changes in topography as well as interposing townscape and landscape features (informed by the ZTV defined as part of **Chapter 17**); and
- The relative sensitivity of the significance of the heritage assets and their setting, to future change.

- 2.6 Definition of the Study Area has also been informed by additional site visits to determine the proximity, relationship, visual and experiential connection and disposition of the heritage assets within and also relative to the proposed Order Limits.

Main SRFI Site Study Area

- 2.7 Taking into consideration the aforementioned factors (identified within the bullet points above), the heritage Study Area for the Main SRFI site encompasses all built heritage assets within the proposed Order Limits for the Main SRFI Site and also those within a 2km radius of its red line boundary.
- 2.8 A series of site visits were undertaken during 2016 (including both summer and winter seasons) during which the extent of this Study Area was re-evaluated, including an assessment of other areas outside the proposed 2km. This included the villages of Kislingbury, Bugbrooke, Roade, Quinton, Stoke Bruerne, Tiffield and Wootton.
- 2.9 On-site visual investigation together with consideration of the above factors has affirmed that the proposed 2km heritage Study Areas for the Main SRFI site is appropriate. The heritage Study Area was also agreed in pre-application discussions with the planning and conservation officers at South Northamptonshire Council in April 2017 and was discussed with officers at Historic England.
- 2.10 The heritage Study Area for the Main SRFI Site and the heritage assets within them are illustrated within the **Heritage Asset Plan (SRFI)** included at **Appendix 12.2** of this report.

J15a of the M1 and Minor Highway Works Study Area

- 2.11 The heritage Study Area for J15a of the M1 and minor highway works encompasses all built heritage assets within their proposed Order Limits, and also those within 250m radius of the red line boundary for each of the individual highways works. The 'Minor Highway Works' consist of:
- Junction 1 - Junction 16 of the M1 (M1/ A4500 (east to Northampton)/ A45 (west to Daventry))

- Junction 3 - A4500, Weedon Road (east)/ Tollgate Way/ A4500, Weedon Road (west)/ A5076, Upton Way
- Junction 4 - A5076/ A5123/ Upton Way Roundabout (Pineham Park) (Dane Camp Way)
- Junction 6 - A5076 (west)/ Hunsbury Hill Avenue/ Hunsbarrow Road/ A5076, Danes Camp Way/ Hunsbury Hill Road
- Junction 7 - Towcester Road/ A5076, Danes Camp Way/ A5123, Towcester Road/ Mere Way/ Tesco Access
- Junction 9 - A45 (south)/ Eagle Drive/ A45 (north)/ Caswell Road
- Junction 10 - A45, Nene Valley Way (south); A428, Bedford Road (west)/ A5095, Rushmere Road/ A45, Nene Valley Way (north)/ A428, Bedford Road (east)
- Junction 11 - A45, Nene Valley Way (south); A43, Lumbertubs Way/ A45, Nene Valley Way (north)/ Ferris Row
- Junction 12 - Junction 15 of the M1 (M1/ A45 (north to Northampton and Wellingborough)/ Saxon Avenue/ A508, Northampton Road (south to Milton Keynes))
- Junction 14 - Tove Roundabout (A43, Towcester Bypass (southwest)/ Towcester Road/ A5, (north)/ A43, (northeast)/ A5, Watling Street (southeast))
- Junction 15 - Abthorpe Roundabout (Abthorpe Road/ A43, Towcester Bypass (north)/ Brackley Road/ A43, Towcester Bypass (south))
- Junction 19 - A5076, Upton Way (south)/ Telford Way/ A5076, Upton Way (north)/ Walter Tull Way/ Dustan Mill Lane
- Junction 20 - A5076, Upton Way (south)/ High Street/ A5076, Upton Way (north)/ Dustan Mill (Stub)
- Junction 25 - A508, Harborough Road (south)/ A5199, Welford Road/ A508, Harborough Road (north)/ Cranford Road/ Kingsland Avenue

- 2.12 Taking into consideration the aforementioned factors, together with the nature and limited extent of the proposed highway works, it is considered that a reduced Study Area for this aspect of the Proposed Development (consisting of the highway works) is appropriate. This approach was also agreed in pre-application discussions with the planning and conservation officer at South Northamptonshire Council in April 2017 and was discussed with officers at Historic England.
- 2.13 The heritage Study Area for J15a of the M1 and the minor highway works and the heritage assets within them are illustrated within the **Heritage Asset Plan (Highways)** included at **Appendix 12.3**.

National Lift Tower

- 2.14 In addition to these study areas, it is also proposed to assess the significance of one additional asset outside of the larger 2km Study Area; the grade II listed Express Lift Tower which was designated on 30 October 1997. This was requested by the conservation officer at South Northamptonshire Council during pre-application discussions in March 2017. Its inclusion within this report is due to its landmark status within Northampton and the surrounding area.

Designated Heritage Assets within the Study Areas

- 2.15 The NPPF defines that designated heritage assets are those which possess a level of heritage interest that justifies designation at a national level and are then subject to particular procedures in planning considerations that involve them.

Main SRFI Site Study Area

- 2.16 From reviewing the National Heritage List for England (NHLE) and South Northamptonshire Council website, there are no designated heritage assets located within the Main SRFI Site. There are 146 Listed Buildings, 8 Conservation Areas, 2 Scheduled Monuments and 1 Registered Park and Garden within the Main SRFI Site Study Area. Whilst outside the Study Area, the grade II listed National Lift Tower (N1) has been included following pre-application discussions with the LPA. There are no World Heritage Sites or Registered Battlefields within the Study Area.
- 2.17 These designated heritage assets were identified and confirmed through several searches of the Historic Environment Record (HER) for Northamptonshire (the most recent dated 11/07/17). For ease, the assets are identified below at **Table 2.1** and have been assigned a reference number to assist in identifying them on the supporting **Heritage Asset Plan (SRFI)** at **Appendix 2**.

Table 2.1: Designated Heritage Assets within the Main SRFI Site Study Area

Ref	Asset Type	Name of Asset	Grade	Date of Designation
B1	Listed Building	Grafton House	II	14/09/1992
B2	Listed Building	Blisworth Mill, including Engine Room and Office	II	14/09/1992
B3	Listed Building	Warehouse adjoining north of Blisworth Mill	II	14/09/1992
B4	Listed Building	K6 Telephone Kiosk	II	14/09/1992
B5	Listed Building	No.9 High Street	II	01/12/1951
B6	Listed Building	Barn at Stone Works Farm	II	15/03/1988
B7	Listed Building	Stone Works Farmhouse and attached outbuilding	II	15/03/1988
B8	Listed Building	Tunnel Hill Farmhouse and attached outbuildings	II	15/03/1988

B9	Listed Building	No. 25 and No.27 Grafton Villas, Northampton Road	II	01/12/1951
B10	Listed Building	The Royal Oak Tavern	II	01/12/1951
B11	Listed Building	No.1 Church House, Church Lane	II	15/03/1988
B12	Listed Building	Blisworth House	II	15/03/1988
B13	Listed Building	No.11 Elmtree House, Courteenhall Road	II	17/05/1960
B14	Listed Building	No.2 High Street (Blisworth)	II	15/03/1988
B15	Listed Building	No.12 and No.14 High Street	II	15/03/1988
B16	Listed Building	No.16 and No.18 High Street	II	15/03/1988
B17	Listed Building	No.40 and No.42 High Street	II	15/03/1988
B18	Listed Building	No.44 Peverel Cottage, High Street	II	15/03/1988
B19	Listed Building	No.50 High Street	II	15/03/1988
B20	Listed Building	The Sun, Moon and Stars Public House	II	15/03/1988
B21	Listed Building	No.3 Stoneacre, High Street	II*	01/12/1951
B22	Listed Building	Church of St John the Baptist	II*	17/05/1960
B23	Listed Building	The Old Rectory	II	15/03/1988
B24	Listed Building	Barn at north end of the village on east side of the road	II	15/03/1988
B25	Listed Building	Cliff Hill Farmhouse	II	15/03/1988
B26	Listed Building	No.1 Crieff House, Stoke Road	II	15/03/1988
B27	Listed Building	No.21 Thackstone Cottage	II	15/03/1988
B28	Listed Building	No.31 Stoke Road	II	15/03/1988
B29	Listed Building	No.83 Laburnum Cottage and No.85 Clematis Cottage	II	15/03/1988
B30	Listed Building	No's 16-20 Stoke Road	II	15/03/1988
B31	Listed Building	No.22 Stoke Road	II	15/03/1988
B32	Listed Building	No.26 and 28 Stoke Road	II	15/03/1988
B33	Listed Building	No.1 and No.3 Courteenhall Road	II	15/03/1988
B34	Listed Building	Blisworth War Memorial	II	17/02/2016
B35	Listed Building	Railway Bridge over Northampton Road	II	15/03/1988
B36	Listed Building	Group of 3 Chest Tombs approximately 4m east of chancel of Church of St John the Baptist	II	15/03/1988

B37	Listed Building	Chest Tomb approximately 9m north of north porch of Church of St John the Baptist	II	15/03/1988
B38	Listed Building	Chest Tomb approximately 14m north of north porch of Church of St John the Baptist	II	15/03/1988
B39	Listed Building	Chest Tomb approximately 22m north of North Porch of Church of St John the Baptist	II	15/03/1988
B40	Scheduled Monument	Churchyard Cross Base in St John the Baptist Churchyard	n/a	16/01/1998
B41	Conservation Area	Blisworth	n/a	July 1991
C1	Listed Building	Church of St Columba	II*	03/05/1968
C2	Listed Building	No.43 Holmwood, High Street	II	15/03/1988
C3	Listed Building	Old Bridge 10 yards north east of New Lodge	II	22/01/1976
C4	Listed Building	The Rectory	II	03/05/1968
C5	Listed Building	No.4 and No.6 Barn Corner	II	22/01/1976
C6	Listed Building	No.21 and No.23 High Street	II	22/01/1976
C7	Listed Building	No.19 High Street	II	22/01/1976
C8	Listed Building	No.25 and No.27 High Street, The Wooden Walls of Old England Public House	II	22/01/1976
C9	Listed Building	No.1 The Gables, Ash Lane	II	22/01/1976
C10	Listed Building	No.4 Rose Cottage	II	15/03/1988
C11	Listed Building	No.44 High Street	II	22/01/1976
C12	Listed Building	Gateway between Old and New Lodges	II	22/01/1976
C13	Conservation Area	Collingtree	n/a	May 1978
CT1	Listed Building	Church of St Peter and St Paul	II*	03/05/1968
CT2	Listed Building	The Old Rectory and attached stable block and outbuilding	II	03/05/1968
CT3	Listed Building	Woodleys Farmhouse	II	03/05/1968
CT4	Listed Building	The School and School House	II*	03/05/1968
CT5	Listed Building	Courteenhall House and attached offices	II*	23/08/1955
CT6	Listed Building	Courteenhall House, stable block and	II*	23/08/1955

attached coach houses				
CT7	Registered Park and Garden	Courteenhall	II	June 1984
CT8	Conservation Area	Courteenhall	n/a	July 1991
G1	Listed Building	Church of St Mary the Virgin	II*	17/04/1960
G2	Listed Building	Gayton Manor House	I	01/12/1951
G3	Listed Building	No.16 Home Farmhouse, Baker Street	II	04/12/1987
G4	Listed Building	No.17 Beech House, Deans Row	II	04/12/1987
G5	Listed Building	No.2 The Weir, High Street	II	01/12/1951
G6	Listed Building	No.18 Evergreen Farmhouse	II	04/12/1987
G7	Listed Building	Gatepiers and gates at Gayton House	II	07/06/2000
G8	Listed Building	Flight of steps and pair of urns 40m north east of Gayton Manor	II	04/12/1987
G9	Conservation Area	Gayton	n/a	July 1986
MM1	Listed Building	No.4 Stockwell Farmhouse, High Street	II	15/03/1988
MM2	Listed Building	No.70 The Hollies, Green Street	II	15/03/1988
MM3	Listed Building	No.31 Hobb End Cottage, High Street	II	15/03/1988
MM4	Listed Building	Milton Malsor Manor House	II	03/05/1968
MM5	Listed Building	Barn at Manor Farm	II	15/03/1988
MM6	Listed Building	No.2 Manor Farmhouse, Malsor Lane	II	15/03/1988
MM7	Listed Building	No.49 and No.51 High Street	II	15/03/1988
MM8	Listed Building	No.38 Thatch End, High Street	II	15/03/1988
MM9	Listed Building	Milton House and Manor Cottage	II	03/05/1968
MM10	Listed Building	No.33 Mortimers, Rectory Lane	II	03/05/1968
MM11	Listed Building	No.31 The Old Rectory, Rectory Lane	II	15/03/1988
MM12	Listed Building	Manor House	II	03/05/1968
MM13	Listed Building	Dovecote at Manor House	II	03/05/1968
MM14	Listed Building	No.6 The Grange, Collingtree Road	II	03/05/1968
MM15	Listed Building	No. 2 Collingtree Road	II	15/03/1988
MM16	Listed Building	No.57/59 Green Street	II	15/03/1988
MM17	Listed Building	The Compass Public House	II	15/03/1988
MM18	Listed Building	No.65 The Manse, Green Street	II	15/03/1988

MM19	Listed Building	No.67 Little House, Green Street	II	15/03/1988
MM20	Listed Building	Milton Malsor Baptist Church	II	15/03/1988
MM21	Listed Building	No.71 Corner Cottage, Green Street	II	15/03/1988
MM22	Listed Building	No.44 The Forge and No.46 Green Street	II	15/03/1988
MM23	Listed Building	No.42 Lantern Cottage, Green Street	II	15/03/1988
MM24	Listed Building	No.58 Green Street	II	15/03/1988
MM25	Listed Building	No.60 Green Street	II	15/03/1988
MM26	Listed Building	Church of the Holy Cross	II*	03/05/1968
MM27	Listed Building	Milton Malsor War Memorial	II	08/03/2016
MM28	Listed Building	Gates and gatepiers to Milton Malsor Manor House	II	15/03/1988
MM29	Listed Building	Chest Tomb approximately 6m east of north east angle of chancel of Church of the Holy Cross	II	15/03/1988
MM30	Listed Building	Headstone approximately 7m east of chancel of Church of the Holy Cross	II	15/03/1988
MM31	Listed Building	Chest Tomb approximately 6m east north east of north east angle of chancel of Church of the Holy Cross	II	15/03/1988
MM32	Listed Building	Chest Tomb approximately 4m east of south east angle of south chancel chapel of Church of the Holy Cross	II	15/03/1988
MM33	Listed Building	Headstone approximately 7m east of south chancel chapel of Church of the Holy Cross	II	15/03/1988
MM34	Listed Building	Chest Tomb approximately 8m south of south west angle of south aisle of Church of the Holy Cross	II	15/03/1988
MM35	Listed Building	Headstone approximately 3m south of south aisle of Church of the Holy Cross	II	15/03/1988
MM36	Conservation Area	Milton Malsor	n/a	July 1991
R1	Listed Building	Hyde Farmhouse	II	03/05/1988
R2	Listed Building	Remains of Dovecote at Hyde Farm	II	03/05/1968
R3	Listed Building	No 39, Candida Cottage, High Street	II	15/03/1988
R4	Listed Building	No.9 and No.11/13 The Old Forge, High Street	II	15/03/1988

R5	Listed Building	No.28 High Street	II	15/03/1988
R6	Listed Building	No.22 Wendy's Cottage, High Street	II	15/03/1988
R7	Listed Building	No.24 The Retreat, High Street	II	15/03/1988
R8	Listed Building	Roade Baptist Church and attached school room	II	24/02/1988
R9	Listed Building	No.1 Hartwell Road	II	03/05/1968
R10	Listed Building	No.4 Northampton Road	II	15/03/1988
R11	Listed Building	No.6 Browns Lodge, Church End	II	24/09/1975
R12	Listed Building	No.8 Bramber Cottage, Church End	II	15/03/1988
R13	Listed Building	Church of St Mary the Virgin	II*	03/05/1968
R14	Listed Building	Aqueduct	II	15/03/1988
R15	Listed Building	Chest Tomb approximately 1m south of Church of St Mary the Virgin	II	15/03/1988
R16	Conservation Area	Roade	n/a	September 2015
RT1	Listed Building	No.33 Church Farmhouse, Church Street	II	04/12/1987
RT2	Listed Building	Church of St Peter and St Paul	II*	03/05/1968
RT3	Listed Building	No.20 Studleigh Cottage, Church Street	II	04/12/1987
RT4	Listed Building	The Manor and attached outbuilding	II	03/05/1968
RT5	Listed Building	Poplars House	II	03/05/1987
RT6	Listed Building	Outbuilding and brewhouse approximately 15m north east of Poplars House	II	03/05/1987
RT7	Listed Building	Manor House	II	03/05/1968
RT8	Listed Building	Dovecote at Manor House	II	03/05/1968
RT9	Listed Building	No.26A Church Street	II	03/05/1968
RT10	Listed Building	Chest Tomb approximately 1m east of south chancel chapel of Church of St Peter and St Paul	II	04/12/1987
RT11	Scheduled Monument	The Berry Ringwork	n/a	19/01/1991
RT12	Conservation Area	Rothersthorpe	n/a	December 1976
GU1	Listed Building	Northampton Top Lock Cottage	II	09/07/1987
GU2	Listed Building	Lock No.2, Grand Union Canal	II	09/07/1987

GU3	Listed Building	Lock No.3, Grand Union Canal	II	09/07/1987
GU4	Listed Building	Lock No.4, Grand Union Canal	II	09/07/1987
GU5	Listed Building	Lock No.5, Grand Union Canal	II	09/07/1987
GU6	Listed Building	Lock No.6, Grand Union Canal	II	09/07/1987
GU7	Listed Building	Lock No.7, Grand Union Canal	II	09/07/1987
GU8	Listed Building	Lock No.8, Grand Union Canal	II	09/07/1987
GU9	Listed Building	Lock No.9, Grand Union Canal	II	09/07/1987
GU10	Listed Building	Lock No.10, Grand Union Canal	II	09/07/1987
GU11	Listed Building	Lock No.1, Grand Union Canal	II	09/07/1987
GU12	Listed Building	Bridge No.5, Grand Union Canal	II	09/07/1987
GU13	Listed Building	Bridge No.6, Grand Union Canal	II	09/07/1987
GU14	Listed Building	Bridge No.47, Grand Union Canal	II	04/12/1987
GU15	Listed Building	Bridge No.45, Grand Union Canal	II	04/12/1987
GU16	Listed Building	Lock No.11, Grand Union Canal	II	09/07/1987
GU17	Listed Building	Milepost beside towpath of Grand Union Canal	II	04/12/1987
GU18	Conservation Area	Grand Union Canal	n/a	December 2014
N1	Listed Building	Express Lift Tower	II	30/10/1997

Designated Heritage Assets within J.15a of the M1 and Minor Highway Works Study Area

- 2.18 From reviewing the NHLE and South Northamptonshire Council website, there are four designated heritage assets fully or partially within the site, consisting of the Grand Union Canal Conservation Area, two grade II listed locks (No's 11 and 13) and a grade II listed Drawbridge (to Lock No 13) on the Northampton Arm of the Grand Union Canal.
- 2.19 Within the Study Area, there are approximately 23 Listed Buildings, 1 Conservation Area and 1 Registered Battlefield. There are no World Heritage Sites or Registered Parks and Gardens within the J.15a of the M1 and Minor Highway Works Study Area.
- 2.20 These designated heritage assets were identified and confirmed through several searches of the Historic Environment Record (HER) for Northamptonshire (the most recent dated 11/07/17). Again, the assets are identified and referenced below at **Table 12.5** and illustrated within the **Heritage Asset Plan (Highways)** at **Appendix 12.3**.

Table 2.2: Designated Heritage Assets within J15a of the M1 and Minor Highway Works Study Area

Ref	Asset Type	Name of Asset	Grade	Date of
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				Designation
HW1	Listed Building	Northampton Top Lock Cottage	II	09/07/1987
HW2	Listed Building	Lock No.1, Grand Union Canal	II	09/07/1987
HW3	Listed Building	Lock No.2, Grand Union Canal	II	09/07/1987
HW4	Listed Building	Lock No.3, Grand Union Canal	II	09/07/1987
HW5	Listed Building	Lock No.4, Grand Union Canal	II	09/07/1987
HW6	Listed Building	Lock No.5, Grand Union Canal	II	09/07/1987
HW7	Listed Building	Bridge No.5, Grand Union Canal	II	09/07/1987
HW8	Listed Building	Lock No.6, Grand Union Canal	II	09/07/1987
HW9	Listed Building	Lock No.7, Grand Union Canal	II	09/07/1987
HW10	Listed Building	Lock No.8, Grand Union Canal	II	09/07/1987
HW11	Listed Building	Lock No.9, Grand Union Canal	II	09/07/1987
HW12	Listed Building	Lock No.10, Grand Union Canal	II	09/07/1987
HW13	Listed Building	Lock No.11, Grand Union Canal	II	09/07/1987
HW14	Listed Building	Lock No.12, Grand Union Canal	II	09/07/1987
HW15	Listed Building	Lock No.13, Grand Union Canal	II	09/07/1987
HW16	Listed Building	Drawbridge to Lock No.13, Grand Union Canal	II	09/07/1987
HW17	Conservation Area	Grand Union Canal	n/a	December 2014
HW18	Listed Building	Hunsbury Hill Farmhouse	II	22/01/1976
HW19	Listed Building	Mortuary Chapel	II	22/01/1976
HW20	Listed Building	Farmhouse at Home Farm	II	20/06/2014
HW21	Registered Battlefield	Battle of Northampton		06/06/1995
HW22	Listed Building	Towcester War Memorial	II	07/05/2015
HW23	Listed Building	Baptist Chapel	II	22/01/1976
HW24	Listed Building	Manor House	II	22/01/1976
HW25	Listed Building	Enterprise Factory	II	23/04/2004

Non-Designated Heritage Assets

- 2.21 The NPPF (Ref 12.3) identifies that heritage assets include both designated heritage assets and assets identified by the local planning authority (including local listing). The NN NPS (Ref 12.2) states that the Secretary of State should consider the impacts on non-designated heritage assets (as identified either through the development plan process by local authorities, including local listing, or through the nationally significant infrastructure project examination and decision making process) on the basis of clear

evidence that the assets have a significance that merit consideration in that process, even though those assets are of lesser than designated heritage assets.

- 2.22 South Northamptonshire Council does not currently maintain a local list or a list of formally identified non-designated heritage assets within the district. This has been confirmed by the Council in pre-application discussions.
- 2.23 Historic England Guidance (Ref 12.5) states that:
- “Non-designated heritage assets include those that have been identified in a Historic Environment Record, in a local plan, through local listing or during the process of considering the application.”*
- 2.24 A number of buildings and structures were recorded as being on the Northamptonshire Historic Environment Record (HER). A review of these records has identified that a number of the entries are either duplicates of listed building entries or buildings which have since been demolished.
- 2.25 The remaining buildings and structures on the HER were identified as part of a ‘Survey of Significant Historic Buildings’ prepared by South Northamptonshire Council in 2012 which does not appear to have been formally adopted. The majority of these buildings and structures are already located within conservation area boundaries and as such, already benefit from a level of protection. The effect on these buildings and structures are therefore covered within the assessment of the relevant conservation areas as set out at **Table 12.4**.
- 2.26 Whilst many are located within conservation areas, those buildings and structures on the HER which are located outside a conservation area boundary have been considered in this report. **Table 12.6** identifies the non-designated heritage assets within the Main SRFI Site Study Area and also illustrated within the **Heritage Asset Plan (SRFI)** at **Appendix 12.2**.

Table 2.3: Non-Designated Heritage Assets within Main SRFI Site Study Area

Ref	Asset Type	Name of Asset	Sites and Monuments Record Ref:
B48	Building on HER	Railway Bridge Over Canal, London & Birmingham Railway, Blisworth	6297/1/13 – MNN103572
C14	Building on HER	Collingtree Grange New Lodge	1658/0/3 – MNN141705
C15	Building on HER	Collingtree Grange Old Lodge	1658/0/2 – MNN141704
CT9	Building on HER	Gate Lodge, Courteenhall	7042/0/2 – MNN142670
C16	Structure on HER	M1 Motorway Bridge (Wards Farm Bridge)	6948/1/3 – MNN160671
C17	Structure on	M1 Motorway Bridge	6948/1/2 – MNN160670

	HER	(Maple Farm Access Road Bridge)	
B43	Building on HER	Blisworth Lodge Farmhouse and Barns	4647/1/1 – MNN162483, 4647/1/2 – MNN162482 & 4647/1/3 – MNN162481
B44	Building on HER	38 Stoke Road	4679/0/57 – MNN162469
B45	Building on HER	30 Stoke Road	4679/0/56 – MNN162468
B46	Building on HER	Blisworth Baptist Chapel and Church Buildings	4679/0/46 – MNN162458 and 4679/7/1 – MNN162459
B47	Building on HER	11 Chapel Lane	4679/0/45 – MNN162457
G10	Building on HER	1 Eastcote Road	4666/0/9 – MNN162581
MM37	Building on HER	2 High Street	4639/18/1 – MNN165027
G11	Building on HER	1 Bugbrooke Road	4666/0/6 – MNN162578
G12	Building on HER	Gayton Church of England Primary School	4666/0/5 – MNN162577
G13	Building on HER	3-7 Bugbrooke Road	4666/0/4 – MNN162576
B49	Building on HER	The Bays, Gayton Road	4679/0/38 - MNN162450

- 2.27 There are no non-designated heritage assets within the J15a Works and Minor Highway Works Study Area.

3. History and Development of the Proposed Order Limits

Introduction

- 3.1 The historical development of the proposed Order Limits (relevant to the Main SRFI Site) is described in this Section to provide an appropriate starting context for an understanding and appreciation of the shared history and related character of the heritage assets both individually and as a grouping. A series of historic maps are included at **Appendix 4** of this report.
- 3.2 The proposed Order Limits lies in-between the villages of Blisworth (to the south) and Milton Malsor (to the north). The Northamptonshire Historic Landscape Character Assessment identifies that the majority of the fields in the proposed Order Limits were enclosed under parliamentary act in 1799. The proposed Order Limits is illustrated on the 1779 Eyre Map (Figure 3.1) which shows the area as open land to the south of Milton Malsor.

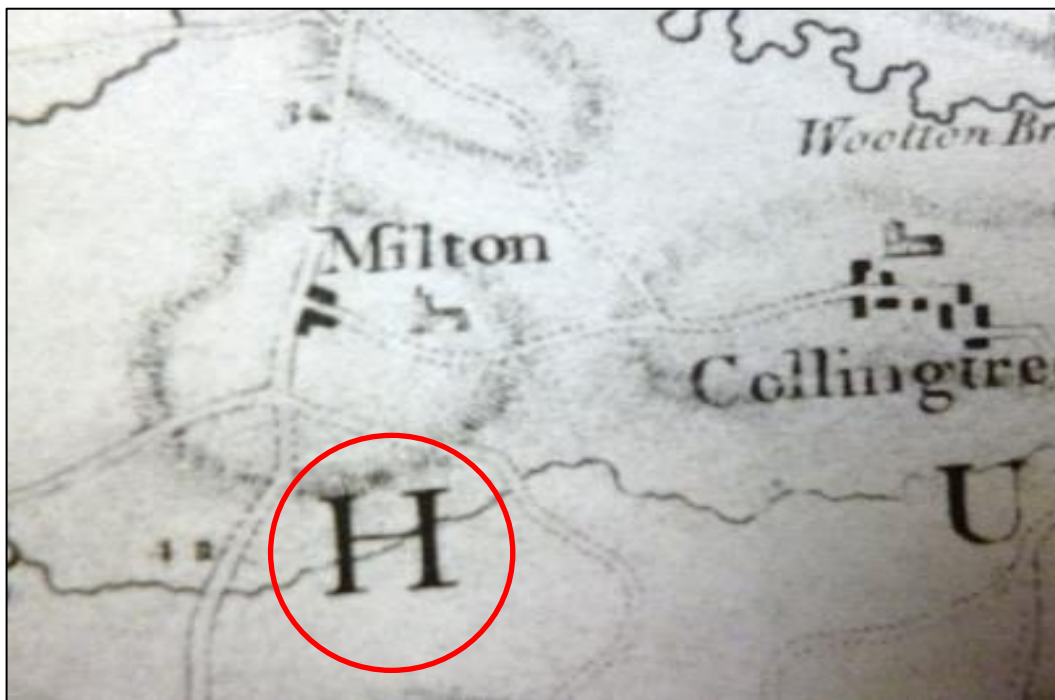


Figure 3.1: 1779 Eyre Map of Northamptonshire⁵

- 3.3 The area is detailed further within Byrant's Map of Northamptonshire from 1791 which shows it as a series of agricultural fields to the south of Milton Malsor and to the north of Blisworth village. Later maps show the Grand Junction Canal (now the Grand Union Canal) to the south west of the area. The canal was constructed between 1793 and 1805. The Oxford canal, completed in 1790, had proved inconvenient in its route and difficult to navigate, particularly a section that relied on the River Thames below

⁵

Northamptonshire Record Office (2016) Eyres Map of 1779 [Ref: N RO. Map 544]

Oxford⁶. There was also a need to link the Midlands with the industries of the North of England, leading to the construction of the Grand Union Canal.

- 3.4 The major engineering works associated with the canal consist of the two long tunnels at Blisworth (to the south of the village) and Braunston, and the long and deep cutting at Tring summit⁷. The canal was largely completed by 1800, but engineering problems with the Blisworth tunnel delayed completion of the section between Stoke Bruerne and Blisowrth, until 1805⁸.
- 3.5 A later spur/branch of the Grand Junction Canal towards Northampton (later known as 'the Northampton Arm') was opened in 1815⁹. This new canal arm provided a connection through to The Wash via the River Nene Navigation¹⁰. The junction between the Grand Junction Canal and the Northampton Arm became known as the 'Blisworth Junction' and included a small inland port with a collection of buildings constructed from around the same period. The area is believed to have become one of the busiest inland ports in the country (together with Stoke Bruerne) due to ironworks, quarries, brickworks, limekilns and other industries which had all developed along the route of the Grand Junction Canal¹¹.

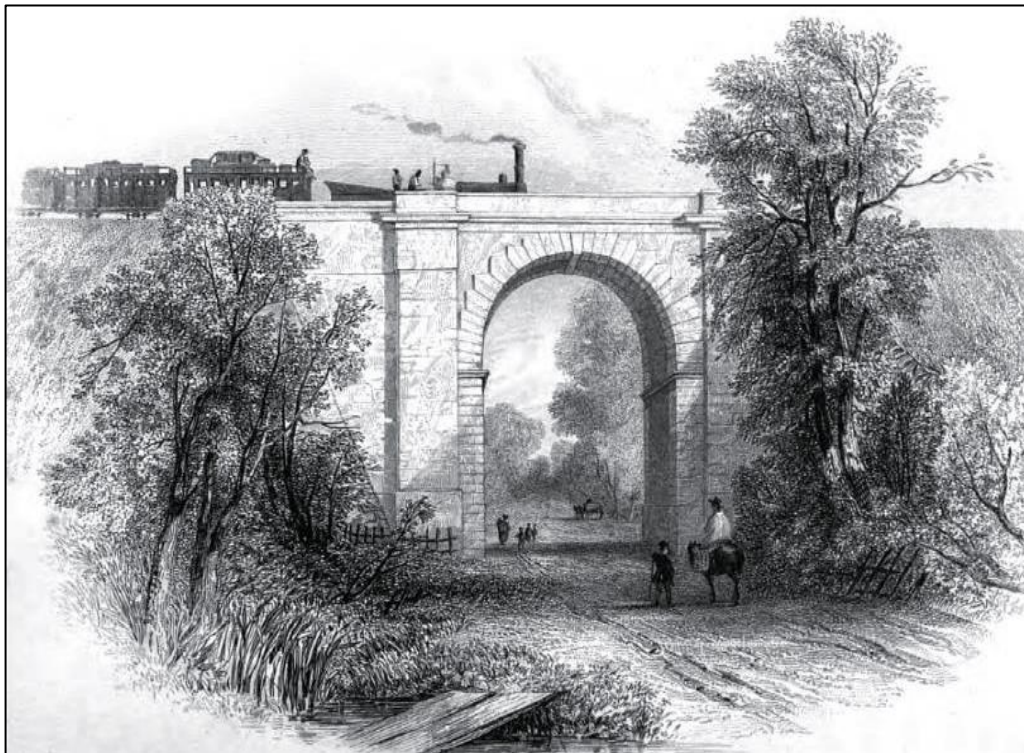


Figure 3.2: Blisworth Railway Bridge c.1850¹²

⁶ South Northamptonshire Council (2015) Blisworth Conservation Area Character Appraisal
⁷ Canals and Rivers Trust (2016) Grand Union Canal [URL: <https://canalrivertrust.org.uk>]
⁸ South Northamptonshire Council (2014) Grand Union Canal Conservation Area Character Appraisal
⁹ Canals and Rivers Trust (2016) Grand Union Canal [URL: <https://canalrivertrust.org.uk>]
¹⁰ South Northamptonshire Council (2014) Grand Union Canal Conservation Area Character Appraisal
¹¹ South Northamptonshire Council (2014) Grand Union Canal Conservation Area Character Appraisal
¹² Gerald Massey (2016) Notes and Extracts of the London and Birmingham Railway, Chapter 5: Easing the Gradient URL: <http://gerald-massey.org.uk/>

- 3.6 In the early to mid 19th century, the 'London to Birmingham Railway Line' (1833-1838) was constructed to the south of the proposed Order Limits by the noted structural engineer Robert Stephenson. This created a large railway embankment that enclosed the north of Blisworth with the only connection through to Milton Malsor being via the Railway Bridge (Figure 3.2) which was designed by Stephenson but constructed by the local Blisworth builder Richard Dunkley in the late 1830's¹³. Grafton Villas, located to the south west of the bridge were also constructed during the same, under designs by Dunkley¹⁴.
- 3.7 The London to Birmingham Railway Line was followed by the 'Roade Northampton and Rugby Railway Line', located to the east of the proposed Order Limits, which officially opened in 1845¹⁵. This enclosed Milton Malsor to the east, separating it from the nearby village of Collingtree. In the same year, the 'Northampton and Peterborough Railway Line' was constructed, promoted by the London and Birmingham Railway¹⁶. This was constructed from a junction at Blisworth to Northampton and Peterborough and enclosed the west of the proposed Order Limits, following the line of the Northampton Arm of the Grand Junction Canal.
- 3.8 In 1846, the original London to Birmingham Railway together with the Roade Northampton and Rugby Railway and the Northampton and Peterborough Railway merged to become part of the London and North Western Railway. The development of the railways gradually led to the replacement of the canal as the main transport system.
- 3.9 During the mid to late 19th century, the focus of Blisworth village moved from agriculture to become more strongly associated with primary industries and commercial activity which was encouraged by the railway¹⁷. The improvements in transport due to the industrial revolution also led to an increasing population within the nearby villages, most notably Blisworth¹⁸. The development of Milton Malsor has been predominantly focussed on residential as opposed to any commercial or industrial uses¹⁹.
- 3.10 The changes to the proposed Order Limits and the surrounding area during the mid-19th century are illustrated on the 1892 Ordnance Survey Map (Figure 3.3). By the late 19th century, the railway cottages to the north east of Dunkley's bridge were constructed. There is also a significant concentration of railway tracks at Blisworth Junction to the south west of the proposed Order Limits. A farmstead known as 'Glebe Farm' is depicted within the proposed Order Limits on this map.

¹³ Pevsner, N, Bailey, B & Cherry B (2013) Pevsner Architectural Guides: Northamptonshire
¹⁴ Pevsner, N, Bailey, B & Cherry B (2013) Pevsner Architectural Guides: Northamptonshire
¹⁵ South Northamptonshire Council (2015) Blisworth Conservation Area Character Appraisal
¹⁶ Butler, P (2007) A History of the Railways of Northamptonshire
¹⁷ South Northamptonshire Council (2015) Blisworth Conservation Area Character Appraisal
¹⁸ South Northamptonshire Council (2015) Blisworth Conservation Area Character Appraisal
¹⁹ South Northamptonshire Council (2015) Milton Malsor Conservation Area Character Appraisal



Figure 3.3: Ordnance Survey Map of 1892-1905

- 3.11 There was little change to the proposed Order Limits during the late 19th and early 20th centuries, with the exception of some amalgamation of field boundaries. In 1929, the Grand Junction Canal was renamed as 'The Grand Union Canal' following the amalgamation of several different canal networks, extending across 286.3 miles.²⁰
- 3.12 In the mid to late 20th century, incremental development in and around the villages of Milton Malsor and Blisworth occurred, together with separate developments along Northampton Road to the centre of the proposed Order Limits. By the time of the 1955-61 Ordnance Survey Map (Figure 3.4), the M1 was constructed to the east of Milton Malsor and to the immediate south west of Collingtree village.

²⁰

Canals and Rivers Trust (2016) Grand Union Canal [URL: <https://canalrivertrust.org.uk>]

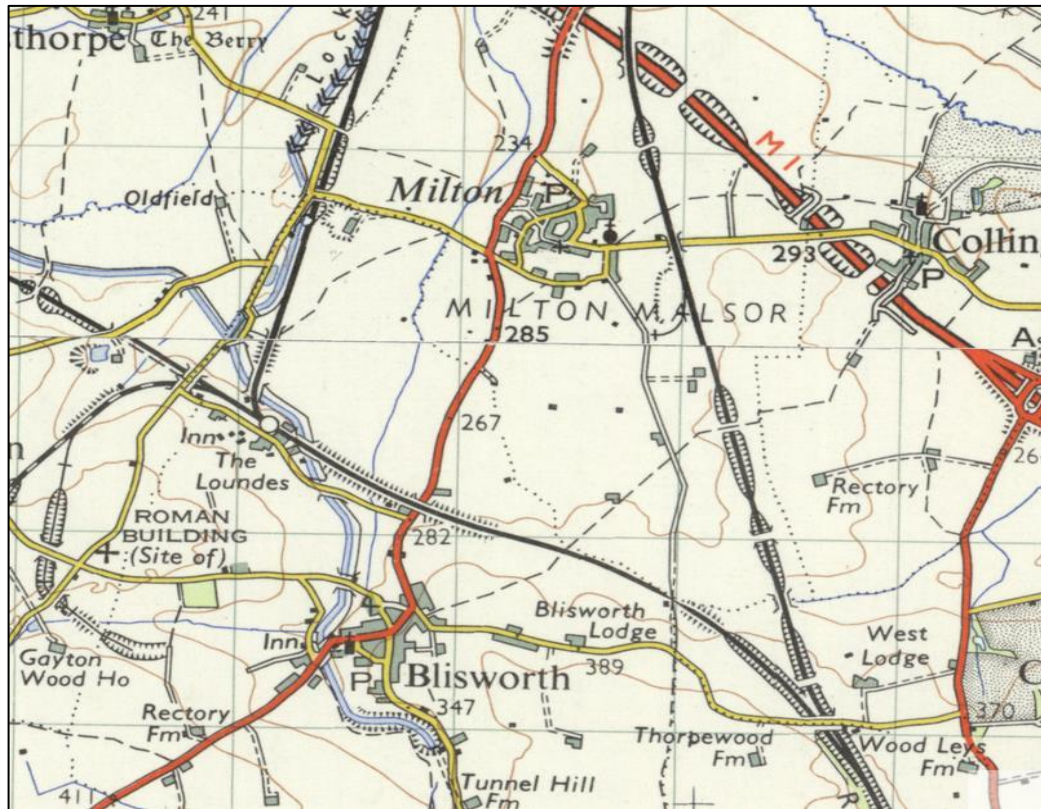


Figure 3.4: 1955-61 Ordnance Survey Map

- 3.13 In the late 20th century, the Northampton and Peterborough Railway Line to the west of the proposed Order Limits, close to the Northampton Arm of the Grand Junction Canal was removed and replaced with the A43 in the late 20th century. This followed the same path of the railway line, connecting the M1 further north. Further development was constructed along Northampton Road to the north of Dunkley's railway bridge and to the north east of the railway cottages. Some of the former agricultural holdings and farmsteads in and around the proposed Order Limits appear to have been demolished and replaced with larger modern agricultural sheds. In the late 20th or early 21st century, Gayton Marine was constructed to the west of the proposed Order Limits, adjacent to the Grand Junction Canal.



Figure 3.5: 2016 Satellite View of the proposed Order Limits ²¹

- 3.14 As found today (Figure 3.5), the proposed Order Limits is still defined by the existing railway lines to the east and to the south and the A43 to the west. The site itself predominantly consists of agricultural fields with some areas of modern development to the west of Northampton Road and pockets of modern agricultural development to the east. Despite alterations, the farmstead originally known as 'Glebe Farm', now Lodge Farm remains to the far east of the proposed Order Limits, close to the Northampton and Rugby Railway Line.

²¹

Google (2016) Google Maps: Land South of Milton Malsor

4. Significance of Heritage Assets

Significance and Special Interest

- 4.1 The NN NPS (2014) and the NPPF (2012) define the significance of a heritage asset as:

“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting²²²³.”

Listed Buildings

- 4.2 Listed buildings are designated heritage assets that hold special architectural or historic interest. The principles of selection for listing buildings are published by the Department for Digital, Culture Media and Sport (DCMS)²⁴ and supported by Historic England’s Listing Selection Guides for each building type.

Conservation Areas

- 4.3 Conservation areas are designated on the basis of their special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Historic England has revised and republished its guidance in respect of conservation areas which provides a framework for the appraisal and assessment of the special interest and significance of a conservation area²⁵.

Scheduled Monuments

- 4.4 A Scheduled Monument is defined by the Ancient Monuments and Archaeological Areas Act 1979 as any structure, or site of a structure, above or below ground, which is considered by the Secretary of State to be of public interest by reason of its historic, architectural, traditional, artistic or archaeological importance.

Registered Parks and Gardens

- 4.5 The main purpose of the Register is to identify designed landscapes of special historic interest. Whilst there is no additional statutory protection arising from inclusion on the register it is a ‘material consideration’ in the planning process, meaning that planning authorities must consider the impact of any proposed development on the landscapes’ special character. In considering the potential special historic interest of a park or garden the principal overarching consideration is age and rarity.
- 4.6 To assist with consideration of potential special historic interest Historic England has produced a series of selection guides which set out in more detail the approaches to designating designed landscapes.

²² DCLG (2012) National Planning Policy Framework (NPPF) – Annex 2: Glossary

²³ Department for Transport (2014) National Policy Statement for National Networks, Chapter 5, Paragraph 122

²⁴ DCMS (2010) Principles of Selection for Listing Buildings, 2010

²⁵ Historic England (2016) Advice Note 1: Conservation Area Designation, Appraisal and Management

Register of Historic Battlefields

- 4.7 Historic England's Register of Historic Battlefields identifies 46 important battlefields. Its purpose is to offer protection through the planning system and to promote a better understanding of their significance and public enjoyment²⁶.

Non-Designated Heritage Assets

- 4.8 The NPPF identifies that heritage assets include both designated assets and assets identified by the local planning authority (including local listing).
- 4.9 The Good Practice Advice Note 2: Managing Significance in Decision Taking published by Historic England (2015) states that:

*"Non-designated heritage assets include those that have been identified in a Historic Environment Record, in a local plan, through local listing or during the process of considering the application."*²⁷

Setting

- 4.10 As aforementioned, both the NN NPS (2014) and the NPPF (2012) state that the significance of a heritage asset derives not only from its physical presence, but also from its setting. The NPPF (2012) provides a clear definition of the setting of a heritage asset:

*"The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral"*²⁸.

- 4.11 Historic England has recently revised its guidance relating to setting and views of heritage assets within **Good Practice Advice Note 3: The Setting of Heritage Assets, Historic England (Second Edition) (2017)**. The guidance advocates a staged approach to assessment involving identification of the affected assets and setting, an assessment of the degree to which setting and views contribute to the significance of the assets, an assessment of the effects of the proposed development, exploration of ways to maximise enhancement and avoid or minimise harm and the monitoring of outcomes. The guidance also replaces *Seeing the History in the View: A Method for Assessing Heritage Significance within Views* (Historic England, 2011).
- 4.12 The revised guidance clarifies that there is a distinction between views that contribute to heritage significance and views that might be valued for reasons of landscape character or visual amenity. It states that the extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from

²⁶ Historic England (2018) Registered Battlefields

²⁷ Historic England (2015) Good Practice Advice Note 2: Managing Significance in Decision Taking

²⁸ DCLG (2012), National Planning Policy Framework (NPPF) – Annex 2: Glossary

other land uses in the vicinity, and by our understanding of the historic relationship between places.

- 4.13 The guidance makes it clear at paragraph 9 that setting is not a heritage asset, nor a heritage designation, rather its importance lies in what it contributes to the significance of the relevant heritage asset itself. The guidance sets out the need for a systematic and staged approach to assessing the impact of development proposals in the setting of a heritage asset. It confirms that such assessment should be based on an understanding of the significance of the heritage assets affected and then the contribution of setting to that significance.
- 4.14 Guidance is provided on what potential attributes of setting may or may not make a contribution to the significance of a heritage asset, noting that in any one instance a limited selection of the attributes will be of particular relevance to an asset. These attributes can include:
- the asset's physical surroundings;
 - experience of the asset; and
 - an asset's associative relationships with other heritage assets.
- 4.15 It is identified that views which contribute more to understanding the significance of a heritage asset include the following:
- Those where the composition within the view was a fundamental aspect of the design or function of the heritage asset;
 - Those where town- or village-scape reveals views with unplanned or unintended beauty; and
 - Those with historic or cultural associations; and
 - Those where relationship between the asset and other heritage assets or natural features or phenomena are particularly relevant.
- 4.16 When assessing the effect of a proposed development on the significance of a heritage asset through effects on setting, matters of location and siting of development; the form and appearance of development; wider effects of the development; and, permanence are highlighted.
- 4.17 The guidance highlights a series of other considerations that are relevant to consideration of the proposed development including 'change over time', 'cumulative change', 'access and setting', 'designed settings', 'setting and urban design' and 'setting and economic viability'.
- 4.18 Further guidance on the definition of setting and how it should be taken into account is set out in national Planning Practice Guidance. In assessing the contribution of setting to the significance of the following identified assets, the role of the proposed Order Limits has been considered.

Summary Assessments of Significance: Main SRFI Site Study Area

4.19 The following assessments of significance (and contribution of setting) at **Tables 4.1 to 4.9** have been undertaken for each of the heritage assets within the Main SRFI Site Study Area. They are proportionate to the importance of each of the assets and provide a sufficient level of description to understand the impact of the Proposed Development, given its nature and extent. Assessment has been undertaken based on review of existing published information, desktop archival research and on-site visual survey. These have been grouped accordingly:


- Blisworth (Map Inset 1)
- Collingtree (Map Inset 2)
- Courteenhall (Map Inset 3)
- Gayton (Map Inset 4)
- Milton Malsor (Map Inset 5)
- Roade (Map Inset 6)
- Rothersthorpe (Map Inset 7)
- Grand Union Canal (Map Inset 8)
- Northampton (Express Lift Tower)

4.20 The above groupings should be read in conjunction with the **Heritage Asset Plan (SRFI)** included at **Appendix 2**. For ease of reference each of the heritage assets have been denoted with a reference number on the plan to aid with the assessment.


Summary Assessments of Significance: J15a Works and Minor Highway Works Study Area

4.21 The assessments of significance (and contribution of setting) at **Table 4.10** has been undertaken for each of the heritage assets within the J15a Works and Minor Highway Works Study Area. As set out above, they are proportionate to the importance of each of the assets and provide a sufficient level of description to understand the impact of the Proposed Development, given its nature and extent.

Table 4.1: Blisworth

Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
B1	Grafton House (grade II listed)		<p>Grafton House originally dates to c.1790 when it was a coaching inn along the main road through Blisworth²⁹. The building is believed to have been a farmhouse on the Grafton Estate prior to being a coaching inn³⁰. The main building appears to date to the early 19th century and is symmetrically executed in its design. It is constructed from dressed limestone with a hipped plain tile roof (the lower two courses of which are of slate). It also includes red brick axial stacks. The original building is two storeys and 'L-shaped' in its plan form. There are two mid-19th century canted bays to the ground floor, flanking a central pedimented doorway at the centre (with panelled door and overlight). Above the bays are tripartite sash windows above with are projecting dormer windows. The interior is noted as retaining some Georgian doors but mostly Victorian joinery and chimneypieces³¹.</p> <p>The building is of historic interest as a former coaching inn from the late 18th century³². It was originally known as the Dukes Arm, then later the Grafton Arms. It closed as a public house/inn during the mid to late 19th century (c.1873) when it was converted into a private residential dwelling by Joseph Westley³³.</p>	<p>Physical Surroundings</p> <p>Grafton House fronts Gayton Road to the north east and its grounds are bound by Towcester Road to the east and south. To the south west and west are the associated private gardens. To the north west and north are the former outbuildings to Grafton House. Further to the north east is the grade II listed Blisworth Mill and the Grand Union Canal.</p> <p>Experience of the Asset</p> <p>Grafton House is primarily experienced from the immediate east along Gayton Road where its principal elevation is best appreciated. Its architectural detailing is also clearly appreciated from this point. The building is experienced in more distant and filtered views from the east along Towcester Road and High Street. Due to the extent of vegetation, rising topography of the land (east to west) and intervening buildings, there are no other areas in which to experience the listed building.</p> <p>Associative Attributes</p> <p>The building holds an association with the nearby grade II listed Blisworth Hill through sharing an historic relationship, being in the same ownership as the Westley family in the late 19th and early 20th century. It has no other known associative attributes.</p>	Medium

²⁹ Pevsner, N, Bailey, B & Cherry B (2013) Pevsner Architectural Guides, The Buildings of England: Northamptonshire
³⁰ Historic England (1992) List Entry Description for Grafton House
³¹ Historic England (1992) List Entry Description for Grafton House
³² Pevsner, N, Bailey, B & Cherry B (2013) Pevsner Architectural Guides, The Buildings of England: Northamptonshire
³³ Walker, C (2011) Northamptonshire Archaeology: Archaeological desk based assessment of land at Grafton House, Blisworth

Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
B2	Blisworth Mill, including Engine Room and Office (grade II listed)		<p>Blisworth Mill dates to the mid to late 19th century (c.1879) and consists of a large rectangular steam mill which fronts the Grand Union Canal to the east³⁴. The building is four storeys (and attic and basement) and is constructed from orange colour Flemish bond brick with blue engineering brick and stone dressings under a Welsh slate roof³⁵. It is decorated with moulded stone kneelers and moulded brick eaves cornice. The canal elevation is of 8 bays with giant pilasters and saw-tooth segmental arches, with 25 and 20 pane cast iron windows in arch openings (some are blind or blocked). A canopy was originally located over the canal on the ground floor³⁶. Similar west elevation but with truncated chimney and engine house. Similar 3-bay north and south ends, the centre bay rises into gable with round a left and right of which are tablets with inscription 'J Westley 1879'³⁷. The interior includes boarded floors with large pine beams supported on cast-iron posts which diminish in size with each ascending storey³⁸. The roof includes a Queen Strut timber roof³⁹. The building was converted into residential apartments in 1994 which has largely retained in its industrial character⁴⁰.</p> <p>The building is of historic interest as a former steam mill located on the Grand Union Canal dating from the mid to late 19th century. It is also of interest as being purposely constructed for the local businessman Joseph Westley⁴¹.</p>	<p>Physical Surroundings</p> <p>Blisworth Mill is located along the Grand Union Canal to its immediate east. It is bounded by High Street to the south beyond which is the junction with Towcester Road. Gayton Road is located to the west of the listed building. To the north is the grade II warehouse which adjoins Blisworth Mill.</p> <p>Experience of the Asset</p> <p>Blisworth Mill is primarily experienced from the bridge across the Grand Union Canal along High Street, looking to the north west. It is here that the buildings proximity to the canal is best appreciated together with its wider semi-rural context, sitting within a backdrop of agricultural fields. Its former role and function is clearly understood from this point. Due to its size and the rising topography of the land (south west to north east), the building is experienced in more distant and long-ranging views along High Street from the north east. These are, however, largely filtered by the extent of mature trees to its east. The building is also experienced from the south along Towcester Road where its side elevation and former engine house can be appreciated together. Here the building is also read within the context of Grafton House. There are long-range and distant views of the listed building from along the Grand Union Canal to the south east and north.</p> <p>Associative Attributes</p> <p>Blisworth Mill holds a strong association with the grade II listed warehouse which adjoins the building through its shared functional and historic relationship. It also holds an association with the nearby grade II listed Grafton House as being the residence of Joseph Westley.</p>	Medium

34

Historic England (1992) List Entry Description for Blisworth Mill

35

Pevsner, N, Bailey, B & Cherry B (2013) Pevsner Architectural Guides, The Buildings of England: Northamptonshire

36

Historic England (1992) List Entry Description for Blisworth Mill

37

Historic England (1992) List Entry Description for Blisworth Mill

38

Historic England (1992) List Entry Description for Blisworth Mill

39



Historic England (1992) List Entry Description for Blisworth Mill

40

South Northamptonshire Council (1994) Planning Application Reference: S/1994/0359/LB & S/1994/0358/P



41

Pevsner, N, Bailey, B & Cherry B (2013) Pevsner Architectural Guides, The Buildings of England: Northamptonshire

Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
B3	Warehouse adjoining north of Blisworth Mill (grade II listed)		<p>The canal warehouse dates to the early 19th century and is constructed in red brick in garden wall bond. Its two storeys and small scale form a direct contrast of scale with the adjacent grade II listed Blisworth Mill. The roof is shallow pitched and half-hipped and covered in Welsh slate, with deep overhanging eaves creating a canopy over the canal. This is striking in views from the southeast. It is rectangular on plan.</p> <p>The warehouse was built for the Grand Junction (later Union) Canal Company, which was authorised in 1793 to shorten the route between London and the Midlands. The engineers were James Barnes and William Jessop. Because of the difficulties building the Blisworth tunnel, a toll road was built in 1797 over Blisworth Hill which was replaced in 1800 by a double-track horse tramroad constructed by Benjamin Outram. This warehouse on Blisworth wharf may have been built in association with the tunnel and tramroad.⁴².</p>	<p>Physical Surroundings</p> <p>The asset is located on the west side of the Union Canal, to the north of High Street, which forks to the north and south, to the west of the asset. The northern fork joins Gayton Road which bounds the warehouse to the west. To the south is the grade II listed Blisworth Mill which adjoins the warehouse.</p> <p>Experience of the Asset</p> <p>The warehouse is experienced from the bridge across the Grand Union Canal along High Street, facing the north west. The building's wider semi-rural context is best experienced from this perspective, with a backdrop of agricultural fields. Its former role and function is clearly understood from this point. The building is also experienced from the west along Gayton Road. Here the warehouse is read in the context with the adjacent Blisworth Mill.</p> <p>Associative Attributes</p> <p>The Warehouse holds a strong association with the grade II listed Blisworth Mill which adjoins the building through its shared functional and historic relationship.</p>	Medium
B4	K6 Telephone Kiosk (grade II listed)		<p>The K6 Telephone Kiosk dates to the early to mid 20th century (c.1935) under the standardised design by the notable architect Sir Giles Gilbert Scott. The structures were built by a number of various contractors across the country⁴³. The kiosk is square in plan form and constructed from cast iron with a distinctive domed roof. To each side of the top panels is an imperforated crown, below which are margin glazing to the windows and door.</p> <p>The structure is of historic interest as an early to mid 20th century telephone kiosk, illustrating the national design by Scott which has since become a distinctive landmark within the country. The kiosk is no longer in use.</p>	<p>The Asset's Physical Surroundings</p> <p>The K6 Telephone Kiosk is located along the High Street within Blisworth. To the west is the High Street with the grade II listed buildings at 16-18 High Street to the north and north east. The structure abuts a boundary wall to the east and south.</p> <p>Appreciation of the Asset</p> <p>The kiosk is primarily experienced from along High Street to the north and south. The distinctive red colour and shape of the structure is best appreciated from this point, together with its position along the street.</p> <p>The Asset's Associative Attributes</p> <p>The structure has no known associative attributes with the exception of forming part of a national installation of kiosk in the same design during the early to mid 20th century.</p>	Medium

⁴² Historic England (1992) List Entry Description for the Warehouse adjoining north of Blisworth Mill

⁴³ Historic England (1992) List Entry Description for the K6 Telephone Kiosk

Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
B5	No.9 High Street (grade II listed)		No. 9 High street is constructed of coursed limestone with ironstone rubble, which has become slightly obscured over time. The asset now forms one dwelling, but was originally two cottages. The north elevation to High Street contains a door reached by steps, four casement windows and a dormer in the roof space. There is a further small window at eaves level. The cottage dates to the late 17 th -early 18 th century, and the steep roof pitch (now with 20 th century tile covering) and date suggests the cottage was originally thatched. It is identified within the list entry description as being included for group value ⁴⁴ .	<p>Physical Surroundings</p> <p>No.9 High Street is located at the back of the pavement on the southeastern side of Blisworth High Street. To the north are the grade II listed Nos. 12 and 14 High Street, a pair of cottages dating to the late 17th century, and grade II listed Rose Cottage, which also dates to the 17th century. These assets form a pleasant group which are prominent in views along the High Street.</p> <p>Experience of the Asset</p> <p>The asset is experienced primarily travelling along High Street due to its edge of pavement position. It is also experienced in conjunction with other listed buildings along High Street, forming a cohesive group, unified by the use of local limestone and iron stone.</p> <p>Associative Attributes</p> <p>The building has associative attributes with other ‘<i>remarkable good number of stone and thatch cottages</i>’ found elsewhere within Blisworth village, which display the use of local sand and ironstone in bands⁴⁵.</p>	Medium
B6	Barn at Stone Works Farm (grade II listed)	 <small>Image Source: Google Maps⁴⁶</small>	<p>The Barn at Stone Works Farm dates to the early 19th century and consists of a former agricultural barn. The building is single storey and constructed from coursed limestone rubble under a hipped slate roof. It incorporates timber eaves, double door openings and round-arched heads⁴⁷. The building has been altered in the 20th century. It is no longer in agricultural use and has been converted into ancillary accommodation for the farmhouse⁴⁸. The building is specifically noted within the list entry description as being included for its group value⁴⁹.</p> <p>The building is of historic interest as a former agricultural barn dating from the early 19th century. It is also of interest as forming part of the wider Stone Works farmstead. It is also of interest as being formerly owned by the Grafton Estate and subsequently the enterprising Blisworth Builder Richard Dunkley⁵⁰.</p>	<p>Physical Surroundings</p> <p>The Barn at Stone Works Farm is located and accessed off Stoke Road to the west and south west. To the immediate west is the grade II listed Stone Works Farmhouse and attached outbuilding. To the south is a private garden and to the east are a series of modern agricultural outbuildings. To the north are open agricultural fields.</p> <p>Experience of the Asset</p> <p>The building is primarily experienced from the south where it is appreciated within the context of the wider buildings within the Stone Works farmstead. The building is experienced in long-range and filtered views from the west along Stoke Road due to the open nature of the fields. These views are, however, filtered by the mature hedgerows which line the road. Stone Works Farmhouse and collection of buildings largely shield the barn in views from the south.</p> <p>Associative Attributes</p> <p>The building holds a strong association with the grade II listed Stone Works Farmhouse through its historic and functional relationship consisting of the former agricultural buildings which supported the farmhouse.</p>	Medium

⁴⁴ Historic England (1996) List Entry Description for No 9 High Street
⁴⁵ Pevsner, N, Bailey, B & Cherry B (2013) Pevsner Architectural Guides, The Buildings of England: Northamptonshire
⁴⁶ Google (2016) Google Maps: Aerial Image of the Barn at Stone Works Farm
⁴⁷ Historic England (1988) List Entry Description for the Barn at Stone Works Farm
⁴⁸ South Northamptonshire Council (2006) Planning Application Reference: S/2006/0034/P & /2006/0033/LB
⁴⁹ Historic England (1988) List Entry Description for the Barn at Stone Works Farm
⁵⁰ Pevsner, N, Bailey, B & Cherry B (2013) Pevsner Architectural Guides, The Buildings of England: Northamptonshire



Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
B7	Stone Works Farmhouse and attached outbuilding (grade II listed)		<p>Stone Works Farmhouse presents principal east façade on to Stoke Road, which is two storeys and contains three bays. The central bay projects forward with a triangular pediment, accentuated by the continuous parapet. This creates a sense of grandeur, emphasised by the gardens to the east.</p> <p>The windows are 8 over 8 vertically sliding sashes, and the centrally placed doorway is framed by a semi-circular opening with keystones and rusticated jambs. The central bay breaks forward and the pediment is inscribed <i>BLISWORTH STONE WORKS</i>. The asset adjoins the separately listed Barn at Stone Works Farm to the northeast.</p> <p>The Classical design to the principal east façade gives a distinct 19th century appearance, which contrasts with the more functional appearance to the north façade and buildings beyond. Blisworth stone quarry was opened in 1821 and formed part of the Northamptonshire estates of the Dukes of Grafton⁵¹.</p>	<p>Physical Surroundings</p> <p>Stone Works Farmhouse is sited to the immediate southwest of the grade II listed Barn at Stone Works Farm, to the east of Stoke Road, which forms the route to the village of Blisworth from the south. The asset is located in a generous plot with gardens to the east and north.</p> <p>Experience of the Asset</p> <p>The asset is primarily experienced from its immediate front to the south where its architectural detailing and symmetrical composition can be best appreciated. It is experienced when primarily travelling along Stoke Road.</p> <p>Associative Attributes</p> <p>There are functional and historical associations with the adjoining grade II listed Barn at Stone Works Farmhouse.</p>	Medium
B8	Tunnel Hill Farmhouse and attached outbuildings (grade II listed)		<p>Tunnel Hill Farmhouse dates to c.1823⁵³ and occupies a generous plot and is set back from the road. Glimpses are towards the deep overhanging eaves and slate roof. It is constructed of coursed squared limestone with a hipped slate roof, and is double depth on plan. The door is placed centrally and the windows are 16-pane sashes, giving an attractive Villa appearance. The farm buildings include a barn with double-opposed doors, shelter sheds and granary and 4-bay cart-standing⁵⁴.</p>	<p>Physical Surroundings</p> <p>Tunnel Hill Farmhouse is located on the eastern side of Stoke Road, which forms the route into the village of Blisworth from the south, in a generous plot surrounded by agricultural fields. Other houses line Stoke Road in spacious plots along the east side. To the west, pasture fields are enclosed by hedges and further west, views are to open crop fields. It is set back from the road and bounded by tall hedges.</p> <p>Experience of the Asset</p> <p>The asset is experienced travelling north towards Blisworth, in the context of open fields. It is not readily experienced to the east due to the high hedges which obscure views, and it does not have a presence on the roadside due to being set back from the road in a large plot. The tall hedges and distance from the road create an enclosed setting to the asset.</p> <p>Associative Attributes</p> <p>There are historical functional associations with the outbuildings of the farmhouse.</p>	Medium

Image Source: Google Maps⁵²

⁵¹ Historic England (1988) List Entry Description for Stone Works Farmhouse
⁵² Google (2016) Google Maps: Aerial Image of Tunnel Hill Farmhouse
⁵³ Historic England (1988) List Entry Description for Tunnel Hill Farmhouse
⁵⁴ Historic England (1988) List Entry Description for Tunnel Hill Farmhouse


Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
B9	No. 25 and No.27 Grafton Villas, Northampton Road (grade II listed)		<p>These semi-detached houses are an attractive Villa style pair, in two storeys and a double-depth plan. The central block has 16-pane sash windows to the ground and first floors, with moulded stone surrounds, and is flanked by lower 2-storey wings. The roof is hipped and covered in slate, and constructed in limestone ashlar. The hipped roof is topped with a central stack, and the outer wings house a staircase hall, and have panelled doors in stone porches with Tuscan pillars and pilasters and a plain frieze.</p> <p>The interior is believed to contain stone cantilevered staircases with cast-iron balustrade and columns, supporting landing and ramped and wreathed mahogany hand-rails⁵⁵. No. 27 is noted as retaining the original back staircase leading from the kitchen⁵⁶.</p> <p>The houses, which date to 1838, are part of an extensive building programme undertaken by the Grafton Estate under the direction of the agent John Gardner and referred to in his letter of 19th October 1838: <i>"I have chosen the site for and set out the double cottage this morning, it will have a Lodge-like effect, and be an ornamental adjunct to the Archway as well as shew off our stone to the best advantage"</i>. The cottages stand beside the railway bridge on the main road to Northampton, referred to in letter as <i>"the Archway"</i>. They are built of local stone from the Grafton estate quarry at Blisworth (Stone Works Farmhouse⁵⁷).</p>	<p>Physical Surroundings</p> <p>The villas are located on Northampton Road, a main thoroughfare to the north of Blisworth, to the east of Station Road. Houses along Station Road are enclosed by tall hedges and a hawthorn hedge bounds the agricultural fields to the south, with established trees adding to the sense of enclosure. The principal façade faces on to Northampton Road, and the villas are set back in a generous plot, surrounded by tall hedges. To the immediate north, the railway line passes in an east to west direction, parallel to Station Road, over Northampton Road.</p> <p>Experience of the Asset</p> <p>The asset is in a setback position and is primarily experienced from Northampton Road, where views towards the principal façade are possible. The asset is also experienced from within Station Road as part of a run of houses along the street. Here the setting contrasts with that of the main road, and is immediately enclosed and quiet. The south eastern boundary of the asset contains several mature trees, adding to the sense of enclosure. The experience of the asset from Northampton Road is marred somewhat by the busy road, which partially hinders enjoyment of the asset through the intrusion of noise and movement.</p> <p>Associative Attributes</p> <p>The Villas are associated with other buildings that constitute the Grafton Estate, and with grade II listed Stone Works Farmhouse, the source of the building stone. They are also associated with the railway bridge to the north, which is also of the same stone and built as part of the Grafton Estate.</p>	Medium
B10	The Royal Oak Tavern (grade II listed)		<p>The Royal Oak is a two storey and one and a half storey building of stone dating to the 17th century, with 19th and 20th century alterations. It is constructed of coursed limestone rubble, with a 20th century plain tile roof. The brow over first floor windows suggests a former thatch roof covering. The two storey elevation is a two unit plan with end stacks; the adjoining one and a half storey element contains a ground floor casement and doorway with a two light casement above breaking through the eaves. The doorway to the main range is placed off-centre, with two canted bays either side.</p> <p>The interior of the building is believed to contain chamfered spine beams and an open fireplace with a chamfered bressumer⁵⁸.</p>	<p>Physical Surroundings</p> <p>The Royal Oak is located at the corner of High Street and Chapel Lane, and faces on to High Street, the principal façade oriented east towards grade II listed Crieff House and grade II 9, High Street to the northeast.</p> <p>Experience of the Asset</p> <p>The Royal Oak is experienced in views along High Street travelling northeast to southwest, and travelling along Chapel Street. It is viewed in conjunction with other listed assets of similar dates, creating an attractive collection of views travelling through High Street. Due to the tight urban grain of this part of Blisworth, there are limited other areas in which to experience the listed building.</p> <p>Associative Attributes</p> <p>The building has no known associative attributes with the exception of</p>	Medium

⁵⁵ Historic England (1988) List Entry Description for No.25 and 27 Grafton Villas

⁵⁶ Historic England (1988) List Entry Description for No.25 and 27 Grafton Villas

⁵⁷ Historic England (1988) List Entry Description for No.25 and 27 Grafton Villas

⁵⁸ Historic England (1951) List Entry Description for the Royal Oak Tavern

Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
				forming part of the ‘ <i>remarkable good number of stone and thatch cottages</i> ’ found elsewhere within Blisworth village ⁵⁹ .	
B11	Church House (grade II listed)		<p>Church House dates to the late 17th century with later alterations in the 18th century and 20th century⁶⁰. The building is two storeys (and attic) and is constructed from coursed squared limestone banded with ironstone under a thatch roof with brick end stacks. It has a three bay window range with a central 20th century door and porch with timber lintel. The windows are largely timber casements, all with timber lintels. It is decorated with ironstone quoins and stone with brick-coped gable to the left. To the east is the two storey 20th century extension. The interior is noted as having a chamfered spine beam and open fireplace with stop-chamfered bressumer and corner fireplace with timber lintel⁶¹.</p> <p>The building is of historic interest as a house dating from the late 17th century.</p>	<p>Physical Surroundings</p> <p>Church House fronts Church Lane to the west and is accessed by a private driveway to the south. The Chantry is located to the immediate north of the building beyond which is built development along High Street. To the east is a private garden associated with Church House.</p> <p>Experience of the Asset</p> <p>The building is primarily experienced from Church Lane to the south due to its orientation of view. The original three bay arrangement is best understood from this point together with its later 20th century extension. The side and rear elevations are also experienced in distant views from the Church of St John the Baptist to the west and High Street to the north.</p> <p>Associative Attributes</p> <p>The building has no known associative attributes with the exception of forming part of the ‘<i>remarkable good number of stone and thatch cottages</i>’ found elsewhere within Blisworth village, which display the use of local sand and ironstone in bands⁶².</p>	Medium

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Pevsner, N, Bailey, B & Cherry B (2013) Pevsner Architectural Guides, The Buildings of England: Northamptonshire

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Historic England (1988) List Entry Description for Church House

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Historic England (1988) List Entry Description for Church House

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Pevsner, N, Bailey, B & Cherry B (2013) Pevsner Architectural Guides, The Buildings of England: Northamptonshire

Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
B12	Blisworth House (grade II listed)		<p>Blisworth House dates to the early 18th century (c.1802) with subsequent alterations in the 19th century and consists of a large house⁶³. The building is three storeys and constructed from rendered stone with ironstone dressings under a slate pitched roof and brick end and ridge stacks. It originally consisted of a 3-unit plan but is now double-depth following alterations in the 19th century⁶⁴. The building is symmetrically designed with a central entrance with moulded stone surrounded with moulded stone cornice. This is flanked by three bays of 2-light timber windows, all with moulded stone sills, surrounds and keyblocks. The building is decorated with quoins, moulded first floor string course and a datestone above the door inscribed ‘P/WE 1702’ in an oval moulded stone surround⁶⁵. Pevsner notes that the building has been ‘<i>considerably altered and added to in the 19th century</i>’⁶⁶. The interior is noted for including an ogee stop-chamfered spine beam, fine dog-leg staircase (with decorative turned balusters) from ground floor to attic, Tudor-arched stone fireplaces and marble chimneypieces⁶⁷.</p> <p>The building is of historic interest as a large house dating from the early 18th century, located on a prominent position within Blisworth Village.</p>	<p>Physical Surroundings</p> <p>Blisworth House sits within a relatively well enclosed and well defined boundary, being accessed off Church Lane to the north via a private driveway. It is enclosed by tall boundary walls to the east, enclosing the former outbuildings to the east. Further to the east is the junction of Church Lane and Ashley Court. To the south is a large formal landscaped garden with extensive mature tree planting, beyond which are open grassed fields. To the west is a dense plantation of mature trees. To the north west, beyond this tree plantation is the grade II* listed Church of St John the Baptist.</p> <p>Experience of the Asset</p> <p>Blisworth House is primarily experienced from its private driveway to its immediate north. It is here that the architectural detailing and symmetrical composition of the listed building can be best appreciated. The rear and side elevations are more intimately experienced from within the private gardens of the building, including longer-range views of the rear from the open grassed fields to the south. Due to the extent of mature trees, there are limited other areas in which to experience the listed building.</p> <p>Associative Attributes</p> <p>The building has no known associative attributes with the exception of the collection of former outbuildings to the east.</p>	Medium

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Pevsner, N, Bailey, B & Cherry B (2013) Pevsner Architectural Guides, The Buildings of England: Northamptonshire

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Historic England (1988) List Entry Description for Blisworth House

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Historic England (1988) List Entry Description for Blisworth House

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Pevsner, N, Bailey, B & Cherry B (2013) Pevsner Architectural Guides, The Buildings of England: Northamptonshire

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Historic England (1988) List Entry Description for Blisworth House

Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
B13	No.11 Elmtree House, Courteenhall Road (grade II listed)		<p>Elmtree House dates to the early to mid 17th century with later alterations in the 19th and 20th century. The building is two storeys and constructed from coursed ironstone rubble banded with limestone under a shallow slate roof with brick end and ridge stacks⁶⁸. To the basement is a double-chamfered stone surround with a mix of 20th century timber casement windows and door to the principal elevation, all with timber lintels. The building is dressed with quoins and stone-coped gable with kneelers. The roof was partially raised in the 19th century with coursed squared ironstone and limestone⁶⁹. The interior of the building is of considerable note including an open fireplace with ogee-stop-chamfered bressumer, carved with stylized plant to centre⁷⁰. Wall painting with inscription from Psalm 143: <i>"Teach mee to doe thy will for thou art/God: let thy good spirit leade me into/Righteousness"</i>⁷¹.</p> <p>The building is of historic interest as a former farmhouse, now house dating from the early to mid 17th century.</p>	<p>Physical Surroundings</p> <p>Elmtree House fronts Courteenhall Road to its immediate south and west. A later 19th century building abuts the building to the north west. To the east and south east are the private gardens associated with the house.</p> <p>Experience of the Asset</p> <p>The building is primarily experienced from Courteenhall Road to the west, close to the junction of High Street. It is here where the ironstone banding and subsequent 19th century phases can be appreciated. The building is also experienced in filtered and long-range views along High Street and at its junction with Northampton Road. The side (south) elevation is partially experienced in distant filtered views along Courteenhall Road from the south.</p> <p>Associative Attributes</p> <p>The building has no known associative attributes with the exception of forming part of the <i>'remarkable good number of stone and thatch cottages'</i> found elsewhere within Blisworth village, which display the use of local sand and ironstone in bands⁷².</p>	Medium
B14	No.2 High Street (grade II listed)		<p>No.2 High Street consists of a small cottage dating from the 18th century with alterations in the 19th and 20th century. The building is one storey (with attic) and constructed from coursed rubble stone, now painted white, under a thatch roof with brick end stacks. The ground floor includes a mix of doors and windows from the 20th century, all with timber lintels. There is a further window to the attic level within an eyebrow dormer.</p> <p>The building is of historic interest as a cottage dating from the 18th century.</p>	<p>Physical Surroundings</p> <p>No.2 High Street is located on the corner of High Street and Little Lane to its east and north respectively. It is partially set back from the High Street by a small area of planting. To the south is a heavily altered 19th century building.</p> <p>Experience of the Asset</p> <p>The building is largely experienced from the east along High Street. It is here that the low scale nature of the building and its rubble form of construction is appreciated. The side (north east) elevation is experienced in distant views from the east at the junction with Northampton Road.</p> <p>Associative Attributes</p> <p>The building has no known associative attributes with the exception of forming part of the <i>'remarkable good number of stone and thatch cottages'</i> found elsewhere within Blisworth village⁷³.</p>	Medium

68
Historic England (1960) List Entry Description for Stone Works Farmhouse

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Historic England (1960) List Entry Description for Stone Works Farmhouse

70
Historic England (1960) List Entry Description for Stone Works Farmhouse



71
Historic England (1960) List Entry Description for Stone Works Farmhouse

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Pevsner, N, Bailey, B & Cherry B (2013) Pevsner Architectural Guides, The Buildings of England: Northamptonshire



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Pevsner, N, Bailey, B & Cherry B (2013) Pevsner Architectural Guides, The Buildings of England: Northamptonshire

Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
B15	No.12 and No.14 High Street (grade II listed)		<p>12 and 14 High Street are a pair of cottages dating to the late 17th century, altered in the 20th century. They retain a thatch roof and are constructed from coursed limestone and ironstone rubble. The windows to the principal elevation are casements, and doorways are timber boarded doors with pegged frames, adding to the simple cottage character. The cottages are elongated on plan and are two cell plans. A small fire window is preserved between two casements. Both have 2-light casement windows to the 1st floor in eyebrow dormers.</p> <p>Internally, No. 14 has a bar-stop-chamfered spine beam, chamfered spine beam and open fireplace with an ogee-stop-chamfered bressumer⁷⁴.</p>	<p>Physical Surroundings</p> <p>The cottages are situated on the west side of High Street, to the immediate north of grade II Rose Cottage. Across High Street on the eastern side is grade II listed 9 High Street. It is located at the back of the wide pavement, and the principal east façade fronts on to High Street.</p> <p>Experience of the Asset</p> <p>The asset is experienced primarily travelling along High Street, in conjunction with other listed assets such as nearby Rose Cottage and 9 High Street, forming a cohesive group, focussed around High street.</p> <p>Associative Attributes</p> <p>The building has no known associative attributes with the exception of forming part of the <i>‘remarkable good number of stone and thatch cottages’</i> found elsewhere within Blisworth village, which display the use of local sand and ironstone in bands⁷⁵.</p>	Medium
B16	No.16 and No.18 High Street (Rose Cottage) (grade II listed)		<p>This pair of cottages are constructed of local coursed squared limestone and iron stone. They date to the late 17th century and were altered in the 20th century. The roof is modern tile, possibly replacing thatch. There is a visible construction line between the properties, suggesting a separate build or alteration. The chimneys are brick and located on the ridge and gable ends. They are two cell plans, and one and a half storey, 2-unit plans. Internally, No. 18 has a lobby-entry plan, chamfered spine beam and open fireplace with a chamfered bressumer⁷⁶.</p>	<p>Physical Surroundings</p> <p>The cottages are located to the immediate south of grade II listed 12 and 14 High Street, and to the west of grade II 9, High Street, sited at the back of the pavement.</p> <p>Experience of the Asset</p> <p>The cottages are experienced travelling along High Street in conjunction with other assets, forming a pleasing group, unified by their shared plan form and building materials.</p> <p>Associative Attributes</p> <p>The building has no known associative attributes with the exception of forming part of the <i>‘remarkable good number of stone and thatch cottages’</i> found elsewhere within Blisworth village, which display the use of local sand and ironstone in bands⁷⁷.</p>	Medium



⁷⁴ Historic England (1988) List Entry Description for No 12 and 14 High Street
⁷⁵ Pevsner, N, Bailey, B & Cherry B (2013) Pevsner Architectural Guides, The Buildings of England: Northamptonshire
⁷⁶ Historic England (1988) List Entry Description for Rose Cottage
⁷⁷ Pevsner, N, Bailey, B & Cherry B (2013) Pevsner Architectural Guides, The Buildings of England: Northamptonshire

Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
B17	No.40 and No.42 High Street (grade II listed)		No. 40 High Street is a late 15 th or early 16 th century house remodelled in the 17 th century. It is faced with coursed and dressed limestone, with a rendered east end wall. The roof is thatched with gabled ends. The chimney stacks are placed at the gable ends. A two room plan, the left room was originally open to the roof, as a hall house. The floor and stack were inserted in the 17 th century. The window openings are small and irregularly placed, and are now modern timber casements. The interior contains a richly carved chamfered axial beam and a large fireplace with cambered chamfered bressumer ⁷⁸ . No. 42 dates to the c. 17 th century, but possibly with an earlier core. The roof is modern concrete tiles. Both are limestone rubble, with some iron stone incorporated.	<p>Physical Surroundings</p> <p>40 and 42 High Street are located on the north side of High Street, in the core of the historic village centre. To the west is grade II Peverel Cottage, and to the southwest grade II* St John the Baptist Church.</p> <p>Experience of the Asset</p> <p>The assets are experienced primarily travelling east along High Street, where a pinch point is created towards other historic buildings lining the High Street. It is also experienced travelling west in conjunction with St John’s Church to the south, creating a pleasant historic village atmosphere.</p> <p>Associative Attributes</p> <p>The building has no known associative attributes with the exception of forming part of the ‘<i>remarkable good number of stone and thatch cottages</i>’ found elsewhere within Blisworth village, which display the use of local sand and ironstone in bands⁷⁹.</p>	Medium
B18	No.44 Peverel Cottage, High Street (grade II listed)		Peverel Cottage dates to the late 17 th century, and was altered in the 19 th and 20 th centuries. It is two and a half storeys and three unequal bays to the High Street, with a steeply pitched gabled roof, suggesting a former thatch covering. It is L-shaped on plan. Coursed iron stone banding is visible to the westernmost bay, with alternating ironstone and limestone quoins. The window in the second bay appears to have been altered from a door, and all ground floor windows are outward opening casements, the western window with a metal opening casement, possibly historic. The first floor openings are surrounded by richly moulded square stone architraves, suggesting a 17 th century date. The mullions have been removed and replaced by casements. The windows are 4 paned casements. On the ground floor, a leaded fire window is visible below the centrally placed ridge stack. A leaded casement is visible in the eastern gable. The roof has been replaced with plain tiles. The interior noted as having spine beams and open fireplace with cambered bressumer ⁸⁰ .	<p>Physical Surroundings</p> <p>Peverel Cottage is located on the north side of High Street, to the west of grade II Listed 40 and 42, High Street, dating to the 15th or 16th century with 17th century remodelling. To the west, 50, High Street which dates to the 8th century.</p> <p>Experience of the Asset</p> <p>The asset is experienced from High Street facing north towards the asset’s southern façade which is placed at the back of the pavement, forming part of an established building line with other buildings along High Street.</p> <p>Associative Attributes</p> <p>The building has no known associative attributes with the exception of forming part of the ‘<i>remarkable good number of stone and thatch cottages</i>’ found elsewhere within Blisworth village, which display the use of local sand and ironstone in bands⁸¹.</p>	Medium

⁷⁸ Historic England (1991) List Entry Description for No’s 40 and 42 High Street
⁷⁹ Pevsner, N, Bailey, B & Cherry B (2013) Pevsner Architectural Guides, The Buildings of England: Northamptonshire
⁸⁰ Historic England (1988) List Entry Description for Peverel Cottage
⁸¹ Pevsner, N, Bailey, B & Cherry B (2013) Pevsner Architectural Guides, The Buildings of England: Northamptonshire

Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
B19	No.50 High Street (grade II listed)		50 High Street is a two storey cottage with a three window range to High Street, and gabled dormer in the roof space. It dates to the 18 th century and was altered in the 20 th century. It is constructed of local limestone, with a plain tile roof. A ridge stack is prominent from High Street. The windows are timber casements, the easternmost window on the ground floor is in the place of the original door position. All window are under timber lintels. A 20 th century porch adjoins the cottage to the east, and has altered the small-scale footprint and character of the 18 th century cottage. The interior has stop-chamfered spine beams and an open fireplace with a chamfered bressumer ⁸² .	<p>Physical Surroundings</p> <p>50 High Street is located on the north side of High Street, to the immediate north of the grade II* Church of St John the Baptist, and to the east of grade II Peverel cottage, forming a pleasant group.</p> <p>Experience of the Asset</p> <p>The asset is experienced travelling north along Church Lane, where views towards the asset are prominent in conjunction with the grade II* Church of St John the Baptist and the churchyard, and grade II Church House, which together frame views towards the asset.</p> <p>Associative Attributes</p> <p>The building has no known associative attributes with the exception of forming part of the ‘<i>remarkable good number of stone and thatch cottages</i>’ found elsewhere within Blisworth village, which display the use of local sand and ironstone in bands⁸³.</p>	Medium
B20	The Sun, Moon and Stars Public House (grade II listed)		The former public house dates to 1797 and began as an inn, believed to have been built in conjunction with the Grand Union Canal to the west ⁸⁴ . It is two and three storeys with a hipped roof to the three storey element, and a simple gabled roof to the adjoining two storey element to the west. The roof is blue slate and the elevation facing on to High Street is painted render. The central six-panel door has a pilastered wood surround and straight hood on brackets, flanked by canted bay multipaned windows. The three storey range extends to the rear right and has an ironstone datestone of 1797 ⁸⁵ . The building is currently vacant and in a relatively poor state of repair.	<p>Physical Surroundings</p> <p>The public house is located to the north of High Street, beyond a grassed embankment, and to the east of the Canal, at the west of the village. The principal façade faces towards High Street. To the west, across the canal, is the grade II listed Blisworth Mill and Warehouse.</p> <p>Experience of the Asset</p> <p>The asset is experienced travelling east along High Street in conjunction with the canal and High Street, reflecting its strategic placement along two key transport routes. It is from High Street where its architectural detailing is best appreciated.</p> <p>Associative Attributes</p> <p>There are historical associations with the Grand Union Canal which it served, and it is believed to have been built in association with the development of the canal.</p>	Medium

⁸² Historic England (1988) List Entry Description for No 50 High Street
⁸³ Pevsner, N, Bailey, B & Cherry B (2013) Pevsner Architectural Guides, The Buildings of England: Northamptonshire
⁸⁴ Historic England (1988) List Entry Description for the Sun, Moon and Stars Public House
⁸⁵ Historic England (1988) List Entry Description for the Sun, Moon and Stars Public House

Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
B21	Stoneacre (grade II* listed)		<p>Stoneacre is an imposing two and a half storey house with cellar, with gable elevation fronting on to High Street. The principal elevation, in four bays, faces south. The house is constructed from limestone with iron stone banding laid regularly in courses, with iron stone quoins. The roof is thatched. Windows are stone in three lights divided by stone mullions. The attic window is in an eyebrow dormer and a leaded fire window is retained.</p> <p>Stoneacre dates to the 17th century and was extended in the 18th century, the eastern element is visible under a separate thatched roof. It is in a two unit plan with brick ridge and end stacks. Internally, there are ogee stop-chamfered spine beams and some original ogee stop-chamfered joists⁸⁶.</p>	<p>Physical Surroundings</p> <p>The site slopes to the east but the gable end fronts directly on to High Street, increasing the asset’s presence in the street scene.</p> <p>Experience of the Asset</p> <p>The asset is experienced from High Street travelling north and south, where it forms an attractive group with 9, High Street to the south and thatched Crieff House to the southwest. The architectural detailing and appreciating of the stone banding is gained from numerous points along High Street.</p> <p>Associative Attributes</p> <p>The building has no known associative attributes with the exception of forming part of the <i>‘remarkable good number of stone and thatch cottages’</i> found elsewhere within Blisworth village, which display the use of local sand and ironstone in bands⁸⁷.</p>	High
B22	Church of St John the Baptist (grade II* listed)		<p>The Church of St John the Baptist has origins in the 13th century, with 14th and 15th century additions. It was restored in 1856 by E.F. Law, and the south aisle was rebuilt 1926⁸⁸. It is constructed of coursed squared ironstone and limestone, with slate and lead roofs. The three bay chancel has five light east window with unusual Decorated tracery. The chancel has offset diagonal buttresses and offset buttresses between bays, and a plain stone-coped parapet. The nave has a three bay clerestory with two light Perpendicular windows and hollow-chamfered stone eaves. There is a datestone above the north door in the porch inscribed AD1607/WB CM. The west tower is banded with ironstone to the lowest stage and to the south is a clock face in a circular stone surround. To the north are two light bell-chamber openings with cusped heads to lights, quatrefoil to head and hood moulds; off-set angle buttresses and parapet.</p> <p>Internally, a tall 15th century rood screen survives with a 17th century communion rail. Some medieval stain-glass to heads of lights of the north chancel window, with other 14th and 15th century fragments to south chancel window survive⁸⁹. Old crown glass panes to other windows are evident, one is <i>inscribed God Save the King/for Ever 1798</i>. Monuments include those to Rebecca, wife of Reverend Jonathan Yates, whose inscription records she was the <i>‘wife of my right hand and/ioy fortie and foure yeares/ten monthes and one week’</i>⁹⁰.</p>	<p>Physical Surroundings</p> <p>The church is located to the west of the village of Blisworth, to the south of High Street, the arterial southwest to northeast route through the village. To the east is Church Lane, which curves to the southeast, and to the south along Church Lane is grade II listed Blisworth House to the immediate south of the extensive church yard. To the east on the east side of Church Lane is grade II listed Church House. Assets in the churchyard include the scheduled cross base, a good example of 16th century stepped cross, grade II Listed chest tombs and a grade II listed War Memorial. The grade II listed Old Rectory is to the west.</p> <p>Experience of the Asset</p> <p>The asset is experienced travelling north along Church Lane in conjunction with Church House: the stone boundary wall to the churchyard, gable of Church House facing on to Church Lane and the mature trees of the churchyard create an enclosed setting. It is also experienced facing north in conjunction with buildings along High Street, the gables and chimneys of buildings along High Street inviting exploitation. The asset is also experienced facing west and is viewed in conjunction with the churchyard enclosed behind a low stone boundary wall.</p> <p>Associative Attributes</p> <p>There are associations with the scheduled cross base, and listed chest tombs in the churchyard. There is also an historical association with the grade II Listed Old Rectory to the west.</p>	High

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Historic England (1951) List Entry Description for Stoneacre

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Pevsner, N, Bailey, B & Cherry B (2013) Pevsner Architectural Guides, The Buildings of England: Northamptonshire

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Historic England (1960) List Entry Description for Church of St John The Baptist

89

Historic England (1960) List Entry Description for Church of St John The Baptist

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Historic England (1960) List Entry Description for Church of St John The Baptist

Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
B23	The Old Rectory (grade II listed)		<p>The Old Rectory dates to 1841 and is located to the west of the Church of St John the Baptist. It is constructed in limestone ashlar with steeply pitched slate roofs. It is two storeys with attic, and double-depth on plan with gables breaking through the roof space. The central gabled porch has a double-chamfered stone doorway with 4-centred head and double-leaf doors, cut spandrels and a hood mould. Tall stone end and ridge stacks are regularly spaced and add a sense of verticality to the building. It is. The porch is flanked by narrow sash windows with double-chamfered stone surrounds. Bays either side break forward and have chamfered stone mullion and transom windows to ground floor, 2-light chamfered stone mullion windows to 1st floor, all with pairs of small sashes and hood moulds. It is set in verdant, raised grounds. The steeply pitched roof, gabled dormers and tall chimneys create a distinct Victorian Gothic appearance.</p>	<p>Physical Surroundings</p> <p>The Old Rectory is located to the immediate west of the churchyard in a generous plot. To the north is High Street and to the west the Grand Union Canal runs north to south.</p> <p>Experience of the Asset</p> <p>It is experienced in glimpsed views form High Street, the gables and dormers being visible above the landscaped gardens and limestone wall. Due to the size of the plot and its location, it is difficult to appreciate the asset from a wide number of locations.</p> <p>Associative Attributes</p> <p>The asset is historically associated with the grade II* Church of St John the Baptist to the east, but is now a private dwelling.</p>	Medium
B24	Barn at Cliff Hill Farmhouse (grade II listed)	 <p><i>Image Source: Google Maps⁹¹</i></p>	<p>The Barn to Cliff Hill Farmhouse dates to the early to mid 17th century (c.1633) and consists of a former agricultural barn⁹². The building is single storey and constructed from coursed squared limestone, banded with ironstone, under a slate roof. All the original openings include stone lintels to the front with timber lintels behind. The front gable (closest to the road) is decorated with stone coping with kneelers. The building has been considerably altered and extended to the north west during the 20th or early 21st century⁹³. It is no longer in agricultural use and has been converted into residential use⁹⁴.The interior of the building includes tie and collar beams to principal rafters⁹⁵.</p> <p>The building is of historic interest as a former agricultural barn dating from the 17th century. It is also of interest as forming part of the wider Cliff Hill farmstead.</p>	<p>Physical Surroundings</p> <p>The Barn to Cliff Hill Farmhouse is located and accessed off Northampton Road to its west and south west. To the immediate west is a linear arrangement of mature trees. To the south is the private driveway to the former barn with further tree planting. Further south is the grade II listed Cliff Hill Farmhouse. The building is bounded by open agricultural fields to the north and east.</p> <p>Experience of the Asset</p> <p>The building is wholly experienced from within its private gardens to the north and south. Due to the extent of mature planting and gradual rise in the topography of the land, the building is not experienced from Northampton Road. There are limited other areas in which to experience the listed building.</p> <p>Associative Attributes</p> <p>The building holds a strong association with the grade II listed Cliff Hill Farmhouse through its historic and functional relationship consisting of the former agricultural buildings which supported the farmhouse.</p>	Medium

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Google (2016) Google Maps: Aerial Image of the Barn at Cliff Hill Farmhouse

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Historic England (1988) List Entry Description for the Barn at Cliff Hill Farmhouse

93



South Northamptonshire Council (1990) Planning Application Reference: S/1989/0602/P

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South Northamptonshire Council (1990) Planning Application Reference: S/1989/0602/P

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Historic England (1988) List Entry Description for the Barn at Cliff Hill Farmhouse

Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
B25	Cliff Hill Farmhouse (grade II listed)		<p>Cliff Hill Farmhouse dates to the early to mid 17th century with later alterations from the 19th century. The building is two storeys and L-shaped on plan, and the entrance is contained in the rear elevation. It is constructed from coursed squared limestone and ironstone, and limestone banded with ironstone⁹⁶. The roof pitch is relatively steep and covered with modern 20th century concrete tiles. Whilst not inspected during listing, the list entry description notes that the interior is <i>'likely to be of interest'</i>⁹⁷. Its former use as a farmhouse has been altered by the subdivision of nearby land and conversion of its former agricultural outbuildings into residential dwellings.</p> <p>The building is of historic interest as a farmhouse dating from the 17th century. It is also of interest as forming part of the wider Cliff Hill farmstead.</p>	<p>Physical Surroundings</p> <p>Cliff Hill Farmhouse is located on the east side of Northampton Road to the south of grade II listed Barn to Cliff Hill Farmhouse. It is contained within a large elongated plot but fronts directly on to Northampton Road.</p> <p>Experience of the Asset</p> <p>The asset is experienced primarily from Northampton Road in views facing north out of the village, and in conjunction with grade II 1 and 3, Courteenhall Road at the junction of Courteenhall Road, Northampton Road and High Street, facing north.</p> <p>Associative Attributes</p> <p>There are historical and functional associations with the grade II listed Barn at Cliff Hill Farmhouse which supported the farmhouse.</p>	Medium
B26	Crieff House, Stoke Road (grade II listed)		<p>Crieff House dates to the 17th century with later alterations in the early 19th and 20th century. The building is two storeys and constructed from coursed limestone rubble, partly banded with ironstone under a 20th century plain tile roof with brick end stacks. It has a three bay window range to the principal elevation with a central door with overlight, panelled reveals, moulded timber surround and straight hood on brackets. To the left is a canted bay window and a tripartite window to the right. All the windows retain their timber lintels but the glazing has been replaced with modern UPVC. The west gable has a pair of blocked cellar windows, chamfered plinth and an attic window with stone surround of former stone mullion. The rear has been altered with pebble-dash. It is noted within the list entry description that the building was included for group value⁹⁸.</p> <p>The building is of historic interest as a house dating from the 17th century.</p>	<p>Physical Surroundings</p> <p>Crieff House is located on the junction of Stoke Road and High Street to its immediate west and north respectively. To The south is a large area of hardstanding forming part of the drive to the house. To the east is the private garden associated with the house.</p> <p>Experience of the Asset</p> <p>The building is primarily experienced from Stoke Road to the south due to its orientation of view. The western gable is experienced in immediate and distant views along High Street to the west. It is from these two points that the architectural detailing of the building can be best appreciated. The rear elevation is experienced in views from the north along Chapel Lane.</p> <p>Associative Attributes</p> <p>The building has no known associative attributes with the exception of forming part of the <i>'remarkable good number of stone and thatch cottages'</i> found elsewhere within Blisworth village, which display the use of local sand and ironstone in bands⁹⁹.</p>	Medium

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Historic England (1988) List Entry Description for Cliff Hill Farmhouse

⁹⁷



Historic England (1988) List Entry Description for Cliff Hill Farmhouse

⁹⁸

Historic England (1988) List Entry Description for Crieff House

⁹⁹

Pevsner, N, Bailey, B & Cherry B (2013) Pevsner Architectural Guides, The Buildings of England: Northamptonshire

Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
B27	No.21 Thackstone Cottage (grade II listed)		<p>Thackstone Cottage dates to the mid to late 17th century and is believed to have been partially rebuilt in the late 18th century following fire damage¹⁰⁰. The building is two storeys (and attic) and constructed from coursed squared limestone banded with ironstone under a thatch roof with brick end and ridge stacks. The western elevation includes a series of surviving chamfered stone mullioned windows from the original phase of the building¹⁰¹. The south elevation includes a 20th century door with 2-light casement windows, all with timber lintels. It is decorated with quoins and stone coped gable with kneelers. The interior includes stop-chamfered spine beams and open fireplace with chamfered bressumer¹⁰².</p> <p>The building is of historic interest as a cottage dating from the mid to late 17th century with subsequent alterations in the 18th century following fire damage.</p>	<p>Physical Surroundings</p> <p>Thackstone Cottage immediately fronts Stoke Road to the east, forming part of a wider streetscape of 17th, 18th and 19th century buildings. To the north and south the building is bound by built development. To the east is the private garden beyond which is an open grassed area to Eastfield.</p> <p>Experience of the Asset</p> <p>The building is principally experienced from Stoke Road where its projecting western gable is clearly appreciated. The original phase of the building and its chamfered stone mullioned windows are also best appreciated from this point. As the building fronts the street, the western end is experienced in longer-range views from the north and south along Stoke Road.</p> <p>Associative Attributes</p> <p>The building has no known associative attributes with the exception of forming part of the ‘<i>remarkable good number of stone and thatch cottages</i>’ found elsewhere within Blisworth village, which display the use of local sand and ironstone in bands¹⁰³.</p>	Medium
B28	No.31 Stoke Road (grade II listed)		<p>No.31 Stoke Road consists of a small cottage dating from the mid to late 17th century, with 20th century alterations. The building is two storey and constructed from coursed ironstone rubble under a thatch roof with brick end stacks. The windows on the elevation facing Stoke Road include one stone mullioned window with ovolo moulding divided into three lights; a small leaded fire window and timber leaded casements at ground floor with timber casements above in eyebrow dormers. The cottage is in three bays to the western elevation, the southernmost bay appears to contain a blocked doorway, and a construction line is visible between the northernmost and central bays. The stone mullioned window is said to have been reused from a demolished late 19th century wing of Stoke Park¹⁰⁴. The interior includes stop chamfered beams with ogee stops and an open fireplace with a chamfered bressumer¹⁰⁵.</p>	<p>Physical Surroundings</p> <p>The asset is located to the east of Stoke Road and fronts directly on to the pavement. To the south are limestone and iron stone cottages and it forms part of an almost continuous building line with buildings along this part of Stoke Road, creating an enclosed character.</p> <p>Experience of the Asset</p> <p>The asset is experienced primarily from Stoke Road travelling south where it is viewed in conjunction with other nearby stone cottages.</p> <p>Associative Attributes</p> <p>The building has no known associative attributes with the exception of forming part of the ‘<i>remarkable good number of stone and thatch cottages</i>’ found elsewhere within Blisworth village, which display the use of local sand and ironstone in bands¹⁰⁶.</p>	Medium

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Historic England (1988) List Entry Description for Thackstone Cottage

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102

Historic England (1988) List Entry Description for Thackstone Cottage

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Pevsner, N, Bailey, B & Cherry B (2013) Pevsner Architectural Guides, The Buildings of England: Northamptonshire

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Historic England (1988) List Entry Description for 31 Stoke Road

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Historic England (1988) List Entry Description for 31 Stoke Road

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Pevsner, N, Bailey, B & Cherry B (2013) Pevsner Architectural Guides, The Buildings of England: Northamptonshire

Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
B29	No.83 Laburnum Cottage and No.85 Clematis Cottage (grade II listed)		Laburnum and Clematis Cottages are a pair of cottages dating to the 18 th century with 19 th and 20 th century alterations. They retain heavy thatched roofs and brick ridge stacks, and are two storeys with eyebrow dormers. No. 83 has one-unit plan with one-unit addition. No. 85 has a 2-unit plan. Windows are 20 th century timber leaded casements at ground and first floor, at first floor windows are within eyebrow dormers. The doors are simple timber boarded doors with thatched porches. Internally, both cottages are believed to have open fireplaces with stop-chamfered bressumers ¹⁰⁷ .	<p>Physical Surroundings</p> <p>The cottages are located to the southeast of the village of Blisworth on the east side of Stoke Road, in a linear plot with front gardens surrounded by a low stone wall. Allotments take up the field that surrounds the asset and to the south a small woodland forms a buffer to the canal.</p> <p>Experience of the Asset</p> <p>The assets are primarily experienced travelling north towards Blisworth and south along Stoke Road.</p> <p>Associative Attributes</p> <p>The building has no known associative attributes with the exception of forming part of the ‘<i>remarkable good number of stone and thatch cottages</i>’ found elsewhere within Blisworth village¹⁰⁸.</p>	Medium
B30	No’s 16-20 Stoke Road (grade II listed)		16-20 Stoke Road were originally three cottages and are now two. They date to the early to mid 18 th century with later alterations and are constructed of coursed limestone rubble and number 20 is rendered and painted. Number 16 has bands of coursed iron stone. It is two storeys and in three bays, with a thatched roof in a three cell plan. Windows are modern timber casements at ground and first floor, at first floor the windows are contained in eyebrow dormers. Ridge and end chimney stacks remain.	<p>Physical Surroundings</p> <p>16-20 Stoke Road are situated on the east side of Stoke Road, to the south of the village of Blisworth.</p> <p>Experience of the Asset</p> <p>The cottages are experienced primarily travelling along Stoke Road towards Blisworth and travelling south, where the thatched north gable end is prominent in views.</p> <p>Associative Attributes</p> <p>The building has no known associative attributes with the exception of forming part of the ‘<i>remarkable good number of stone and thatch cottages</i>’ found elsewhere within Blisworth village¹⁰⁹.</p>	Medium
B31	No.22 Stoke Road (grade II listed)		<p>No.22 Stoke Road consists of a small cottage dating from the 18th century, with 20th century alterations. The building is single storey with an attic level. It is constructed from course limestone rubble with a thatch roof. To each side elevation is a red brick chimneystack. The ground floor windows date to the 20th century¹¹⁰ and consist of 8 over 8 timber sliding sash with timber lintels. The dormer window consists of a timber casement. The main entrance is located on the rear elevation of the building, away from the street.</p> <p>The building is of historic interest as a residential dwelling dating from the 18th century, designed in a vernacular architectural style.</p>	<p>The Asset’s Physical Surroundings</p> <p>The listed building fronts the principal road of Stoke Road to the east. To the immediate north is the access way to the rear elevation of the building beyond which is the grade II listed No’s16-20 Stoke Road. To the west is the private garden associated with the house. To the south and south west is the grade II listed No’s 26 and 28 Stoke Road together with its garage building.</p> <p>Appreciation of the Asset</p> <p>No.22 Stoke Road is primarily experienced from the east along Stoke Road where the principal elevation is best appreciated. Its group value with the other 18th century properties along the street is also experienced from this point.</p> <p>The Asset’s Associative Attributes</p> <p>The building has no known associative attributes with the exception of</p>	Medium

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Historic England (1988) List Entry Description for Laburnum Cottage

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Historic England (1988) List Entry Description for No.22 Stoke Road


Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
				forming part of the <i>‘remarkable good number of stone and thatch cottages’</i> found elsewhere within Blisworth village, which display the use of local sand and ironstone in bands ¹¹¹ .	
B32	No.26 and 28 Stoke Road (grade II listed)		26 and 28 Stoke Road date to the mid to late 18 th century, and are two storeys with a four bay elevation at right angles to Stoke Road. They are constructed of coursed squared limestone, with some iron stone. The roof is thatched with eyebrow dormers at first floor. Both cottages are two units and two bays each. Brick ridge and end chimney stacks remain. Glazing is mainly timber casements, except for a canted bay window at ground floor. The regularly spaced dormers add interest in the street scene and encourage views towards the asset from Stoke Road.	<p>Physical Surroundings</p> <p>The cottages are located on the west side of Stoke Road, the southern route into the village of Blisworth. They are sited at right angles with Stoke Road, behind a hedge, giving an enclosed, intimate feel to the cottages. To the north is grade II listed 22, Stoke Road and 16, 18 and 20 Stoke Road. To the west are agricultural fields and the Grand Union Canal.</p> <p>Experience of the Asset</p> <p>The cottages are experienced from Stoke Road travelling north towards the village of Blisworth, viewed in conjunction with other thatched stone cottages, and where views towards the cottage are enhanced by the narrow track to the south, trees to the west and the tall boundary hedge, creating an enclosed, village setting.</p> <p>Associative Attributes</p> <p>The building has no known associative attributes with the exception of forming part of the <i>‘remarkable good number of stone and thatch cottages’</i> found elsewhere within Blisworth village, which display the use of local sand and ironstone in bands¹¹².</p>	Medium
B33	No.1 and No.3 Courteenhall Road (grade II listed)		1 and 3 Courteenhall Road are a pair of cottages with a thatched roof and ridge and gable brick chimneys. They are two storeys in five bays, and rectilinear on plan. Eyebrow dormers frame timber casements. They are faced with limestone and iron stone which is preserved in regular courses, accentuating its rectilinear plan form. The cottages date to the 17 th century and were altered in the 19 th and 20 th century. A fire window is visible between the 3 rd and 4 th bays. Internally, they are two unit plans, and Number 1 has chamfered spine beams and two open fireplaces with chamfered bressumers ¹¹³ .	<p>Physical Surroundings</p> <p>1 and 3 Courteenhall Road are aligned parallel to the road and set back behind front gardens at the junction of Northampton Road, Courteenhall Road and High Street. To the north is grade II listed Cliff Hill Farmhouse, to the south is grade II listed Elmtree House.</p> <p>Experience of the Asset</p> <p>The building is experienced from the junction of Northampton Road, Courteenhall Road and High Street, in conjunction with grade II listed Elmtree House and facing south, Cliff Hill Farmhouse to the north and 2 High Street to the southwest. Views towards all of these assets create a cohesive and pleasant village setting.</p> <p>Associative Attributes</p> <p>The building has no known associative attributes with the exception of forming part of the <i>‘remarkable good number of stone and thatch cottages’</i> found elsewhere within Blisworth village, which display the use of local sand and ironstone in bands¹¹⁴.</p>	Medium

111
Pevsner, N, Bailey, B & Cherry B (2013) Pevsner Architectural Guides, The Buildings of England: Northamptonshire

112
Pevsner, N, Bailey, B & Cherry B (2013) Pevsner Architectural Guides, The Buildings of England: Northamptonshire

113
Historic England (1988) List Entry Description for No 1 and 3 Courteenhall Road

114
Pevsner, N, Bailey, B & Cherry B (2013) Pevsner Architectural Guides, The Buildings of England: Northamptonshire

Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
B34	Blisworth War Memorial (grade II listed)		<p>Blisworth War Memorial dates to the early 20th century (c.1919) with later additions for the Second World War and consists of a simple 3m high cross with HIS carved within the cross head, constructed from Portland stone¹¹⁵. The cross sits on a three-stage plinth which is inscribed on east faces stating <i>“TO THE GLORY OF GOD/ AND IN MEMORY OF THOSE/ WHO FELL IN THE GREAT WAR 1914-18/ GREATER LOVE HATH NO MAN THAN THIS (23 NAMES)”</i>¹¹⁶. The north face of the middle stage is inscribed <i>“1939 – 1945/ (2 NAMES)”</i>¹¹⁷. It holds group value with the grade II* listed Church of St John the Baptist and the other grade II headstones and tombstones.</p> <p>The structure is of historic interest as an eloquent witness to the tragic impact of world events on the local community within Blisworth and the sacrifice it made in the conflicts of the 20th century¹¹⁸. The memorial was paid for by John Griffith in gratitude for the safe return of his two sons. It was unveiled by the Rector, Reverend W W Colley, on Easter Sunday, 20 April 1919, at the evening service when two marble tablets inside the church were also dedicated¹¹⁹.</p>	<p>Physical Surroundings</p> <p>The Blisworth War Memorial is located within the churchyard of the Church of St John the Baptist. It is located to the north east of the church beyond which is the one of the approaches to the main entrance. It is surrounded by a mix of listed and unlisted headstones and tombstones.</p> <p>Experience of the Asset</p> <p>The structure is primarily experienced from within the churchyard of the Church of St John the Baptist. It is here that the simple detailing of the war memorial can be best appreciated, together with an understanding of its historic interest. The structure is appreciated from the east where it is read within the backdrop of agricultural fields to the west of Blisworth, allowing for an appreciation of the semi-rural character of the village.</p> <p>Associative Attributes</p> <p>The structure holds an association with the grade II* listed Church of St John the Baptist and the other grade II headstones and tombstones in terms of its proximity. There are no other known associative attributes.</p>	Medium

115

Historic England (2016) List Entry Description for Blisworth War Memorial

116

Historic England (2016) List Entry Description for Blisworth War Memorial

117



Historic England (2016) List Entry Description for Blisworth War Memorial

118




Historic England (2016) List Entry Description for Blisworth War Memorial

119

Historic England (2016) List Entry Description for Blisworth War Memorial

Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
B35	Railway Bridge over Northampton Road (grade II listed)		<p>The railway over Northampton Road dates to c.1837 and forms part of a wider series of works for the Grafton Estate. It is constructed of red brick and faced with grey Lias stone, quarried in Blisworth at Stone Works Farmhouse¹²⁰.</p> <p>The structure has a single round-headed arch with rusticated key stones and two substantial buttresses rising to a coping and plain parapet. It's massing and design is striking travelling along Northampton Road.</p> <p>The list entry description notes it is an important bridge on Robert Stephenson's pioneering London-Birmingham railway line, figuring in several contemporary illustrations¹²¹.</p>	<p>Physical Surroundings</p> <p>The railway bridge is located to the north of the village of Blisworth, spanning Northampton Road, the arterial route to the north. To the south are the grade II listed 25 and 27 Grafton Villas. To the northwest, a large area of former agricultural land is taken up by modern industrial and commercial units, which are visible in views travelling north.</p> <p>Experience of the Asset</p> <p>The asset is experienced primarily from Northampton Road travelling away (north) and towards (south) the village of Blisworth. It is prominent in views in both directions, allowing its fine architectural qualities to be appreciated. Due to the topography of the land to the north and south of the bridge, together with the extent of mature trees, the structure is not readily experienced from elsewhere within the surrounding area.</p> <p>Associative Attributes</p> <p>There are historical associations between the railway bridge and 25 and 27 Grafton Villas. Dating to 1838, the houses are part of an extensive building programme undertaken by the Grafton Estate under the direction of the agent John Gardner and referred to in his letter of 19th October 1838: "<i>I have chosen the site for and set out the double cottage this morning, it will have a Lodge-like effect, and be an ornamental adjunct to the Archway [the railway bridge] as well as shew off our stone to the best advantage</i>".</p>	Medium
B36	Group of 3 Chest Tombs approximately 4m east of chancel of Church of St John the Baptist (grade II listed)		<p>The Group of 3 Chest Tombs 4m east of the Church of St John the Baptist date to the late 17th century and early 18th century and consist of large rectangular tombstones constructed from limestone and ledger stone¹²². Two of the tombs are decorated with chamfering to the plinth with the other decorated with fluted pilasters to the corners and circular inscription panels. The structures are largely covered by vegetation.</p> <p>The structures are of historic interest as a chest tomb dating from the 17th century, forming part of the wider churchyard to the Church of St John the Baptist. One of the tombs commemorates John Brafield (d.1677) and his wife Alice (d.1688).</p>	<p>The Asset's Physical Surroundings</p> <p>The Chest Tombs are located within the churchyard of the Church of St John the Baptist. They are located to the east of the church, to the east of its chancel. To the north and south is an open grassed area with the boundary all to the church located to the east.</p> <p>Appreciation of the Asset</p> <p>The Chest Tombs are primarily experienced from the east of the Church of St John the Baptist. It is from this point that their function and position next to the church is best appreciated. Due to the lack of other tombs or headstones in this part of the churchyard, the Chest Tombs have increased prominence from the east and north east of the church.</p> <p>The Asset's Associative Attributes</p> <p>There are no known associative attributes with the exception of their group value with the other chest tombs and headstones within the churchyard.</p>	Medium

¹²⁰ Historic England (1988) List Entry Description for Railway Bridge over Northampton Road
¹²¹ Historic England (1988) List Entry Description for Railway Bridge over Northampton Road
¹²² Historic England (1988) List Entry Description for the Group of 3 Chest Tombs approximately 4m east of chancel of Church of St John the Baptist

Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
B37	Chest Tomb approximately 9m north of north porch of Church of St John the Baptist (grade II listed)		<p>The Chest Tomb 9m north of the Church of St John the Baptist dates to the late 17th/early 18th century and consists of a large rectangular tombstone constructed from ironstone and ledger stone to the underside¹²³. It is decorated through chamfering to the plinth and pilaster detailing to the corners and centre. The structure is in a poor state of repair and has lost elements of stonework.</p> <p>The structure is of historic interest as a chest tomb dating from the late 17th or early 18th century, forming part of the wider churchyard to the Church of St John the Baptist.</p>	<p>The Asset's Physical Surroundings</p> <p>The Chest Tomb is located within the churchyard of the Church of St John the Baptist. It is located to the north of the church, to the east of the principal access. It is surrounded to all sides by various headstones and chest tombs.</p> <p>Experience of the Asset</p> <p>The Chest Tomb is primarily experienced from the north of the Church of St John the Baptist. It is from this point that the function of the structure, within the churchyard, is best appreciated.</p> <p>The Asset's Associative Attributes</p> <p>There are no known associative attributes with the exception of its group value with the chest tombs and headstones within the churchyard.</p>	Medium
B38	Chest Tomb approximately 14m north of north porch of Church of St John the Baptist (grade II listed)		<p>The Chest Tomb 14m north of the Church of St John the Baptist dates to the late 17th/early 18th century and consists of a large rectangular tombstone constructed from ironstone and ledger stone to the underside¹²⁴. It is decorated through chamfering to the plinth. The structure is in a poor state of repair and is heavily overgrown with vegetation which now largely covers the tomb.</p> <p>The structure is of historic interest as a chest tomb dating from the late 17th or early 18th century, forming part of the wider churchyard to the Church of St John the Baptist.</p>	<p>The Asset's Physical Surroundings</p> <p>The Chest Tomb is located within the churchyard of the Church of St John the Baptist. It is located to the north of the church, to the west of the principal access. It is surrounded to all sides by various headstones and chest tombs.</p> <p>Experience of the Asset</p> <p>The Chest Tomb is primarily experienced from the north of the Church of St John the Baptist. It is from this point that the function of the structure, within the churchyard, is best appreciated. This experience is however diminished by the extent of vegetation which limits an appreciation of its architectural detailing.</p> <p>The Asset's Associative Attributes</p> <p>There are no known associative attributes with the exception of its group value with the chest tombs and headstones within the churchyard.</p>	Medium
B39	Chest Tomb approximately 22m north of North Porch of Church of St John the Baptist (grade II listed)		<p>The Chest Tomb 22m north of the Church of St John the Baptist dates to the mid to late 18th century and consists of a large rectangular tombstone constructed from ironstone and ledger stone to the underside¹²⁵. It is decorated through chamfering to the plinth. The tomb is in a poor state of repair, with several large cracks across the stonework.</p> <p>The structure is of historic interest as a chest tomb dating from the mid to late 18th century, forming part of the wider churchyard to the Church of St John the Baptist.</p>	<p>The Asset's Physical Surroundings</p> <p>The Chest Tomb is located within the churchyard of the Church of St John the Baptist. It is located to the north of the church, to the immediate west of its principal access. It is surrounded to all sides by headstones and chest tombs.</p> <p>Experience of the Asset</p> <p>The Chest Tomb is primarily experienced from the north of the Church of St John the Baptist. It is from this point that the function of the structure, within the churchyard, is best appreciated.</p> <p>The Asset's Associative Attributes</p> <p>There are no known associative attributes with the exception of its group</p>	Medium



¹²³ Historic England (1988) List Entry Description for the Chest Tomb approximately 9m north of north porch of Church of St John the Baptist

¹²⁴ Historic England (1988) List Entry Description for the Chest Tomb approximately 14m north of north porch of Church of St John the Baptist




¹²⁵ Historic England (1988) List Entry Description for the Chest Tomb approximately 22m north of north porch of Church of St John the Baptist




Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
				value with the chest tombs and headstones within the churchyard.	
B40	Churchyard cross base in the Church of St John the Baptist's Churchyard (Scheduled Monument)		The Churchyard cross base in the Church of St John the Baptist is believed to date to the late 16 th century ¹²⁶ . It consists of a cross base of three steps and a socket stone. It is constructed of squared blocks of sandstone around a rubble base and the blocks appear to have been built without mortar but has been bonded possibly at a later date with iron cramps. The cross base now stands to a height of approximately 1.73 metres and is considered to be a good example of a 16 th century stepped cross in or near to its original position. It holds historic interest as a 16 th century free standing cross. It may have functioned as part of outdoor processions, particularly in the observance of Palm Sunday.	<p>Physical Surroundings</p> <p>The Churchyard cross base is located within the churchyard of the Church of St John the Baptist. It is located to the north of the church, to the west of the principal access. It is surrounded to all sides by various headstones and chest tombs.</p> <p>Experience of the Asset</p> <p>The Churchyard cross base is primarily experienced from the north of the Church of St John the Baptist. It is from this point that the function of the structure, within the churchyard, is best appreciated. This experience is however diminished by the extent of vegetation which limits an appreciation of its architectural detailing.</p> <p>Associative Attributes</p> <p>There are no known associative attributes with the exception of the grade II* listed Church of St John the Baptist and the group value with the chest tombs and headstones within the churchyard.</p>	High
B41	Blisworth Conservation Area		The village of Blisworth is a small village considered to have been settled in the Roman era, and it is referenced in the Domesday Book of 1086. The Blisworth Conservation Area is focussed around the arterial routes of Courteenhall Road, High Street, Northampton Road, Church Lane and Stoke Road in the centre of the village which developed historically as a linear settlement. The Church of St John the Baptist, located to the southwest of the village, dates to the 13 th century and is constructed of coursed limestone and ironstone, with a prominent tower on raised ground. Historic buildings tend to be constructed of limestone and ironstone in coursed bands which gives a distinctive appearance to the building stock and unities their appearance. Earlier historic buildings tend to be gabled and two storeys, and many retain their thatch covering.. Later examples include farmhouses which are large scale (three storeys) and appear to follow a formal established style of architecture. From the 17th-20th centuries large tracts of land and property were owned by the Dukes of Grafton who were influential in the village's development and evolution. Initially employment would have been associated with agriculture and farming, which is still evident in the built form today ¹²⁷ . However, this changed dramatically during the Industrial Revolution with the improved transport	<p>The Blisworth Conservation Area Appraisal notes that views within the village tend to be limited by the tight grain of the built form and the curvature of the road, creating an intimate feel and a sense of enclosure. The appraisal notes that the built form restricts views, particularly to the southwest of High Street where buildings are situated on higher ground. The appraisal notes that the ground rises along High Street and Courteenhall Road providing glimpsed views of the landscape which provides a rural setting to the village¹²⁹. The Blisworth Conservation area Appraisal notes that the Parliamentary field pattern dominates across the area, with a rectangular and rectilinear grid of field boundaries, with hedgerow boundaries forming strong patterns when viewed from lower elevations. It notes that the pattern has become somewhat fragmentary following late 20th century hedgerow removal. The surrounding agriculture uses are a mix of arable and pasture.</p> <p>To the north of the conservation area, late 20th century housing is arranged in dense and narrow rectilinear plots which contrasts to the larger and more irregular plots of the historic building stock along High Street. The use of modern white brick and concrete roofing tiles also provides a visual contrast to the conservation area, and provides a more urbanised setting to the north. This development limits views out towards surrounding countryside. The setting of the conservation area to the south is well preserved with open fields enclosed by mature field hedgerows. Housing development to the west is arranged in regular, spacious plots which allows</p>	Medium

¹²⁶ Historic England (1998) Schedule Entry for Churchyard Cross Base
¹²⁷ South Northamptonshire Council (2015) Blisworth Conservation Area Appraisal

Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
			infrastructure of the Grand Union Canal and railway offering greater opportunities in primary and trade industries ¹²⁸ . This led to the more the industrial side of Blisworth to the south, set around the canal.	for views out to surrounding countryside. To the east significant housing development arranged in modern cul de sac layouts creates a modern suburbanised setting to the east.	
B42	Grand Union Canal Conservation Area		<p>The Grand Union Canal was established in 1793 to provide a transport route from London to the Midlands. It is 26 miles in length and passes through Blisworth, Stoke Bruerne and Cosgrove. For a short time the ports of Blisworth and Stoke Bruerne became the busiest inland ports in the country¹³⁰; their success supported by the industries which developed along the route of the Canal.</p> <p>The character of the conservation area is generally defined by the towpath and surviving historic bridges which add interest to the vast stretches of the canal, and by the historic buildings with a historical association with the canal, reflecting past building uses and the functional relationship between the canal and these buildings.</p>	<p>The conservation area traverses vast swathes of the countryside in a north to south direction to London. The setting surrounding the conservation area within the study area is generally of large agricultural field character enclosed at the boundary edges by established hedgerows. Views out of the conservation area are sometimes restricted by the presence of established trees and hedgerows at field boundaries, particularly through the settlement of Blisworth.</p> <p>The conservation area appraisal and management plan¹³¹ notes that the canal passes through or next to the valleys of the Rivers Nene, Tove and Great Ouse. It also notes that various deciduous trees make a major contribution to the character of the Canal and in places completely contain the views along it¹³². In other locations, a lack of trees allows long views out over the adjoining fields towards distant villages and the occasional church spire, together with modern built development along the route.</p>	Medium

¹²⁹ South Northamptonshire Council (2015) Blisworth Conservation Area Appraisal
¹²⁸ South Northamptonshire Council (2015) Blisworth Conservation Area Appraisal
¹³⁰ South Northamptonshire Council (2015) Grand Union Canal Conservation Area Appraisal and Management Plan
¹³¹ South Northamptonshire Council (2015) Grand Union Canal Conservation Area Appraisal and Management Plan
¹³² South Northamptonshire Council (2015) Grand Union Canal Conservation Area Appraisal and Management Plan

Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
B43	Blisworth Lodge Farm (Building on the HER)		Blisworth Lodge Farmhouse is a two storey building constructed of limestone with a hipped slate roof and deep eaves. The architectural style of the building complex suggests a mid-19 th century date. The barns that form part of the farmstead complex are gabled barns constructed of coursed limestone with slate gabled roofs. They form a rectilinear group fronting on to Courteenhall Road and they are L-shaped on plan and form a courtyard with the farmhouse. This allows for striking views of the farmstead from Courteenhall Road. The group hold interest as a mid-19 th century farm complex.	<p>Physical Surroundings</p> <p>The farmstead is located on the northern side of Courteenhall Road in the eastern outskirts of the village of Blisworth. To the north are large arable fields bounded by mature hawthorn hedges. To the west is the village of Blisworth where development is arranged in a linear layout. To the immediate west of the asset is a car park and to the north modern industrial units of late 20th century date.</p> <p>Experience of the Asset</p> <p>The building is primarily experienced along Courteenhall Road where the farmhouse and outbuildings can be appreciated together. Its former use as a farmhouse remains legible from this point.</p> <p>Associative Attributes</p> <p>There are no known associative attributes.</p>	Low
B44	30 Stoke Road (Building on the HER)		30 Stoke Road is a two storey dwelling constructed in limestone with a plain clay tile gabled roof. It is gabled with a ridge chimney and two adjoining rectilinear buildings to the east with slate roofs. There is a hipped adjoining building to the southwest.	<p>Physical Surroundings</p> <p>30 Stoke Road is located to the west of Stoke Road in a generous plot surrounded by tall hedges and mature trees, accessed from a lane to the west of Stoke Road. To the immediate north, west and south fields are bounded by mature hedgerows and trees, giving an enclosed feel. To the east is the village of Blisworth.</p> <p>Experience of the Asset</p> <p>The asset is experienced in limited glimpsed views from Stoke Road facing west. Its location to the west of stokes Road along a narrow lane gives a pleasant enclosed feel.</p> <p>Associative Attributes</p> <p>There are no known associative attributes.</p>	Low
B45	38 Stoke Road (Building on the HER)		38 Stoke Road is a two storey 19 th century dwelling constructed of red brick, with stone lintels with raised keystones. The roof has deep eaves and is hipped, covered in slate with substantial end stacks. The fenestration is retained as two timber 8 over 8 vertical sashes at ground floor either side of a central door, but fenestration at first floor is plastic replacements.	<p>Physical Surroundings</p> <p>38 Stoke Road is located on the west side of Stoke Road to the south of the village of Blisworth, Development is arranged in a linear layout. To the south are arable fields enclosed by mature hedgerows.</p> <p>Experience of the Asset</p> <p>The asset is experienced travelling north along Stoke Road in conjunction with tall hedgerows. Travelling south it is experienced in conjunction with views towards fields and tall hedgerows which creates a rural setting.</p> <p>Associative Attributes</p> <p>There are no known associative attributes.</p>	Low

Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
B46	Blisworth Baptist Chapel (Building on the HER)		Blisworth Chapel is a two storey chapel constructed of brick with stone dressings, and a gabled slate roof. The principal eastern elevation is symmetrical in three bays. The two centrally placed doorways a timber panelled with clear fanlights above, and framed by stone pilasters and semi-circular richly moulded hood moulds with raised keystones. At first floor the cornice is dentilated below an open parapet with substantial turned balusters. The extension to the chapel is constructed in brick with brick and stone detailing above the semi-circular headed fenestration. The chapel was constructed in 1885 and designed by TH Vernon ¹³³ .	<p>Physical Surroundings</p> <p>Blisworth Chapel is located on the south side of Chapel Lane, an arterial route from the north into the village of Blisworth. The road slopes down to the north away from the village.</p> <p>Experience of the Asset</p> <p>The building is experienced travelling north along Chapel Lane from the centre of the village. The principal façade of the chapel is prominent in views along with the principal elevation of 11 Chapel Lane.</p> <p>Associative Attributes</p> <p>There are no known associations.</p>	Low
B47	11 Chapel Lane (Building on the HER)		The farmhouse to the north is a two storey dwelling with a gabled roof, in two bays with a later extension to the east. Two stacks are retained at the gable ends and the roof is slate. The balanced symmetrical proportions suggest an early 19 th century date.	<p>Physical Surroundings</p> <p>11 Chapel Lane is located on the south side of Chapel Lane, an arterial route from the north into the village of Blisworth. The road slopes down to the north away from the village.</p> <p>Experience of the Asset</p> <p>The building is experienced travelling north along Chapel Lane from the centre of the village. The building is appreciated alongside the neighbouring Blisworth Chapel.</p> <p>Associative Attributes</p> <p>There are no known associations.</p>	Low
B48	Railway Bridge Over Canal (Structure on the HER)	 <i>Image Source: Google Maps¹³⁴</i>	The bridge over the canal is a wrought iron bridge dating to the construction of the railway in the 1830s. The bridge was built by the London and Birmingham Railway in the 1830s but is now encased in 20 th century concrete. It possesses interest as an early 19 th century bridge built as part of the construction of the London and Birmingham Railway in the 1830s.	<p>Physical Surroundings</p> <p>The asset is located on the railway bridge that carries the former London and Birmingham railway line over the grand Union Canal. To the west is the village of Blisworth.</p> <p>Experience of the Asset</p> <p>The original structure is encased in concrete and is no longer appreciable from the surrounding area. The wider bridge is principally appreciated from Station Road to its south.</p> <p>Associative Attributes</p> <p>There are no known associations with the exception of other designated and non-designated structures located along the London and Birmingham Railway Line. .</p>	Low

¹³³ Pevsner, N, Bailey, B & Cherry B (2013) Pevsner Architectural Guides, The Buildings of England: Northamptonshire

¹³⁴ Google (2016) Google Maps: Aerial Image of the Railway Bridge Over Canal




Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
B49	The Bays (Building on the HER)		<p>The dwelling has the appearance of an early 19th century farmhouse, with a three bay elevation fronting Gayton Road, gabled roof with brick end stacks and low set first floor windows. Two windows are visible in the eastern gable. There is a canted bay window at ground floor of uncertain date, and to the west a 20th century conservatory, which has obscured views of the southern façade. The windows are plastic casement replacements and the roof is covered with modern concrete pan tiles. The single storey element to the east appears as an extension.</p>	<p>The asset is located on the western outskirts of Blisworth, on the west side of Gayton Road, which rises steeply and curves towards the northwest. The western boundary flanks fields enclosed by hedgerows. To the east across Gayton Road is a strip of grassed land forming the southern edge of a field to the north which bounds the canal.</p> <p>Experience of the Asset</p> <p>The asset is experienced travelling north and south along Gayton Road. The surrounding fields to the west, mature hedgerows and canal to the east give a rural feel to the setting of the asset.</p> <p>Associative Attributes</p> <p>There are no known associations.</p>	Low

Table 4.2: Collingtree

Ref No:	Heritage Asset	Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
C1	Church of St Columba (grade II* listed) 	<p>The Church of St Columba, Collingtree, is designated at Grade II* for its excellent medieval fabric, and the surviving medieval fittings, notably sedilia and font. It is constructed of coursed limestone rubble with stone dressings, with some ashlar. The tower is uncoursed limestone rubble. Lead roofs remain to the nave, aisle, porch and tower, with slate to the chancel. The three stage 15th century tower is topped with crenulations and supported by diagonally placed buttresses and a rectangular stair turret. Window openings in the tower include a two light Perpendicular window with smaller two light windows in each face of the bell stage and a small, rectangular opening in the west face. The nave has a shallow pitched roof and small plain parapets and the east nave gable rises above the roof line. There is a blocked late 12th century doorway in the north and to the right of it a round-headed recess, probably for a tomb, and perhaps also dating to the late 12th century. To the left is a square, later medieval low-side window or squint. The nave has a very shallow, plain roof probably of the 15th century origin, but restored in the 20th century. The chancel has a 3-seat, 14th century sedilia and an aumbry, but no piscina. There are a high number of surviving fixtures and fittings remaining within the church¹³⁵.</p>	<p>Physical Surroundings</p> <p>The church is located to the west of High Street, which runs through the centre of the village in a north-south direction, on Barn Corner. The church yard is flanked to the north by modern housing. To the west is the grade II listed The Rectory, which occupies a generous plot, and to the northwest are grade II listed 4 and 6, Barn Corner.</p> <p>Experience of the Asset</p> <p>The church of St Columba is experienced travelling north along High Street, where clear views towards the church and churchyard are possible. The crenulated tower is visible in conjunction with 19th century dwellings, also of limestone, creating a pleasant village atmosphere. Mature trees within the churchyard and the stone boundary wall create a pleasant sense of enclosure travelling along Barn Corner, where the asset is also appreciated. The asset is appreciated from Barn Corner facing east from the Rectory, where clear views of the tower and churchyard are possible. It is also appreciated in conjunction with The Rectory travelling west.</p> <p>Associative Attributes</p> <p>There are historical functional associations between the church and the rectory to the immediate west. The relationship between the assets is preserved in clear views towards each other. The rectory has since become a private dwelling.</p>	High
C2	No.43 Holmwood, High Street (grade II listed) 	<p>43 High Street/Holmwood is a 17th century house in three storeys and three bays facing on to High Street, at the back of the pavement. The principal façade contains a central pedimented gabled dormer above three light mullioned windows. Gable stacks appear to be rebuilt in red brick. The roof is steeply pitched in slate, suggesting an earlier thatch covering. The principal façade facing on to High Street is ashlar limestone and iron stone in neat, coursed bands. The pediment carries inscribed date 1689 under initials AL¹³⁶. There is a 19th century wing at right angles with doorway the doorway, which is not featured on the principal façade.</p> <p>The building is of historic interest as a house dating from the 17th century with later alterations in the 19th century.</p>	<p>Physical Surroundings</p> <p>Holmwood is positioned on the east side of High Street, which runs close to the M1 motorway to the south. Dwellings address High Street in relatively generous, verdant plots, and later dwellings are generally set back from the street. Boundaries include stone and brick, with some hedging, and these are sited at the back of the pavement. Buildings date to the 17th to the 20th century; some later development employs local stone and sits comfortably in the village setting. To the south, the asset is adjoined by a tall limestone wall which encloses mature planting and trees. This adds a sense of grandeur and enclosure to the asset. To the north is grade II listed The Gables.</p> <p>Experience of the Asset</p> <p>The asset is experienced travelling along High Street and is prominent in views in part by being sited at the back of pavement, which is mirrored in other dwellings of a similar date, and creates a fine contrast with the properties, set back from the street. The asset's setting is enclosed and</p>	Medium



¹³⁵ Historic England (1968) List Entry Description for the Church of St Columba
¹³⁶ Historic England (1968) List Entry Description for Holmwood



Ref No:	Heritage Asset	Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
			focussed around High Street, which the asset addresses. Associative Attributes There are strong visual connections with limestone and iron stone dwellings of a slightly later date to the southeast, which also front directly on to High street, forming a pleasant group.	
C3	Old Bridge 10 yards north east of New Lodge (grade II listed)	 <p>The Old Bridge dates to the 19th century and is constructed in two round rusticated arches. It possesses a cutwater and a stone parapet, with brick piers, and is faced in stone. It holds historic interest through consisting of an original structure to the former Collingtree Park Estate.</p>	<p>Physical Surroundings</p> <p>The bridge is located to the immediate east of the Collingtree Park Golf course in a narrow strip of wooded grounds. To the immediate east is the dual carriageway London Road. To the south is the grade II listed Gateway between Old and New Lodges.</p> <p>Experience of the Asset</p> <p>The asset is experienced from within the immediate grounds, but the bridge is only experienced in filtered views from the former entrance of the A45.</p> <p>Associative Attributes</p> <p>There are no known associations.</p>	Medium
C4	The Rectory (Collingtree/Norhampton)	 <p>The Rectory dates to the 19th century and is a three storey, three bay dwelling with three equally spaced dormers in a steeply pitched slate roof, with gable stacks. Two canted bay windows flank the entrance, which contains a 6 panelled door below a rectangular fanlight. The principal elevation portrays an elegant Georgian appearance to the rectory, which is further enhanced by the regularly placed multipaned sashes at first floor.</p>	<p>Physical Surroundings</p> <p>The Rectory is located on Barn Corner, to the west of High Street. The Rectory faces east towards the grade II* Church of St Columba, which is to the immediate east. It is enclosed behind a hedge to the principal (east) elevation and to the north by a tall sandstone wall, enclosing mature planting. This adds a sense of enclosure to the asset. To the north is grade II listed 4 and 6, Barn Corner.</p> <p>Experience of the Asset</p> <p>The asset is experienced from within Barns-Corner, facing east towards the church, churchyard and stone dwellings situated along Barn Corner. It is less prominent in conjunction with 4 and 6 Barn Corner to the north due to the high enclosing wall. It is also experienced from High Street facing east in conjunction with the church, creating a pleasant, enclosed village setting.</p> <p>Associative Attributes</p> <p>There is a strong historical association between the Rectory and the Church of St Columba to the immediate east, the connection retained through the clear inter-visibility and distance of the assets to each other, although the rectory is now a private dwelling.</p>	Medium

¹³⁷ Bing Maps (2017) Aerial Image of the Old Bridge (Collingtree)



Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
C5	No.4 and No.6 Barn Corner (Collingtree/Norhampton)		4 and 6 Barn Corner are a pair of cottages of 18 th century origin. The principal elevation facing south is faced with ashlar limestone and iron stone, and the steep roof pitch reflects its former thatch covering. The roof is now covered in pan tiles, and chimneys are visible at each gable end. The doors are grouped together on the principal façade and the overall design is simple, adding to its cottage character.	<p>Physical Surroundings</p> <p>4 and 6 V=Barn Corner are located on the north of Barn Corner, to the east of High Street. The grade II Rectory is to the immediate south, enclosed by a high stone wall, and to the east is the grade II* Church of St Columba. The cottages are located in a generous plot, bound by a low stone wall.</p> <p>Experience of the Asset</p> <p>The asset is experienced from within narrow Barn Corner, which is enclosed by the tall stone wall of The Rectory and a lower stone wall bounding the asset's gardens. Due to the tight urban grain, It is only experienced from Barn Corner to the north west.</p> <p>Associative Attributes</p> <p>There are no known associative attributes.</p>	Medium
C6	No.21 and No.23 High Street (grade II listed)		21 and 23 High Street date to the 17 th century, and are attached to the east to grade II listed 19 High Street. The principal elevation faces in to a small side street off High Street and contains one bay per dwelling, and centrally placed doorways, giving a symmetrical appearance. Timber casements have cambered heads and the walls are constructed of local limestone. A substantial red brick chimney is visible at ridge level. The roof is slate and appears to replace thatch, being steeply pitched.	<p>Physical Surroundings</p> <p>The assets are sited on a narrow side street at right angles to High Street on the east side of the street, and form a continuation with grade II listed 19, High Street to the immediate west. This forms an enclosed setting. To the immediate south is the grade II listed the Wooden Walls of Old England public house.</p> <p>Experience of the Asset</p> <p>The asset is experienced in glimpsed views travelling south along High Street, the steep roof pitch of number 19 High Street inviting views down the side street. Due to the tight urban grain, there are limited other areas in which to experience the listed building.</p> <p>Associative Attributes</p> <p>The assets are listed for group value with Nos. 19 to 27 (odd). Number 19 also dates to the 17th century.</p>	Medium
C7	No.19 High Street (grade II listed)		19 High Street dates to the 17 th century and consists of a small residential dwelling. It is constructed from coursed rubble under a Welsh slated roof with two projecting gabled dormers. The building is 1 storeys with an attic level. The building is identified within the list entry description as being included for group value ¹³⁸ .	<p>Physical Surroundings</p> <p>The asset adjoins grade II listed 21 and 13 High Street to the east, and is located on a narrow side street to the east of High Street. The grade II Wooden Walls of Old England public house is to the immediate south. It forms a continuous building line with buildings to the south. The western gable is located directly on to High Street.</p> <p>Experience of the Asset</p> <p>The asset is experienced travelling north and south along High Street and the western gable is prominent in views. Due to the tight urban grain, there are limited other areas in which to experience the listed building.</p> <p>Associative Attributes</p> <p>19 High Street is listed for group value with 21 and 23 High Street, which</p>	Medium

¹³⁸ Historic England (1976) List Entry Description for No 19 High Street

Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
				also date to the 17 th century.	
C8	No.25 and No.27 High Street, The Wooden Walls of Old England Public House (grade II listed)		The Wooden Walls of Old England Public House consists of a five unequal bay principal façade fronting on to High street, in two storeys under a thatched roof. It is constructed of limestone rubble with iron stone quoins and window dressings. Timber casements include five double light casement windows to first floor; four large ground floor sliding casement windows. The five bay elongated frontage presents a rectilinear plan forms to High Street and forms a contrast with smaller two bay dwellings nearby. There is a visible construction line to the north suggesting a later extension, and windows to the south are under cambered brick arches, suggesting a later date.	<p>Physical Surroundings</p> <p>The public house is located on the east side of High Street (at the back of pavement) which runs through the village of Collingtree in a north to south direction. To the immediate north are grade II listed 19-23 High Street. It is sited amongst predominantly dwellings which vary in age between the 17th and 20th century.</p> <p>Experience of the Asset</p> <p>The asset is experienced from High Street which it addresses, in conjunction with other historic stone and brick buildings. Views north from the asset encompass the tower of grade II* St Columba Church, creating a pleasant village setting.</p> <p>Associative Attributes</p> <p>The public house is listed in conjunction with 19 and 23 High Street, which were included for group value.</p>	Medium
C9	The Gables, Ash Lane (grade II listed)		<p>The Gables dates to the late 17th or early 18th century and is constructed from course rubble stone with flush ironstone bands at sill levels under an old tiled roof with stone coped gables. It is two storeys (and attic) and is roughly 'L-shaped' in its plan form. The roof pitch is steep and reflective of a former thatch covering. A leaded casement in the attic gable gives a distinct 17th century appearance.</p> <p>The building is of historic interest as a house dating from the late 17th or early 18th century.</p>	<p>Physical Surroundings</p> <p>It occupies a prominent corner position between Ash Lane and High street and is enclosed to the north and east by a limestone and iron stone boundary wall, with hedging to the east. To the north is grade II Old Walls of England Public House and to the south is grade II listed Holmwood.</p> <p>Experience of the Asset</p> <p>The asset is experienced from Ash Lane facing southeast in conjunction with grade II listed Holmwood and other buildings located on the corner plots of the junction of Ash Lane and High Street. It is also experienced from High Street travelling north and south.</p> <p>Associative Attributes</p> <p>There are no known associative attributes.</p>	Medium
C10	No.4 Rose Cottage (grade II listed)		Rose Cottage dates to the 19 th century and forms an unusual contrast with other cottages along High Street as it possesses an almost symmetrical façade with octagonal glazing to all windows in the principal façade, which faces in to High street. The roof pitch is much shallower than other dwellings along High Street and the roof covering appears to have been historically slate, which is retained. It is two storeys in three bays, with a canted bay window to the northernmost bay. It is constructed of local limestone with substantial ridge chimneys.	<p>Physical Surroundings</p> <p>The building is situated to the northern end of High Street, with a small front garden bounded by a tall hedge. To the north is the grade II* Church of St Columba, and to the east are two storey cottages of 19th and 20th century date.</p> <p>Experience of the Asset</p> <p>The asset is experienced travelling north along High street in conjunction with views towards St Columba. Due to the tight urban grain, there are limited other areas in which to experience the listed building.</p> <p>Associative Attributes</p> <p>There are no known associative attributes.</p>	Medium

Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
C11	No.44 High Street (grade II listed)		44 High Street dates to the 17 th or 18 th century and is constructed of coursed limestone with some ironstone. It is two storeys with a four window façade facing on to High Street, and a taking-in door is evident on the gable at right angles to the street, the roof is steeply pitched in slate suggesting a former thatch covering. The principal façade is oriented south and is enclosed behind thick vegetation and a limestone boundary wall. Stone ridge and gable chimneys remain. Four 19 th century sash windows are retained in the principal elevation. It possesses historical interest as a 17 th or 18 th century dwelling, and the taking-in door suggests an associated functional element to the building to the rear.	<p>Physical Surroundings</p> <p>The asset is located at the southern end of High Street, on the eastern side, amongst historic and 20th century dwellings, which are mostly faced in limestone and red brick, and of two storeys.</p> <p>Experience of the Asset</p> <p>The asset is experienced from within High Street, but its orientation to the south and thick vegetation make appreciation of the asset difficult in this location. The east façade fronting on to High Street does not address the street.</p> <p>Associative Attributes</p> <p>There are no known associative attributes.</p>	Medium
C12	Gateway between Old and New Lodges (grade II listed)		<p>The Gateway between Old and New Lodges dates to the late 19th or early 20th century and originally formed part of the larger Collingtree Grange Estate, since demolished. The structure consists of a semi-circular gateway with 4 stone piers which are panelled and decorated with moulded bases and cornices. These are connected with fine wrought iron quadrant screen railings set upon a stone plinth leading to a central wrought iron gate with overthrow¹³⁹.</p> <p>The structure is of historic interest as a former gateway dating from the late 19th or early 20th century. It is of interest as forming part of the wider Collingtree Grange Estate which was designed by the local architect Edmund Francis Law for the Northampton Brewer, Pickering Phipps¹⁴⁰. The only remaining buildings and structures associated with the estate is the former gateway and the Old and New Lodges which flank it.</p>	<p>Physical Surroundings</p> <p>Historic map regression confirms that the gateway originally provided access to Collingtree Grange which was located to the immediate north east of Collingtree Village. This building has since been demolished and the former ground redeveloped with a Golf Course. As found today, the original approach has been severed by planting to the west. To the north and south of the gateway are the Old and New Lodges which remain. To the east is the busy A48.</p> <p>Experience of the Asset</p> <p>The gateway is wholly experienced from the east, along the A48. It is best appreciated from the immediate east where the former approach to Collingtree Grange, flanked by Old and New Lodges are best understood. The architectural detailing of the gateway is also experienced from this point. Due to the extent of vegetation, there are no other areas in which to experience the listed structure.</p> <p>Associative Attributes</p> <p>The structure holds a strong association with the Old and New Lodges which flank the main entrance and gate piers. It also holds a minor association with the former land associated with the country estate, now Collingtree Golf Course.</p>	Medium

¹³⁹ Historic England (1976) List Entry Description for the Gateway between Old and New Lodges
¹⁴⁰ Pevsner, N, Bailey, B & Cherry B (2013) Pevsner Architectural Guides, The Buildings of England: Northamptonshire


Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
C13	Collingtree Conservation Area		The Collingtree Conservation Area Appraisal ¹⁴¹ states that the key features that give the settlement its special architectural and historic significance are the concentration of historic buildings from the 17th to the 19th centuries within the core of the village, particularly along the High Street, that give the area visual coherence, demonstrating the village’s development over time; the layout of buildings and their boundary walls, the use of space and the use of local limestone and ironstone giving a strong sense of place; the distinctive character of the High Street, the enclosed appearance of the historic village, the tranquil character. The appraisal states that the Church is the single most visually and architecturally dominant building in the conservation area ¹⁴² .	The settlement of Collingtree is located approximately five miles south of Northampton. The M1 bounds the southwestern outskirts of the village. The settlement is distinctly linear with historic buildings being developed along High Street , the arterial north to south route through the village, and Sargeants Lane and Barn Lane to the north, traversing east to west through the village; and Ash Lane and Watering Lane to the south. The northern boundary to the village has merged with 20 th century housing development and there is no clear distinction between the village and the landscape to the north, which has become developed with housing linking to the outskirts of Northampton. To the south the land is in agricultural use, divided by the M1 which traverses in a northwest to southeast direction. The Conservation Area Appraisal ¹⁴³ notes that the single most important view within the village is that of the church, which dominates views northward up the High Street. The appraisal also notes that the view south towards Number 43 High Street is also of considerable quality. It notes the best view into the conservation area is from the north, framed by mature, mainly evergreen trees. It notes that <i>“The approaches from the east and west are particularly bland and open...”</i> and that <i>“They are uncharacteristic of the village.”</i> ¹⁴⁴	Medium
C14 and C15	Collingtree Grange New Lodge and Old Lodge (Building on the HER)		Collingtree Grange Old Lodge is a two storey dwelling constructed of brick with applied timber detailing, and a gabled clay tile roof. It is cruciform on plan with a centrally placed crick ridge stack. The eastern elevation to London Road is in three bays with a canted ground floor bay window below a jettied upper storey with applied timbering. The deep eaves, use of applied timbering and tall central chimney create a Domestic Revival appearance to the lodge. Collingtree Grange New Lodge is a 19 th century former lodge constructed of brick with a plain clay tile roof. The Lodge is cruciform on plan and the roof is gabled.	<p>Physical Surroundings</p> <p>The lodges are located to the west of London Road, to the east of Collingtree. To the immediate west is the Collingtree Park Golf Course.</p> <p>Experience of the Assets</p> <p>The assets are experienced from busy London Road facing west towards the lodges, with a backdrop of mature trees. Views are framed by the stone gateposts.</p> <p>Associative Attributes</p> <p>The buildings hold a strong association with the grade II listed gate piers and railings to their immediate east. They also hold a strong association as being the former lodge houses to the Collingtree Park Estate.</p>	Low

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Northampton Borough Council (2008) Collingtree Conservation Area Appraisal and Management Plan

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Northampton Borough Council (2008) Collingtree Conservation Area Appraisal and Management Plan



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Northampton Borough Council (2008) Collingtree Conservation Area Appraisal and Management Plan

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Northampton Borough Council (2008) Collingtree Conservation Area Appraisal and Management Plan



Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
C16 and C17	M1 Motorway, Maple and Ward Bridges (Structures on the HER)		<p>The M1 Motorway Bridges are two access bridges created by Sir Evan Owen Williams in 1958-59 as part of the works required for the construction of the M1 motorway. They are constructed of cast in-situ reinforced concrete.</p>	<p>The bridges are located to the immediate west of Collingtree on the M1 which flanks Collingtree in a northwest to southeast direction. Due to their motorway location, experience of the assets is limited. They are experienced travelling east towards Collingtree and west where the setting becomes more rural.</p>	Low
		Image Source: Google Maps ¹⁴⁵			

¹⁴⁵ Google Maps (2017) Aerial Image of the M1 Motorway Bridges

Table 4.3: Courteenhall

Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
CT1	Church of St Peter and St Paul (grade II* listed)		<p>The Church of St Peter and St Paul Church is listed at grade II* and contains architectural fabric dating from the 13th to 17th centuries. It was partly restored 1897, with a further restoration in 1912¹⁴⁶. The building is constructed of coursed ironstone rubble, with ironstone dressings and lead roofs. The church consists of a chancel, north chancel chapel, aisled nave, north and south porches and a west tower. The two bay chancel has a five light east window. A blocked priest's door to the south with ogee-arched head and continuous wave moulding is visible. The chancel has chamfered plinth, string course at sill level, off-set lateral buttresses to the east end and plain stone-coped parapet to the south. All windows and door have hood moulds. The north chancel chapel has a blocked low-side window to the northeast with a straight head and chamfered stone surround and 3-light window to north with a straight head, wave-moulded stone mullions, leaded panes and a hood mould. Internally, the chancel has fine piscina and 3-seat sedilia, all with ogee heads and crocketed hood moulds¹⁴⁷. The nave has -bay arcades, the north arcade has one octagonal pier and one circular pier, the latter with stiff-leaf carving to capital and chamfered and wave-moulded arches¹⁴⁸.</p>	<p>Physical Surroundings</p> <p>The church is located at the south of the settlement of Courteenhall, in a vast churchyard reached by a road to the north which flanks the eastern churchyard boundary. To the immediate south is the rectilinear grade II listed Old Rectory and attached Stable Block. To the north is a collection of dwellings and farmhouses arranged in a linear fashion adjacent to the road, forming an enclosed village setting. To the immediate west is the boundary of the grade II Courteenhall Registered Park and Garden.</p> <p>Experience of the Asset</p> <p>The church is experienced travelling south from Courteenhall, through the settlement where farm buildings and cottages are aligned with the road, creating a pleasant enclosed approach to the asset. The church tower is also experienced in distant views at numerous points from within Courteenhall Registered Park and Garden. Due to the extent of mature trees which enclose the church, there are limited other areas in which to experience the listed building.</p> <p>Associative Attributes</p> <p>There are historical associations with the grade II listed Rectory to the immediate south.</p>	High
CT2	The Old Rectory and attached stable block and outbuilding (grade II listed)		<p>The Old Rectory dates to the late 18th century and is located to the immediate south of the grade II* Church of St Peter and St Paul. It is constructed of coursed limestone with ironstone quoins and later 19th and 20th century alterations in brick, with brick lateral chimney stacks. It is laid out as a pavilion plan forming a T-shape on plan, with canted central three storey projection. Windows to the principal façade are 12-pane sashes. The attached single-storey stable block to the left has a central blocked door with round-arched head, flanked by 9-pane sash windows with flat-arched heads and keyblocks; under a half-hipped slate roof. The interior is believed to have a chequered stone-paved floor to the hall and staircase hall¹⁴⁹. The library in the projecting wing fronting the garden has fitted bookcases with segmental-arched heads¹⁵⁰.</p>	<p>Physical Surroundings</p> <p>The Old Rectory and stables are located to the south of the settlement of Courteenhall, in a large plot bounded to the east by a band of mature trees. To the east and west of the rectory and stables extensive gardens are lawned and enclosed on all sides. To the north is the grade II* Church of St Peter and St Paul, the boundary enclosed by dense tree vegetation.</p> <p>Experience of the Asset</p> <p>The asset is experienced from the east within its immediate grounds. Due to the extent of mature trees and enclosed character, there are limited areas in which to experience the listed building. The building is also appreciated alongside the church.</p> <p>Associative Attributes</p> <p>There are historical functional associations with the grade II* Church of St Peter and St Paul to the immediate north.</p>	Medium

¹⁴⁶ Historic England (1968) List Entry Description for the Church of St Peter and St Paul
¹⁴⁷ Historic England (1968) List Entry Description for the Church of St Peter and St Paul
¹⁴⁸ Historic England (1968) List Entry Description for the Church of St Peter and St Paul
¹⁴⁹ Historic England (1988) List Entry Description for the Old Rectory
¹⁵⁰ Historic England (1988) List Entry Description for the Old Rectory

Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
CT3	Woodleys Farmhouse (grade II listed)		<p>The former farmhouse Woodleys is constructed of local limestone with a steeply pitched plain tile roof, reflective of thatch and it's mid to late 17th century date. It was extended in the 18th century and has 19th and 20th century alterations. It retains stone end and ridge stacks, except for a brick ridge stack to right of centre. It is roughly T-shaped on plan and is two storeys with a gable breaking through the roof space. A six panel door is retained to the right of the centre of the principal elevation and a four panel door to the left with overlight and straight hood on brackets. This door is flanked by large tripartite sash windows with wood lintels. The projecting wing to the rear has three light ovolo-moulded stone mullion windows with hood moulds and a stone-coped gable with kneelers. The interior retains bar-stop-chamfered spine beams and a moulded stop-chamfered spine beam. Historically, the farmhouse was a public house known as the New Inn.¹⁵¹</p>	<p>Physical Surroundings</p> <p>Woodleys Farm is located to the north of the village of Roade, at the western boundary of the Courteenhall Registered Park. From the south, it is accessed via Northampton Road (the busy A508) and is located in a secluded, wooded setting, on a narrow road. To the north is grade II Courteenhall War Memorial.</p> <p>Experience of the Asset</p> <p>The asset is experienced primarily from within the road off Northampton Road, as but is relatively well enclosed by mature trees and is primarily experienced from north to the south west where its architectural detailing and former use remains legible.</p> <p>Associative Attributes</p> <p>There are no known associations.</p>	Medium
CT4	The School and School House (grade II* listed)	 <p><i>Image Source: Bing Maps¹⁵²</i></p>	<p>The grade II* former School and School House date to 1680. Extensions took place in 1688¹⁵³. The buildings are constructed of coursed squared limestone with ironstone dressings, with a hipped plain-tile roof to the school, and stone ridge and end stacks to the school house. It is roughly T-shaped on plan, the school is one storey with attic and the school house is two storeys with attic. The school room has large central 6-panel double-leaf doors to the entrance end with eared moulded stone surround, pulvinated frieze and a broken segmental pediment, framing a limestone cartouche with the coat of arms of the founder. An oval limestone panel above is inscribed “<i>HOC/MUSARUM DOMICILIUM</i>” commemorating foundation of school by Sir Samuel Jones¹⁵⁴. The former schoolmaster's house, attached, has a central 6-panel door with moulded wood surround, overlight and a 20th century columned porch. The 1688 single-storey extension was built by first master Robert Ashbridge in 1688. This breaks forward and has six panel double leaf doors, and a moulded stone surround with a pulvinated frieze. It was raised in the late 20th century to two storeys and incorporated in school-house accommodation. The interior of the schoolroom has complete set of original benches and desks arranged around</p>	<p>Physical Surroundings</p> <p>The School and School House are located in the centre of the Registered Park of Courteenhall. In a densely wooded setting. The principal range faces on to vast formal landscaped gardens, with outbuildings to the southeast. To the east, past the eastern boundary of the registered park is the grade II* Church of St Peter and St Paul.</p> <p>Experience of the Asset</p> <p>Due to the secluded, densely wooded location, the asset is primarily experienced from within the landscaped grounds of the former school and schoolhouse. The dense vegetation and tree planting creates a secluded setting with the exception of the formal grounds to its immediate south. Its position within the Courteenhall Registered Park and Garden reinforces its former rural position on the edge of the village.</p> <p>Associative Attributes</p> <p>The building has associations with the grade II* listed Courteenhall House and grade II* listed Stable Block together with the Courteenhall Registered Park and Garden. It holds no other known associative attributes.</p>	High

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Historic England (1968) List Entry Description for Woodleys Farmhouse

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Bing Maps (2017) Aerial Image of the School House (Courteenhall)

153

Historic England (1968) List Entry Description for School and School House

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Historic England (1968) List Entry Description for School and School House

Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
			walls including the master’s desk, together with numerous other features ¹⁵⁵ .		
CT5	Courteenhall House and Attached Offices (grade II* listed)		<p>Grade I listed Courteenhall House was built 1791-93 by Samuel Saxon for Sir William Wake, 9th baronet. It is faced with local limestone ashlar with Weldon stone dressings and a hipped slate roof, with a central pediment. Lateral and ridged stacks are visible. It is double pile on plan (modified) and two storeys with attic and basement. The principal façade is of seven bays with a central pediment and six over six sashes (and six pane sashes at attic level) giving an elegant Classical appearance. The entrance front which breaks forward has central part-glazed double-leaf doors, flanked by Tuscan columns and reached by five stone steps. The principal elevation is framed by a dentilled stone eaves cornice and blocking cornice. The steps are flanked by low stone plinths bearing cast-iron standard lamps with circular globes and finials. The seven bay garden front has a three bay centre flanked by Ionic columns with a plain frieze and dentilled cornice. The centre breaks forward and has a low pediment with an oeil-de-boeuf window. The attached offices of one storey and attic with hipped slate roofs surround three sides of courtyard, the fourth side is enclosed by single-storey segmental arms flanking a carriage-way. The offices incorporate the former kitchen and laundry.</p> <p>The interior of the hall retains chequered stone paving with black diamond insets and a three bay column screen with Roman Doric columns, and a plaster frieze with garlanded paterae¹⁵⁶. The staircase hall has a stone cantilever open well staircase with simple iron balustrade with anthemion and mahogany ramped and wreathed handrail¹⁵⁷. Historically, the hall is the ancestral seat of the Wakes family¹⁵⁸.</p>	<p>Physical Surroundings</p> <p>Coureenhall House is located in the settlement of Courteenhall which consists of the hall itself, the school and schoolhouse to the west, the Church of St Peter and St Paul to the southeast, and the stable blocks to the south. Rows of cottages are located to the west of the settlement. The hall sits in vast landscaped grounds which were landscaped y Humphrey Repton and designated as a Registered Park and Garden (grade II).</p> <p>Experience of the Asset</p> <p>Courteenhall House is primarily and directly experienced from within the centre of the Registered Park and Garden. Views from the Church of St Peter and St Paul allow for an appreciation of the house together with the neighbouring stables to form a pleasing composition. These views are also framed by the mature trees behind the buildings. This contributes strongly to the significance of the house. It is also here that the house is experienced within a parkland setting, reinforcing its use as country house.</p> <p>Associative Attributes</p> <p>There are historical functional associations with the grade II Courteenhall House, Stable Block and attached Coach Houses to the south.</p>	High

155

Historic England (1968) List Entry Description for School and School House

156

Historic England (1955) List Entry Description for Courteenhall House

157

Historic England (1955) List Entry Description for Courteenhall House

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Historic England (1955) List Entry Description for Courteenhall House



Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
CT6	Courteenhall House, Stable Block and Attached Coach Houses (grade II* listed)		<p>The grade II* stable block dates to the mid-18th century. It consists of a 15 window range in two and three storeys. The roof is hipped and covered in slate, and the walls are faced with limestone ashlar. A central pediment tops the central bay which breaks forward, and is flanked by two three storey towers with pyramidal roofs, giving an elegant 18th century appearance. The single storey, 3-bay former coach houses flanks the yard to the rear. The fourth side of stable yard opposite a stable block is occupied by central barn flanked by a lower single storey three bay stable wings for working horses. The stable buildings, arranged around a courtyard, are typical of mid-18th century design. The interior, although converted to a dwelling, retains the original well staircase from ground floor to attic with Chinese Chippendale style fretwork balustrade¹⁵⁹. Historically, the stables served Courteenhall House to the north.</p>	<p>Physical Surroundings</p> <p>The stables are located in the registered park of Courteenhall, to the south of Courteenhall House.</p> <p>Experience of the Asset</p> <p>As with Courteenhall House, the Stable Block and Coach House are primarily and directly experienced from within the centre of the Registered Park and Garden. Views from the Church of St Peter and St Paul allow for an appreciation of the stables together with the neighbouring house to form a pleasing composition. This contributes strongly to the significance of the house. It is also here that the house is experienced within a parkland setting, reinforcing its use as country house.</p> <p>Associative Attributes</p> <p>There are functional historical associations with Courteenhall House to the north, which the stables served historically.</p>	High
CT7	Courteenhall Park		<p>Courteenhall (listed grade II*) was built between 1791 and c 1795 to the designs of Samuel Saxon. Its setting was suggested by Humphry Repton.¹⁶⁰ The stables (listed grade II*), are attributed to John Carr of York (d 1807). These were built in c.1770. The gardens and pleasure grounds to the south of the curving approach drive consist of shrubbery with specimen trees. The approach drive leads to a gravelled forecourt on the northwest side of the hall separated by iron railings from the park beyond. The formal garden which is bounded by yew hedges is sited to the southeast front and was laid out in the 1930s to replace a Victorian parterre¹⁶¹. The yew hedges enclose a lawn with a pool at its centre. Courteenhall Park is located on raised ground towards in the centre of the park. The park is a mixture of arable and grassland with several mature parkland trees. Dense wooded areas of plantation form curving boundaries and create a sense of enclosure to the south and west. Ridge and furrow is evident within the parkland.</p> <p>The list entry description notes that across the main vista between the hall and Courteenhall church earthworks representing the old manor house are evident¹⁶². Running northwards towards the manor house site from the park boundary a c.250 metre bank is raised to create an avenue approach to the former manor house on the site which is laid</p>	<p>Courteenhall is located approximately six miles to the south of Northampton. The M1 passes the park to the east. To the west the park is bounded by the A508 from Northampton to Milton Keynes, to the north by a minor road east off the A508 to Quinton and to the east by the road branching off the Quinton road to Courteenhall village. Its south boundary largely follows the park-edge plantations. To the south east are a number of modern wind turbines.</p> <p>The setting of Courteenhall is generally enclosed, by the plantations and the encircling road and estate cottages that line the road to the east. Within the parkland, to the south-east, there is a view from the hall across the formal garden to the tower of the church, and the parkland is visible when looking west towards the house and stables. To the west is the Courteenhall War Memorial and Woodleys Farm (both listed grade II), roughly in the centre of the park are the grade II* School and School House; to the south is grade II* Courteenhall House, and north of this the grade II Stables. To the east and outside the boundary of the park, is the grade II* church of S Peter and St Paul, which acts as a visual remnant of the former village that stood in this area.</p>	Medium

159
Historic England (1955) List Entry Description for Courteenhall House Stable Block

160
Historic England (1984) List Entry Description, Courteenhall Registered Park and Garden

161
Historic England (1984) List Entry Description, Courteenhall Registered Park and Garden

162
Historic England (1984) List Entry Description, Courteenhall Registered Park and Garden

Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
			over the ridge and furrow.		
CT8	Courteenhall Conservation Area		<p>Courteenhall is a small, wooded settlement surrounded by fields enclosed by bands of dense woodland, and the majority of the settlement is also a grade II Registered Park and Garden. To the west is the grade II listed Woodleys Farmhouse and War Memorial and in the centre the grade II* School and grade II Courteenhall House. To the east is the ancient grade II* Church of St Peter and St Paul and several estate style cottages lining Northampton Road, which encircles the settlement. The Courteenhall Conservation Area Appraisal and Management Plan notes that Courteenhall is a fine example of a ‘closed’ village where the estate owned, and continues to own much of the surrounding land and property¹⁶³.</p>	<p>Courteenhall is located approximately six miles to the south of Northampton. The M1 passes the settlement to the east. The setting of Courteenhall is generally enclosed, by the patches of dense woodland, the encircling road and estate cottages that line the road to the east. The appraisal notes that pockets of open space contribute to the rural character of the area, particularly to the south towards the Old Rectory and the church¹⁶⁴.</p> <p>The vast expanse of parkland associated with the Courteenhall House is visible when looking west towards the house and stables. Although not directly within the village, this open space plays an important part in the setting of the village.</p>	Medium
CT9	Gate Lodge (Building on the HER)		<p>The Gate Lodge to Courteenhall Park dates to the late 19th or early 20th century and is a two storey lodge constructed of rubble limestone with a red clay tile roof. The principal elevation faces west away from Courteenhall Park. The west elevation is in three bays and contains a canted ground floor bay window in a projecting wing to the north, with a gabled dormer breaking through the roof space demarcates the main entrance into the estate.</p>	<p>Physical Surroundings</p> <p>The Lodge is located to the west of Courteenhall Park, within the boundary of the grade II Registered Park and Garden. It is sited behind a stone boundary wall and gate piers. The mature trees provide a verdant parkland backdrop. It is reached via a long straight avenue lined with trees.</p> <p>Experience of the Asset</p> <p>The asset is experienced from Northampton Road east facing east towards Courteenhall Park and the principal western façade. The verdant setting creates a parkland character to the asset’s setting.</p> <p>Associative Attributes</p> <p>There are associations with the grade II Registered Park and Garden Courteenhall Park, and the grade II* Courteenhall House to the east.</p>	Low


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Northampton Borough Council (2015) Courteenhall Conservation Area Appraisal and Management Plan



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Northampton Borough Council (2015) Courteenhall Conservation Area Appraisal and Management Plan

Table 4.4: Gayton

Ref No:	Heritage Asset	Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
G1	Church of St Mary the Virgin (grade II* listed) 	<p>The Church of St Mary the Virgin contains 14th and 15th century work, but is believed to have earlier origins. It was restored in the 19th century when the vestry and organ chamber were added, and the chancel rebuilt, by M.H. Holding. The tower was restored 1910. It is constructed of coursed limestone rubble and coursed squared ironstone with lead roofs. Externally much 19th century restoration is apparent, particularly the window openings, with 20th century renewal. At the south, a 13th century door is retained with pairs of shafts, moulded capitals and multi-moulded arch in the porch, which was rebuilt in the 19th century. The three stage west tower has a west door with plain jambs and triangular with lancet windows framed with hood moulds. The battlemented parapet has corner pinnacles.</p> <p>Internally, the chancel has a reredos with 16th linenfold panelling, probably re-used, and a piscina with cusped and a chamfered ogee-arched head¹⁶⁵. There are also numerous memorials and plaques located within the church.</p>	<p>Physical Surroundings</p> <p>The Church of St Mary is located in the village of Gayton, to the south of Milton Road, and east of Blisworth Road which flanks the churchyard to the east. The north the churchyard is bounded by mature trees and a low stone coursed wall, allowing for clear views towards the church. The sense of enclosure experienced at the churchyard is mirrored by tall stone walls to the north and west.</p> <p>Experience of the Asset</p> <p>The landmark quality of the listed building is primarily-experienced from Milton Road facing south towards the church, and from Baker Street facing east. It is from these points that the architectural detailing of the building is best appreciated, together with its plan form. Due to the tight urban grain of the village and the extent of mature trees, the building is not readily experienced from elsewhere within the surrounding area.</p> <p>Associative Attributes</p> <p>There are no known associative attributes.</p>	High
G2	Gayton Manor (grade I listed) 	<p>Grade I listed Gayton Manor is a house dating to the 16th century with 18th century alterations, and restored in 1923¹⁶⁶. The unusual cruciform plan consists of gables addressing Milton Road to the south and east with three storey canted bay windows, with triangular pediments set on to gabled wings¹⁶⁷. The cruciform plan is orientated approximately on cardinal points¹⁶⁸. It is two storeys with attic, constructed of coursed limestone and is now covered in plain tiles, although an original stone slate roof is retained on the lower edges. The central wing is flanked by two storey porches in angles either side with Tudor-arched doors with plain stone-coped parapets. The bay windows to the ends of the side wings have four lights to the ground and first floors with king mullions; three lights to the attic and side-lights. The rear wing houses a staircase and is slightly shorter, and has no bay window. All original windows have hollow-chamfered stone mullions and arched lights with cut spandrels, except for chamfered mullions of the east wing cellar window. Original windows and doors have hood moulds. Internally, the hall is believed to</p>	<p>Physical Surroundings</p> <p>Gayton Manor House is located at the north of the village of Gayton, at the corner of Milton Road and Baker Street. It is set back from the road in a generous plot surrounded by a low stone wall and planting, giving a sense of enclosure to the asset. To the north, east and west are open agricultural fields, to the south is the grade II* St Mary's Church. To the east are the listed grade II flight of steps and pair of urns to the east of Gayton Manor.</p> <p>Experience of the Asset</p> <p>Gayton Manor is experienced from within its immediate grounds where it's architectural detailing and cruciform plan form is best appreciated. Its former use as a lodge is also partially understood from this point. From within the immediate grounds, the building is experienced within the context of rural and distant views of agricultural land to the north and north west. It is also here that the building is experienced together with the separately listed flight of steps and urns within its grounds. It is also experienced along Baker Street and Blisworth Road.</p> <p>From within Gayton itself, views of the building are largely filtered by the extent of mature trees which form its boundary. From Milton Road and</p>	High

¹⁶⁵ Historic England (1960) List Entry Description, Church of St Mary the Virgin
¹⁶⁶ Historic England (1951) List Entry Description for Gayton Manor
¹⁶⁷ Historic England (1951) List Entry Description for Gayton Manor
¹⁶⁸ Historic England (1951) List Entry Description for Gayton Manor

Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
			<p>have a large moulded Tudor arched stone fireplace and moulded bar-stop-chamfered spine beams¹⁶⁹. There is a small gallery to the inner corner with turned balusters believed formerly to have extended the full length of inner end wall¹⁷⁰. The panelled drawing room has a Tudor-arched stone fireplace with cut spandrels and ornamental wood surround with fluted pilasters¹⁷¹. The dog-leg staircase has turned balusters and octagonal newel posts with square finials¹⁷². According to the List Entry description of the National Heritage Database, the hall was built not as manor house but lodge, perhaps with a detached kitchen. It was originally owned by Tanfield family, sold in 1607 by Sir Francis Tanfield.¹⁷³</p>	<p>Baker Street, the buildings proximity to St Mary’s Church is appreciated.</p> <p>Associative Attributes</p> <p>There are associative historical attributes with the grade II listed Flight of Steps and Urns to the east of Gayton Manor, preserved within the grounds.</p>	
G3	No.16 Home Farmhouse, Baker Street (grade II listed)		<p>Home Farmhouse dates to the mid-18th century and was altered in c.1840 and during the 20th century. It is two storeys with attic, under a steeply pitched slate roof. The principal elevation consists of a central pedimented doorway, three sash windows at first floor, and a bay window to the southwestern end. It is constructed of limestone with ironstone quoins and is set back from the road by a front garden enclosed by a stone wall. Internally it is a two unit plan and chamfered spine beams, stone-flagged hall, dog-leg staircase with stick balusters and stone cellar are retained¹⁷⁴.</p>	<p>Physical Surroundings</p> <p>Home Farm is located on the east side of Baker Street, in a wide, verdant plot with land to the north, south, east and west. Modern 20th century housing is adjacent to the north and south, which tends to be in large verdant plots enclosed by hedges.</p> <p>Experience of the Asset</p> <p>The asset is experienced travelling along Baker Street from the north and south, and adds interest to the predominantly 20th century street scene.</p> <p>Associative Attributes</p> <p>There are no known associative attributes.</p>	Medium
G4	No.17 Beech House, Deans Row (grade II listed)		<p>Beech House dates to the late 18th century and is two storeys with attic with a steeply pitched roof. It is constructed of coursed squared limestone, and retains ridge and end stacks. Three bays face on to Deans Row, with a six panel door to the left of centre in a 20th century gabled porch. Windows are sashes at ground and first floor, and internally stop-chamfered spine beams and open fireplace are retained along with a collar-truss roof. The two unit plan has been extended to the rear to form three units in depth, and the steeply pitched roof to the rear is striking in views along Deans Row.</p>	<p>Physical Surroundings</p> <p>Beech House is located to the north of Deans Row in a generous plot, flanked either side by 20th century houses. The asset is enclosed by a stone boundary wall and dense planting to the east and west, but the front garden is open to the road.</p> <p>Experience of the Asset</p> <p>The asset is experienced in views travelling along Deans Row from the east and west. From the west, the asset is viewed in conjunction with distinctive 19th century buildings which help frame views towards the asset.</p> <p>Associative Attributes</p> <p>There are no known associations with other heritage assets.</p>	Medium

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Historic England (1951) List Entry Description for Gayton Manor

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Historic England (1951) List Entry Description for Gayton Manor

171

Historic England (1951) List Entry Description for Gayton Manor

172



Historic England (1951) List Entry Description for Gayton Manor

173



Historic England (1951) List Entry Description for Gayton Manor

174

Historic England (1987) List Entry Description for Home Farmhouse

Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
G5	No.2 The Weir, High Street (grade II listed)		The Weir is a former farmhouse dating to the early-mid 17 th century. It has a symmetrical principal elevation set behind an ironstone wall and gardens. It is two storeys with attic, and a small centrally placed dormer in the roof space over a central round-headed doorway in a false entrance porch (which acts as flanking buttresses). The walls are constructed of limestone with ironstone, used polychromatically at the front porch. Windows either side of the porch have stone mullions. The wing to the rear left has two and three light casement windows with wood lintels The interior has moulded bar-stop-chamfered spine beams to the ground floor and bar-stop-chamfered spine beams to the first floor ¹⁷⁵ . An open fireplace with bar-stop-chamfered bressumer is retained ¹⁷⁶ .	<p>Physical Surroundings</p> <p>The Weir is located at the south eastern end of High Street, to the north of the junction of Bugbrooke Road and Back Lane, on the corner between High Street and Baker Street. It acts as a visual anchor at the corner of High Street which encloses later 20th century buildings behind stone walls and hedges.</p> <p>Experience of the Asset</p> <p>The asset is experienced travelling north along High Street where it acts as a visual anchor in the street scene, and travelling east and west along Bugbrooke and Back Lane.</p> <p>Associative Attributes</p> <p>There are no known associative attributes.</p>	Medium
G6	No.18 Evergreen Farmhouse (grade II listed)		Evergreen Farmhouse is a two storey dwelling in three bays with attic, with three regularly placed gabled pedimented dormers in the roof space above three sash windows at first floor, The remains of a ridge chimney is observed between two lateral stacks. The principal façade is enclosed behind a tall limestone wall which together with dense planting gives a sense of enclosure. The symmetrical façade, use of dormers, tall chimneys and multipaned sashes gives an early 18 th century Queen Anne style appearance, but this appears altered from an earlier two bay form. The door is framed by a pilastered wood surround and dentilled pediment. The left bay is an addition to original structure, still defined by the stone-coped gable to former left end wall. There is a visible building line between the end and central bays.	<p>Physical Surroundings</p> <p>Evergreen Farmhouse is located on the east side of High Street set back from the High Street by a tall stone wall. Immediately opposite, limestone built single storey agricultural buildings are retained in a linear arrangement, but to the north and south development is 20th century housing. TO the north, limestone cottages dating to the c.18th – 19th century are visible.</p> <p>Experience of the Asset</p> <p>The asset is experienced travelling north and south along High street, where views are towards the principal façade which addresses the street.</p> <p>Associative Attributes</p> <p>There may be historical functional associations with the agricultural buildings directly opposite the farmhouse on the west side of High Street.</p>	Medium

¹⁷⁵ Historic England (1987) List Entry Description for Beech House
¹⁷⁶ Historic England (1951) List Entry Description for The Weir

Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
G7	Gatepiers and gates at Gayton House (grade II listed)		<p>The Gatepiers and Gates at Gayton House date to the early 20th century and form part of the former Gayton House, since demolished. The structures were designed by the noted architect Sir Clough Williams-Ellis, as part of the wider Gayton House, for the Eykyn family¹⁷⁷. The square gatepiers are constructed from moulded ashlar stone and include curving arms projecting from the top which support Chinese style lanterns. The attached gates and their subsidiary piers are constructed from cast iron and are decorated with panels with elaborate lattice and squared in-filled and spike finials.</p> <p>The structures are of historic interest as gatepiers and gates from the 20th century, designed by a noted architect of the period. Clough Williams-Ellis was a personal friend of the Eykyn family who commissioned the structures together with improvements to the former Gayton House which was demolished in c.1972¹⁷⁸. Clough Williams-Ellis was also born in Gayton¹⁷⁹.</p>	<p>Physical Surroundings</p> <p>The Gatepiers and Gates are located at the junction of Baker Street and Deans Row to the west. To the north and east are tall stone boundary walls and mature trees. To the south is a gatehouse beyond which is the site of the former Gayton House.</p> <p>Experience of the Asset</p> <p>The structures are primarily experienced from the former entrance to the house on Baker Street and at the junction of Deans Row and Baker Street. It is here that the role and function of the structures as demarcating the entrance to the former Gayton House can be appreciated. There are also more distant views of the structure from along Baker Street to the south and Deans Row to the west.</p> <p>Associative Attributes</p> <p>The structures hold an association with the former site of Gayton House, forming its principal access route. It also holds an association through being the only structure within Gayton to have been designed by the noted architect Williams Clough-Ellis, in the village where he was born.</p>	Medium
G8	Flight of steps and pair of urns 40m north east of Gayton Manor (grade II listed)	 <i>Image Source: Google Maps</i> ¹⁸⁰	<p>The Steps and Urns date to the early 18th century (c.1700)¹⁸¹ and consist of a flight of eleven moulded steps constructed from ironstone leading from the garden to a raised terrace. The urns are constructed from limestone and are located on the lower stone plinths, flanking the bottom step, with sunken panels.</p> <p>The structure is of historic interest as an early survivor of a garden structure from the 18th century.</p>	<p>Physical Surroundings</p> <p>The Steps and Urns are located approximately 40m north east of the grade I listed Gayton Manor beyond which are the private gardens. These gardens continue to the north, west and south east. To the south is the manor itself.</p> <p>Experience of the Asset</p> <p>The structures are best appreciated from within the private gardens of Gayton Manor. It is here that their use and relationship with the manor is understood. Due to the extent of vegetation along Milton Road, there are limited areas in which to experience the listed structures.</p> <p>Associative Attributes</p> <p>The structure holds a strong association with the grade I listed Gayton Manor due to its historic, visual and functional relationship with one another, forming the gardens to the manor. It has no other known associative attributes.</p>	Medium

177

Historic England (2000) List Entry Description for Gatepiers and Gates at Gayton House

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Historic England (2000) List Entry Description for Gatepiers and Gates at Gayton House

179



Historic England (2000) List Entry Description for Gatepiers and Gates at Gayton House

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Google (2016) Google Maps: Aerial Image of the Flight of Steps and Urns at Gayton House

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Historic England (2000) List Entry Description for Gatepiers and Gates at Gayton House

Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
G9	Gayton Conservation Area		<p>The Gayton Conservation Area is focussed around the High Street, which runs in a north to south direction through the village, and Fiveways to the south. Many properties in the village date to the 17th and 18th centuries, but the settlement has been evolving since prehistoric times¹⁸². The village saw further expansion during the 19th century with the coming of the railways, which is evidenced through additional brick buildings. The key characteristics of the conservation area are discussed within the Gayton Conservation Area Appraisal as buildings of older traditional materials, including limestone with ironstone banding, and later red brick properties. Features of interest include gateways within walls, unusual gates and dovecotes. Houses are built both front and gable end onto the road, and most properties are detached. Walls are also noted as a significant feature, which serve to focus views down the narrow roads in the conservation area.</p> <p>Trees provide backdrops to views within the conservation area. The character of the conservation area is by nature enclosed, in part by the presence of limestone walls which provide a sense of enclosure throughout the village.</p>	<p>The village of Gayton is located approximately six miles to the southwest of Northampton. Development is focussed along the routes through the village in regularly spaced plots, creating a linear settlement. Several roads meet at the south of the village at the crossroads of Back Lane, Eastcote Road, Baker Street and High Street, (Fiveways) and development is similarly linear and focussed along these routes. The conservation area is principally surrounded by modern residential development with the wider area largely consisting as open agricultural fields.</p> <p>Fields tend to be farmed for arable use in large fields with few historic field boundaries remaining, particularly to the south. Positive views out of the conservation area are identified as to the north and east of the village. Otherwise important views are to areas within the conservation area.</p>	Medium
G10	1 Eastcote Lane (Building on the HER)		<p>1 Eastcote Road is a two storey cottage with a gabled, plain tile roof and canted ground floor bay with plain tile roof. The east elevation facing on to Easton Road is in three unequal bays, and stacks are visible at the gable end and ridge. It is rendered and painted. An historic gas light is preserved to the southwest. Fenestration is modern timber leaded casements. The irregularly spaced windows at first floor suggest the building height has been raised or converted from former agricultural use. The ground floor bay window and porch appear as later extensions. It holds interest as a two storey cottage possibly altered from an earlier building form.</p>	<p>Physical Surroundings</p> <p>1 Eastcote Road is located on the western side of Eastcote Street, an arterial route from the south of the village of Gayton. To the east allotments are located to the eastern section of a large arable field. Arable fields are to the south, east and west of Gayton Road, giving a rural setting. To the north is the Fiveways road junction.</p> <p>Experience of the Asset</p> <p>The asset is experienced along Eastcote Lane from the east to the west, where it sits alongside other modern and traditional properties.</p> <p>Associative Attributes</p> <p>There are no known associative attributes</p>	Low

¹⁸²







Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
G11	1 Bugbrooke Road (Building on the HER)		1 Bugbrooke Road is a two storey dwelling with a red clay tile gabled roof and tall chimney stacks. The splayed eaves and tall stacks gives aa late 19 th -early 20 th century Domestic Revival appearance. Fenestration appears to have been replaced with plastic casements. It holds interest as an early 20 th century Domestic Revival-inspired dwelling.	<p>Physical Surroundings</p> <p>1 Bugbrooke Road is located on the southern side of Bugbrooke Road, to the south of the village of Gayton. It is located in a generous plot and surrounded by tall hedges and forms part of the linear development of the village. To the west is the Gayton Church of England Primary School and to the north housing is 20th century. Arable fields are to the west.</p> <p>Experience of the Asset</p> <p>The asset is experienced in conjunction with modern 20th century housing travelling east, and in conjunction with the arable fields travelling west away from the village, giving a rural village feel.</p> <p>Associative Attributes</p> <p>There are no known associative attributes.</p>	Low
G12	Gayton Primary School (Building on the HER)		Gayton Church of England School is a 19 th century school constructed of ironstone and limestone with a red clay tile roof. The roof is gabled with a projecting wing to the north which contains two vertical six light windows surrounded by a continuous hoodmould. The gables are coped in stone with stone kneelers. The overall architectural effect is Neo Tudor Gothic. The school holds interest as a late 19 th century school in Neo Tudor Gothic style.	<p>Physical Surroundings</p> <p>The school is located on the south side of Bugbrooke Road, to the south of the village of Gayton. To the west is 1 Bugbrooke Road. It is surrounded by a tall hedge.</p> <p>Experience of the Asset</p> <p>The asset is experienced as part of the linear development of the village of Gayton primarily from Bugbrooke Road.</p> <p>Associative Attributes</p> <p>There are no known associative attributes.</p>	Low
G13	3-7 Bugbrooke Road (Building on the HER)		<p>3-7 Bugbrooke Road is an early 20th century red brick building in two storeys with a gabled, clay tiled roof and red brick walls. It is broadly symmetrical with a centrally placed dormer with two windows divided by a brick pilaster, with brick detailing at the eaves. Two substantial brick stacks are retained at the ridge. There are two projecting bays either side of the central bay.</p> <p>It possesses interest as an early 20th century dwelling with a symmetrical appearance and retained stacks.</p>	<p>Physical Surroundings</p> <p>3-7 Bugbrooke Road is located on the southern side of Bugbrooke Road, to the south of the village of Gayton. To the immediate east is the Gayton Primary School. It forms part of the linear settlement along Bugbrooke Road. The principal elevation faces in to the road.</p> <p>Experience of the Asset</p> <p>The asset is experienced travelling along Bugbrooke Road to the west away from the village, where views towards arable fields give a rural atmosphere. Travelling east it is experienced in conjunction with the primary school which adds architectural variety and a contrast in materials, adding interest in the street scene.</p> <p>Associative Attributes</p> <p>There are no known associative attributes.</p>	Low

Table 4.5: Milton Malsor

Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
MM1	No.4 Stockwell Farmhouse, High Street (grade II listed)		Stockwell Farmhouse dates to 1655, and is constructed in limestone rubble, in two bays to the front elevation. The roof is thatched and slopes down to the eastern end. The principal façade is in two unequal bays with one casement window observed at first floor, and two casements either side of a central doorway at ground floor, which date sots the 20 th century. The datestone in the right gable end is inscribed 1655/AP (rest obliterated). The interior has spine beams and an open fireplace with a bressumer ¹⁸³ .	<p>Physical Surroundings</p> <p>Stockwell Farmhouse is located at the east end of High Street, to the west of the corner of High Street and Lower Road. It is set back slightly from the pavement by a narrow grassed front garden with no boundary wall or hedge. To the east, High Street curves towards open agricultural fields.</p> <p>Experience of the Asset</p> <p>The asset is primarily experienced travelling east and west along High Street, facing north. It is here where the architectural detailing of the building is best appreciated.</p> <p>Associative Attributes</p> <p>There are no known associative attributes.</p>	Medium
MM2	No.70 The Hollies, Green Street (grade II listed)		<p>The Hollies is a former farmhouse dating to the late 17th-early 18th century. It is two storeys with casements windows under eyebrow dormers, and constructed of limestone laid in courses. The roof is now plain tiles but replaced a thatch covering. It presents three bays to Green Street and is set back behind a stone wall and front garden. There is a two storey wing to the rear.</p> <p>Internally, chamfered spine beams with ogee stops, and open fireplace with stop-chamfered cambered bressumer are retained¹⁸⁴. Stone-flagged floors and a chequered tile floor to the kitchen are preserved along with a winder staircase with landing and central newel post¹⁸⁵.</p>	<p>Physical Surroundings</p> <p>The Hollies is located on the north side of Green Street, southeast of High Street, in the village of Milton Malsor. It is set back from Green Street by a substantial stone wall and front gardens, giving an enclosed immediate setting. To the west, late 20th century bungalows are sited opposite. To the north are traditional terraced cottages and the western gable end flanks The Hollies and adds to the sense of enclosure.</p> <p>Experience of the Asset</p> <p>The asset is experienced from Green Street in conjunction with the terraced cottages to the north. It is here where the architectural detailing of the building is best appreciated.</p> <p>Associative Attributes</p> <p>There are no known associative attributes.</p>	Medium
MM3	No.31 Hobb End Cottage, High Street (grade II listed)		Hobb End Cottage is a two storey dwelling with attic in three unequal bays fronting on to High Street. The roof is gabled and thatched with lateral stacks at either end. It is constructed from ironstone and limestone and dates to the 17 th century with 19 th and 20 th century alterations. C17 with C19 and C20 alterations. Blocked doors are evident in the principal façade either side of the centre, wood lintels are visible. There is a two storey extension to the south. Internally a three unit plan is preserved along with stop-chamfered spine beams.	<p>Physical Surroundings</p> <p>Hobb End Cottage is located on the east side of High Street, arranged parallel to the road with a small area of planting, with no boundary wall or enclosed garden. It is mirrored to the south by 49 and 51, High Street which also front directly on to High Street. Between the assets intervening development is 20th century, with a 19th century row of brick terrace.</p> <p>Experience of the Asset</p> <p>The asset is experienced travelling north and south along High Street in sequential views of 49 and 51 High Street and the intervening 19th century brick terraces, and from Malzor Lane.</p> <p>Associative Attributes</p>	Medium


¹⁸³ Historic England (1988) List Entry Description for Stockwell Farmhouse

¹⁸⁴ Historic England (1988) List Entry Description for The Hollies

¹⁸⁵ Historic England (1988) List Entry Description for The Hollies

Ref No:	Heritage Asset	Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
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There are no known associative attributes.

MM4	Milton Malsor Manor House (grade II listed)	 <p>Milton Malsor Manor House dates to the late 17th century with 16th century origins and consists of a manor house¹⁸⁶. The building is two storeys (and attic) and constructed from coursed ironstone rubble under a slate roof with brick end stacks. The façade was originally stuccoed but this has since been removed¹⁸⁷. It is symmetrically executed with five bays, primarily consisting of 6 over 6 timber sliding sash windows to the ground and first floors with eared painted stone surrounds. It is decorated with a plinth, moulded painted storey bands, modillion eaves, moulded wood cornice and stone coped gables with kneelers. The interior of the building includes ‘<i>an uncommonly find mid or later 17th century staircase with openwork acanthus scrolls, comparable with the 7tyh century work at Lamport Hall and Canons Ashby</i>’¹⁸⁸. It also includes timber panelling with eared wood chimneypiece, open fireplace in former kitchen and collar truss roof¹⁸⁹. The building is of historic interest as a manor dating from the 17th century with 16th century origins. The dates of construction are believed to be recorded on a beam behind the panelling dated 1585 with names of Luke / Matthew Mantell and 1685 and John Dee¹⁹⁰.</p>	<p>Physical Surroundings</p> <p>Milton Malsor Manor House is located along Malzor Lane to the south, enclosed by its boundary walls and gatepiers. To its immediate south is a private garden. It is bounded by private gardens with mature trees and planting to the east and west. To the north are outbuildings associated with the house.</p> <p>Experience of the Asset</p> <p>The building is primarily experienced from Malzor Lane to the south facing north. It is here that the architectural detailing and symmetrical composition of the building can be best appreciated, together with its associated gatepiers. The building is experienced in distant and filtered views from the west along Malzor Lane and its junction with Towcester Road. Views to the east are limited by the extent of mature trees and planting.</p> <p>Associative Attributes</p> <p>The building holds an association with the grade II listed Gatepiers and Gates to the south of the house through its similar date of construction and materials, together with forming its principal entrance and approach. It has no other known associative attributes.</p>	Medium
MM5	Barn at Manor Farm (grade II listed)	 <p>The Barn at Manor Farm dates to the 18th century and consists of a former large agricultural barn. The building is single storey and constructed from coursed ironstone rubble with a slate and clay pantile roof. The pitch of the roof is uncharacteristically large and partially dominates the overall character of the building. It is roughly ‘L-shaped’ in its plan form and curves around Malzor Lane to Towcester Road. There are various original openings which have since been in-filled with modern glazing but retain their timber lintels. The interior includes a tie beam collar truss roof with two tiers of purlins¹⁹¹. The building is no longer in agricultural use and has been converted into residential use¹⁹².</p> <p>The building is of historic interest as a former agricultural barn dating from the 18th century. It is also of interest as forming</p>	<p>Physical Surroundings</p> <p>The Barn at Manor Farm is bounded by Malzor Lane to the north and Towcester Road to the west. To the south is an area of hardstanding beyond which is an open grassed area. To the south east is built development and to the east is the grade II listed Manor Farm.</p> <p>Experience of the Asset</p> <p>The building is largely experienced from the junction of Towcester Road and Malzor Lane where its principal elevations can be appreciated. Its former use and association with Manor Farm is best appreciated from Malzor Lane to the east.. Due to the corner position of the barn, it is experienced in kinetic views along Towcester Road. There are distant views of the building from the south east</p> <p>Associative Attributes</p>	Medium

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Historic England (1968) List Entry Description for Milton Malsor Manor House

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Pevsner, N, Bailey, B & Cherry B (2013) Pevsner Architectural Guides, The Buildings of England: Northamptonshire

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Pevsner, N, Bailey, B & Cherry B (2013) Pevsner Architectural Guides, The Buildings of England: Northamptonshire

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Historic England (1968) List Entry Description for Milton Malsor Manor House

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Historic England (1968) List Entry Description for Milton Malsor Manor House

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Historic England (1988) List Entry Description for the Barn at Manor Farm

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South Northamptonshire Council (2008) Planning Application Reference: S/2008/0809/P & S/2008/0808/LB

Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
			part of the wider Manor Farm farmstead.	The building holds a strong association with the grade II listed Manor Farm through its historic and functional relationship consisting of the former agricultural buildings which supported the farmhouse.	
MM6	No.2 Manor Farmhouse, Malzor Lane (grade II listed)		<p>Manor Farmhouse is a two storey former farmhouse in three bays to the principal façade. The roof is steeply pitched with a thatch covering and lateral stacks. It is constructed of ironstone and limestone and is arranged in three units. There is a band of ironstone above the ground floor windows which accentuates the symmetrical façade. The interior has stone flagged floors, ogee-stop-chamfered spine beams and a winder stair¹⁹³.</p> <p>The farmhouse has historic interest being a farmhouse retaining thatched roofing and outbuildings associated with the farmhouse.</p>	<p>Physical Surroundings</p> <p>Manor Farmhouse is located on the south side of Malzor Lane, at the west of the village of Milton Malsor. To the immediate northwest is the grade II listed Barn at Manor Farm which encloses the farm in a courtyard, and directly to the north is Milton Malsor Manor House, set back in generous grounds behind a stone wall.</p> <p>Experience of the Asset</p> <p>The asset is experienced travelling east along Malzor Lane from the north towards the south in conjunction with stone cottages. The gable end is prominent in views, inviting exploration down Malzor Lane.</p> <p>Associative Attributes</p> <p>There are close historical and visual associations with the adjacent barn buildings to the northwest.</p>	Medium
MM7	No.49 and No.51 High Street (grade II listed)		<p>49 and 51 High Street are a pair of cottages dating to the 18th century, with 19th century alterations. They are constructed of ironstone and limestone rubble, in two storeys, the first floor windows are contained in eyebrow dormers under a thatched roof. The plans are two units, and they front on to High Street in a four bay range. Horizontal sliding sash windows are retained at ground and first floors except for two 20th century casements. All have chamfered blue brick sills and wood lintels. The cottages are of historic interest dating to the 18th century, retaining historic thatched roof covering and historic windows.</p>	<p>Physical Surroundings</p> <p>49 and 51 High Street are located on the east side of High Street and are sited close to the street at the back of the pavement. Adjoining the cottages to the north is a row of 19th century brick terraces, which adds interest in the street scene. To the west are modern 20th century dwellings in generous plots.</p> <p>Experience of the Asset</p> <p>The asset is experienced travelling north along High Street where the gable end is prominent in views in the slight bend in the road, and facing east. It is here that the architectural detailing of the building is best appreciated.</p> <p>Associative Attributes</p> <p>There are no known associative attributes.</p>	Medium

¹⁹³ Historic England (1988) List Entry Description for Manor Farmhouse

Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
MM8	No.38 Thatch End, High Street (grade II listed)		Thatch End is a two storey limestone and ironstone built cottage dating to the late 17 th century. It retains a thatch roof and deep overhang over first floor casement windows. It is a two unit plan in four bays facing High Street, with two light leaded casements to ground floor and smaller casements to first floor, close to the eaves. There is a stone lean-to single storey extension to the north, with the entrance to the rear. The original entrance may be via the blocked door to right side elevation. The interior retains stop-chamfered spine beams and an open fireplace with a stop-chamfered bressumer ¹⁹⁴ .	<p>Physical Surroundings</p> <p>Thatch End is located at the southern end of High Street, to the south of Milton Malsor. The asset faces on to High Street and is set back behind a stone wall and front garden, giving a sense of enclosure, in a generous plot. Buildings flank the western boundary which is screened by dense trees. To the immediate east, 20th century development is observed.</p> <p>Experience of the Asset</p> <p>The asset is experienced primarily from within High Street facing west towards the main façade. It is here where the architectural detailing of the building is best appreciated.</p> <p>Associative Attributes</p> <p>There are no known associative attributes.</p>	Medium
MM9	Milton House and Manor Cottage (grade II listed)		<p>Milton House and Manor Cottage date to the early to mid 18th century and consist of a small country house¹⁹⁵. The building was later extended in c.1777 and was altered in the 20th century and subsequently divided into two residential dwellings¹⁹⁶. The building is two storeys with a double-depth plan form. It is constructed from ironstone ashlar with hipped slate roof and stone internal stack. The principal elevation has a 5-window range, with centralised doorway with Tuscan columns and a broken pediment. The doorway is approached by two stone steps and the windows consist of 6 over 6 timber sliding sash. The building is decorated with a plinth, chamfered quoins, storey band, moulded stone eaves and 3 segmental-gabled roof dormers. The wing to the rear (renamed ‘Manor Cottage’) consists of the 1777 extension and is two storeys with gabled plain tile roof.</p> <p>The interior of the building incorporates a central hall with chequered stone paving, with an open well staircase with panelled dado, carved tread ends, stick balusters and ramped and wreathed mahogany handrail¹⁹⁷. The interior also includes moulded plaster cornices and eared wood and stone chimneypieces¹⁹⁸.</p> <p>The building is of historic interest as a small country house on the edge of Milton Malsor dating from the mid-18th century with subsequent alterations in the late 18th century.</p>	<p>Physical Surroundings</p> <p>Milton House was originally surrounded by open agricultural fields, accessed by Rectory Lane to the south. In the mid to late 20th century, the land to the rear of the building (to the north) was redeveloped with a residential development. As found today, the building sits within a relatively well enclosed and well defined plot, demarcated by tall brick boundary walls. To the north is the modern residential development, with further modern residential to the east. To the south is Rectory Lane beyond which is a bund and open grassed area. To the west is the former garden to Milton House beyond which is High Street.</p> <p>Experience of the Asset</p> <p>Milton House is primarily experienced from its private garden to its immediate south and from Rectory Lane facing north where the lack of trees to the perimeter of the plot allows for an appreciation of the upper stages of the building. The architectural detailing and symmetrical composition is best appreciated from this point. Due to the narrow form of Rectory Lane, bounded by tall brick boundary walls and planting, there are limited areas in which to experience the listed building. The dense area of mature trees and planting to the west and to the south east limits any further views of the listed building along Rectory Lane. The upper stages of the building are obtained in more distant views from the south, within the open grassed area.</p> <p>Associative Attributes</p> <p>There is the possibility that due to the close proximity with the fields opposite (forming part of the Application Site) that they were originally in the same ownership as the building and thereby held a historic</p>	Medium

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Historic England (1988) List Entry Description for Thatch End

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Historic England (1988) List Entry Description for Milton House

196

Historic England (1988) List Entry Description for Milton House

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Pevsner, N, Bailey, B & Cherry B (2013) Pevsner Architectural Guides, The Buildings of England: Northamptonshire

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Historic England (1988) List Entry Description for Milton House

Ref No:	Heritage Asset	Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
			relationship. There are no other known associative attributes.	
MM10	No.33 Mortimers, Rectory Lane (grade II listed)	 <p>Mortimers is a seven bay, two storey house with attic, and dormers in the roof space. The building is T-shaped on plan and faced with ironstone and limestone with a slate roof. It dates to the early 18th century and was altered in the 19th century. The principal elevation contains a central four panelled door with moulded stone surround in a 19th century stone porch. Windows are casements to first and ground floor, with surrounds and key blocks. The dormers have segmental heads and stone-coped gables with kneelers. Boxed spine beams, fine dog-leg staircase from ground floor to attic with fat turned balusters, and a stone-vaulted cellar survive internally¹⁹⁹.</p>	<p>Physical Surroundings</p> <p>Mortimers is located to the south of Rectory Lane overlooking a spacious plot to the west. It does not appear to be aligned with the road and the principal elevation faces west rather than north towards Rectory Lane.</p> <p>Experience of the Asset</p> <p>Mortimers is set back from High Street and is set at an angle to the street, fronting a parcel of land to the west. Its architectural detailing is principally appreciated from its immediate east but is also experienced within more distant and framed views further to the west on the aforementioned field. The building is partially framed in these views by the mature trees which flank it. It is also partially experienced within the context of agricultural fields to the south (forming the proposed Order Limits) which reinforce its former rural position on the edge of the village.</p> <p>Associative Attributes</p> <p>There is the possibility that due to the close proximity with the fields opposite (forming part of the proposed Order Limits) that they were originally in the same ownership as the building and thereby held a historic relationship. There are no other known associative attributes.</p>	Medium
MM11	No.31 The Old Rectory, Rectory Lane (grade II listed)	 <p>The Old Rectory dates substantially to the early 19th but has earlier origins, It was altered and extended in the 20th century. The building is two storeys and constructed of squared ironstone and limestone, with hipped slate roofs, and brick internal stacks. L-shaped on plan, the nine window range fronts directly on to Rectory Lane. The Higher two window range has a six panel door approached by three stone steps, with panelled reveals, pilastered wood surround and a pediment. A twelve pane sash is preserved at first floor. The range to the west is rendered and has irregular fenestration of 2 and 3-light casement windows. A further two window wing to the west breaks forward and has first floor of brick over rubble, all painted. Internally an open well staircase with ramped and wreathed mahogany handrail, cast-iron standard and stick balusters are preserved. Chamfered spine beams in an older, rendered wing and stone cellar are also preserved. The historic interest of the asset lies in its early origins and use as a former rectory, and preserved historic architectural fabric.</p>	<p>Physical Surroundings</p> <p>Rectory Lane is sited directly on to the south side of Rectory Lane, opposite grade II Manor House to the north.</p> <p>Experience of the Asset</p> <p>Travelling in a west to east direction along Rectory Lane, the land is relatively open with views towards agricultural fields. Approaching the asset, the character immediately becomes enclosed by the asset's continuous building line along Rectory Lane and the tall boundary wall of Manor House to the north. It is best appreciated from the east along Rectory Lane where its architectural interest can be appreciated.</p> <p>Associative Attributes</p> <p>There are no known associative attributes.</p>	Medium

¹⁹⁹ Historic England (1988) List Entry Description for Mortimers

Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
MM12	Manor House (grade II listed)		<p>The Manor House dates to the 16th century with later alterations in the 18th and 20th century²⁰⁰. The building is two storeys and is double-depth in plan form. It is constructed from coursed ironstone rubble with ironstone dressings with a plain tile roof with large central stone stack. The principal entrance includes 20th century double-leaf doors with chamfered and moulded stone surround and Tudor-arched head (which widened an original Tudor-arched head door in the 20th century)²⁰¹. To the right of the door is a large canted bay with chamfered stone mullioned windows and hoodmoulds from the 16th century. To the left is flush with the door in chequer brick and is overall <i>‘curiously unbalanced’</i>²⁰². The rear has been re-fronted in red brick during the 18th century.</p> <p>The interior of the building includes some stop-chamfered spine beams, collar truss roof and small stone cellar²⁰³.</p> <p>The building is of historic interest as a manor house dating from the 16th century with later 18th and 20th century alterations. It is also of interest as the former home of James Harrington (1611-77) who was a political theorist and author of Oceana (1656)²⁰⁴.</p>	<p>Physical Surroundings</p> <p>The Manor House is located along Rectory Lane to the south and is accessed via a private driveway. To the east is a private garden beyond which is built development. To the west is the driveway and garden with the Dovecote and Stables located to the north west. To the north are open agricultural fields.</p> <p>Experience of the Asset</p> <p>The Manor House is best experienced from the immediate west, within the private gardens. It is here that the large gabled roof and projecting 16th century canted bay can be appreciated. The building is largely enclosed by mature planting and modern boundary walls along Rectory Lane to the south. This limits the appreciation of the building to filtered and glimpsed views along the street. It is here, however, that the historic and former functional relationship of the nearby Dovecote with the Manor House can be best appreciated.</p> <p>Associative Attributes</p> <p>The building holds a strong functional, visual and historic association with the separately listed Dovecote (grade II) located to the west of the manor house. It has no other known associative attributes.</p>	Medium
MM13	Dovecote at Manor House (grade II listed)		<p>The Dovecote at Manor House dates to the 18th century but is believed to hold older origins²⁰⁵. The building consists of a combined stable block and dovecote. It is 1 storey with loft and constructed from coursed ironstone rubble with a plain tile roof. The stable doors have depressed-arched heads and keyblocks. Above is the dovecote, contained within the loft. The building is decorated with quoins and stone-coped gables with kneelers. The building has been altered in the 20th century.</p> <p>The building is of historic interest as a combined stable block and dovecote dating from at least the 18th century and originally housed pigeons or doves. It illustrates the importance of pigeons and doves as food sources in the 17th century.</p>	<p>Physical Surroundings</p> <p>The Dovecote at Manor House forms part of a wider collection of buildings to Manor House. To the east and south east is the grade II listed Manor House beyond which is a further outbuilding. To the south is the private garden and driveway leading to Rectory Lane. To the west is a modern residential property along the lane with open agricultural fields to the north of the structure.</p> <p>Experience of the Asset</p> <p>The structure is primarily experienced from within its private gardens to the south east where its principal elevation can be best appreciated. Due to the extent of mature trees and planting to Rectory Lane and within the garden, the building is not readily experienced and is only appreciated in glimpsed and filtered views. Its former use as a dovecote is not legible from the street.</p> <p>Associative Attributes</p> <p>The structure holds a strong association with the separately grade II listed Manor House due to its proximity and former relationship. It has no other</p>	Medium

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Historic England (1968) List Entry Description for Manor House

201

Historic England (1968) List Entry Description for Manor House

202

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203

Historic England (1968) List Entry Description for Manor House

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Pevsner, N, Bailey, B & Cherry B (2013) Pevsner Architectural Guides, The Buildings of England: Northamptonshire

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Historic England (1968) List Entry Description for the Dovecote at Manor House

Ref No:	Heritage Asset	Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
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known associative attributes.

MM14	No.6 The Grange, Collingtree Road (grade II listed)	 <p>The Grange is a substantial, early 19th century house in three storeys with attic, and a five bay façade to Collingtree Road. The roof is gabled in slate with end stacks, and constructed in ironstone. The doorway is framed by pilasters and a flat pediment, with panelled reveals and a six panel door. The façade facing on to Collingtree Road is distinctly Georgian farmhouse in design and its origins as a farmhouse are evident in the attached barn to the east.</p> <p>Internally an open-well staircase with turned balusters, (possibly re-arranged); open fireplace with cambered ogee-stop-chamfered bressumer, and stone-flagged floors and stone cellar are believed to survive²⁰⁶.</p>	<p>Physical Surroundings</p> <p>The Grange is located directly on to the south side of Collingtree Road opposite open fields to the north. To the west along Green Street, thatched and stone houses dating to the 17th century and boundary walls form a strong sense of enclosure, in direct contrast to the open field to the north.</p> <p>Experience of the Asset</p> <p>The asset is experienced from Collingtree Road travelling west towards Green Street, where a sense of enclosure is observed, that begins at The Grange which is sited directly on to Collingtree Road. The Grange is principally experienced from Collingtree Road and Green Street to the north.</p> <p>Associative Attributes</p> <p>There are no known associative attributes with any other heritage assets.</p>	Medium
MM15	No. 2 Collingtree Road (grade II listed)	 <p>2 Collingtree Road is a two storey cottage dating to the c.18th century, and retains a thatched roof. Windows are two light horizontally sliding sashes to the ground floor with an outward opening casement at first floor, contained within an eyebrow dormer. It is constructed of coursed ironstone rubble with brick end stacks. A small fire window is preserved at ground floor with a stop-chamfered wood lintel. The present entrance is contained within a 20th century extension to the rear.</p> <p>Internally diamond stop-chamfered spine beams and an open fireplace with a chamfered bressumer are believed to be preserved²⁰⁷.</p>	<p>Physical Surroundings</p> <p>2 Collingtree Road is located on the south side of the road. The principal façade faces west towards Green Street and adjoins a brick built later two storey terrace to the east, which forms an interesting contrast in the street scene.</p> <p>Experience of the Asset</p> <p>The asset is experienced in conjunction with similar thatched cottages along Green Street, where the winding road and position of houses close to the street create a sense of enclosure travelling west through the village.</p> <p>Associative Attributes</p> <p>The asset is included for group value as part of a collection of stone and thatch cottages mirroring those found on Green Street and enhancing the character of the streets.</p>	Medium

²⁰⁶ Historic England (1968) List Entry Description for the Grange
²⁰⁷ Historic England (1988) List Entry Description for 2 Collingtree Road

Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
MM16	No.57/59 Green Street (grade II listed)		57 and 59 Green Street are a pair of cottages dating to the mid 18 th century with 19 th and 20 th century alterations, They are constructed of coursed ironstone with a pantile roof, the pitch suggesting former thatch covering. They are two storeys with attic and a two unit plan. The north elevation facing on to Green Street contains two bays, the eastern bay has a canted bay window of c.19 th century date. The central door has a pilastered wood surround and cornice above. The west bay has a sliding casement and two light casements at first floor. The interior is believed to have an open fireplace with cambered bar-stop-chamfered bressumer and bar-stop-chamfered spine beams ²⁰⁸ .	<p>Physical Surroundings</p> <p>57 and 59 Green Street are located on the south side of the street to the immediate east of The Compass Public House which adjoins the asset. Green Street rises to the west and curves to the north, adding to the sense of enclosure created by the cottages sited close to the street.</p> <p>Experience of the Asset</p> <p>The asset is best appreciated from Green Street travelling west as the street rises and a pleasant sense of enclosure is created.</p> <p>Associative Attributes</p> <p>There are no known associative attributes.</p>	Medium
MM17	The Compass Public House (grade II listed)		The Compass Public House is a two storey building in two bays, constructed of coursed limestone rubble and a steep, slate roof. The roof appears to have previously been thatched. Two brick end stacks are evident beyond a stone parapet. Windows are casements divided in two horizontally at ground floor, with sash windows above. There is a blocked cellar window to the left of centre and a 19 th century, two storey wing of red brick to the rear. The interior of the building is believed to contain chamfered spine beams ²⁰⁹ .	<p>Physical Surroundings</p> <p>The Compass Public House is located on the south side of Green Street, which is accessed from High Street in the village of Milton Malsor.</p> <p>Experience of the Asset</p> <p>It is experienced travelling east and west along Green Street. Its location directly on to the road gives the building a strong presence in the street scene, and adds to the strong sense of enclosure experienced along Green Street. Travelling west, a pinchpoint is created by the adjacent 57/59 Green Street and The Compass, inviting exploration along the street, which rises to the west.</p> <p>Associative Attributes</p> <p>The Compass forms an interesting visual group with the adjacent listed 57/59 Green Street.</p>	Medium

²⁰⁸ Historic England (1988) List Entry Description for 57/59 Green Street
²⁰⁹ Historic England (1988) List Entry Description for the Compass Public House

Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
MM18	No.65 The Manse, Green Street (grade II listed)		<p>The former Manse is a three storey building constructed of ironstone with substantial quoins and string course at first and ground and first floor, and a basement below. It has two bays to the principal elevation fronting on to Green Street, with casement windows of 17th century design at ground and first floor. Basement windows are casements. Brick end stacks are retained. There is a two storey wing to the west with two light casement windows. The building served as a manse from 1863²¹⁰.</p> <p>The interior is believed to contain chamfered spine beams and an open fireplace in the basement with ogee-stop-chamfered cambered bressumer²¹¹. A fitted cupboard with a round-arched head and shaped shelves is also believed to survive²¹².</p>	<p>Physical Surroundings</p> <p>The Manse is located on the south side of Green Street, to the immediate east of grade II listed Little House, which is attached to the east. It is located directly on to the road with no set back, which accentuates the tall façade. To the east is the grade II listed Baptist Chapel, which is set back from the street and bounded by a limestone wall. Further east is the grade II listed The Compass Public House which is visible in views facing east, where the street slopes down. To the north is grade II listed Lantern Cottage.</p> <p>Experience of the Asset</p> <p>The asset is experienced principally from within Green Street, in views travelling east and west. Its location directly on to the street accentuates the tall façade. It forms a continuous frontage with the attached Little House to the west, which adds to the sense of enclosure experienced along Green Street.</p> <p>Associative Attributes</p> <p>There are no known associative attributes but there is a visual relationship between the Manse and the adjacent grade II listed Little House, which forms an interesting visual contrast, being smaller scale with a thatched roof.</p>	Medium
MM19	No.67 Little House, Green Street (grade II listed)		<p>Little House is a two storey, low lying thatched cottage constructed of coursed limestone and ironstone rubble. It presents three bays to Green Street and is attached to the east by grade II listed The Manse, with which it forms a continuous frontage to Green Street. It was formerly three dwellings, and was altered in the 19th and 20th centuries. The windows are leaded casements, which add to its cottage character.</p>	<p>Physical Surroundings</p> <p>Little House is located to the south of Green Street in the centre of the village of Milton Malsor. To the immediate east is The Manse which forms a strong visual contrast in scale and design to Little House, and to the north is the grade II listed Lantern Cottage.</p> <p>Experience of the Asset</p> <p>The asset is experienced travelling east and west along Green Street. The asset is located directly on to the street and forms a continuous frontage with The Manse, creating a strong sense of enclosure and contrast in scales.</p> <p>Associative Attributes</p> <p>There is an interesting visual relationship with the adjacent Manse where a contrast in scales and design is observed.</p>	Medium

²¹⁰ Historic England (1988) List Entry Description for the Manse

²¹¹ Historic England (1988) List Entry Description for the Manse

²¹² Historic England (1988) List Entry Description for the Manse

Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
MM20	Milton Malsor Baptist Church (grade II listed)		<p>Milton Malsor Baptist Church dates to the early to mid 19th century (c.1827) and consists of a non-conformist chapel²¹³. The building is two storeys and constructed from coursed ironstone rubble with hipped slate roof. It consists of the ‘<i>usual three bay front</i>’ found to these types of chapels of this period²¹⁴. It includes timber sliding sash with a central double-leaf 6-panel door with round arched head and fanlight. Above the door is a datestone of ‘1827’. The interior includes a gallery with cast iron balustrade supported by a single central cast iron column, with box pews. It remains relatively intact but partially refitted in 1976²¹⁵.</p> <p>The building is of historic interest as a non-conformist chapel dating from the early to mid 19th century.</p>	<p>Physical Surroundings</p> <p>Milton Malsor Baptist Church is set back from Green Street to the north, enclosed by a small stone boundary wall. To its immediate north is a small churchyard with several headstones. It is bounded to all sides by built development and private gardens.</p> <p>Experience of the Asset</p> <p>The building is wholly experienced from Green Street and the private churchyard to the north. It is here where the symmetrical composition and simple architectural detailing can be best appreciated. The extent of neighbouring development limits the experience of the listed building.</p> <p>Associative Attributes</p> <p>The building has no known associative attributes with the exception of the small churchyard within which it is situated, enclosed by outbuildings to the east and north east.</p>	Medium
MM21	No.71 Corner Cottage, Green Street (grade II listed)		<p>House. Late C17/early C18, altered and extended C20. Coursed limestone and ironstone rubble, thatch roof, brick end stacks. 3-unit plan. 2-storey, 4-window range. Part-glazed plank door to right of centre with wood lintel and gabled hood. Small 1-light window to left of centre with chamfered wood lintel, 3-light casement windows to ground and 1st floors left and right of centre, all with wood lintels. Stone-coped gable with kneelers to right. 2-storey, 1-window C20 extension to left with carriage arch.</p> <p>The interior is believed to retain chamfered spine beams, an open fireplace with boxed bressumer and a stone fireplace with Tudor-arched head²¹⁶.</p>	<p>Physical Surroundings</p> <p>Corner Cottage is located to the southeast of Green Street, in the centre of the village of Milton Malsor. It is set back from the roadside allowing for views towards the principal elevation. To the east is the Victorian Milton Parochial Primary School designed in Neo-Gothic and Neo Tudor style, and to the immediate north 20th century houses form a curve joining on to Green Street, which are similarly set back within their plots.</p> <p>Experience of the Asset</p> <p>The asset is experienced in views facing south towards the principal north elevation, with the primary school to the east, forming an interesting architectural contrast. It is also experienced with later 20th century houses to the north.</p> <p>Associative Attributes</p> <p>There are no known associations.</p>	Medium

²¹³

Historic England (1988) List Entry Description for the Baptist Church

²¹⁴




Pevsner, N, Bailey, B & Cherry B (2013) Pevsner Architectural Guides, The Buildings of England: Northamptonshire

²¹⁵

Pevsner, N, Bailey, B & Cherry B (2013) Pevsner Architectural Guides, The Buildings of England: Northamptonshire

²¹⁶

Historic England (1988) List Entry Description for Corner Cottage

Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
MM22	No.44 The Forge and No.46 Green Street (grade II listed)		44 and 46 Green Street was built as a single dwelling and has since been divided into two houses. It dates to the mid-18 th century with later additions. The building is constructed of coursed squared ironstone with a steeply pitched pantile roof, with brick ridge and end stacks. It is laid out in a three unit plan in two storeys with an attic, with prominent dormers in the roof space topped with timber bargeboards and pinnacles. It is set back behind a tall stone wall and front garden giving a sense of enclosure. The building holds historic interest as a well-preserved example of a vernacular 18 th century house.	<p>Physical Surroundings</p> <p>The building is located on the north side of Green Street set back from the street, enclosed by a tall stone wall and front gardens, and grade II listed Lantern Cottage to the southeast.</p> <p>Experience of the Asset</p> <p>The building is experienced primarily from within Green Street in conjunction with Lantern Cottage and The Manse and Little House (both grade II listed) to the south, creating a pleasant sense of enclosure.</p> <p>Associative Attributes</p> <p>There are no known associative attributes.</p>	Medium
MM23	No.42 Lantern Cottage, Green Street (grade II listed)		Lantern Cottage is unusual in being rendered but is constructed of stone and brick. It has a slate roof and a two window range to Green Street, and a two unit plan. It is two storeys and the entrance is to the rear, facing grade II listed 44 and 46 Green Street. The building holds historic interest as a vernacular cottage dating to the 18 th century and is noted on the list entry description as being included for its group value with nearby buildings ²¹⁷ .	<p>Physical Surroundings</p> <p>Located on the north side of Green Street to the south of 44 and 46 Green Street, it is sited at the back of the pavement and is therefore prominent in views travelling east and west. Buildings along Green Street are typically sited close to the street creating a strong sense of enclosure, enhanced by the curve in the road creating pinch points in views.</p> <p>Experience of the Asset</p> <p>Lantern Cottage is experienced from Green Street travelling east and west, where it helps to create a sense of enclosure with other cottages and boundary walls being sited close to the street.</p> <p>Associative Attributes</p> <p>The building is included for group value with other nearby assets including Little House and The Manse to the south.</p>	Medium
MM24	No.58 Green Street (grade II listed)		58 Green Street is a house dating to the late 17 th century, with a thatched roof and limestone and ironstone walls. It is two storeys in three unequal bays to Green Street and lateral stacks, in a two unit plan. The 20 th century porch slightly obscures the 17 th century character of the principal elevation. Horizontal sash windows are situated at first floor and a one light casement is located at ground floor. 1st floor, with wood lintel. It holds historic interest being a 17 th century house retaining a thatched roof and two unit plan form.	<p>Physical Surroundings</p> <p>Located on the north side of Green Street and adjoins 60 Green Street to the north, also thatched and stone. It adjoins 19th century brick terraced houses to the east which creates a pleasing visual contrast. To the west is late 20th century housing in relatively large, unbounded plots with a new road layout introduced.</p> <p>Experience of the Asset</p> <p>The asset is best experienced travelling west along Green Street and travelling east along Green Street. It is also experienced in views in conjunction with the adjacent 60 Green Street facing east.</p> <p>Associative Attributes</p> <p>The building forms a pleasant group with adjacent 60 Green Street.</p>	Medium

²¹⁷ Historic England (1988) List Entry Description Lantern Cottage



Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
MM25	No.60 Green Street (grade II listed)		<p>60 Green Street is a two storey stone built cottage with a thatched roof, located to the north of grade II listed 58 Green Street. It is coursed ironstone rubble, typical of the area. Two light casement windows are retained at ground floor with wood lintels. A two light casement is retained at first floor under an eyebrow dormer.</p> <p>The interior of the building is believed to contain chamfered spine beams, a fireplace with cambered chamfered bressumer and collar truss roof²¹⁸.</p>	<p>Physical Surroundings</p> <p>The asset is located to the north of Green Street set back from the corner, and adjoins 58 Green Street to the south. It is set back and enclosed, land to the west provides a buffer to the road. To the west modern 20th century development has diluted the enclosed character found along Green Street to the east, and has diluted the asset's setting to the west.</p> <p>Experience of the Asset</p> <p>The asset is best appreciated in views facing east in conjunction with adjacent 58 Green Street.</p> <p>Associative Attributes</p> <p>Here are visual associations with the attached 58 Green Street which is also thatched with stone walls.</p>	Medium
MM26	Church of the Holy Cross (grade II* listed)		<p>The Church of the Holy Cross, Milton Malsor, dates to the late 13th century with 14th century additions, but is considered to have earlier origins. It was restored in 1874-1877 by E.F. Law and again in 1880. It is constructed of coursed squared ironstone and limestone, with slate roofs to nave and chancel, and lead roofs to aisles. It consists of chancel, north and south chancel chapels, aisled nave, south porch and west tower. The two bay chancel has a five light east window and a three light window to south, both with reticulated tracery and hood moulds with label stops, and quatrefoil clerestory windows. The south chapel has a narrow blocked chamfered doorway with hood mould to east wall The north chapel has 3-light window to north with cusped ogee-arched heads to lights and hood mould. Both aisles have thee light west window with identical late 13th century tracery. The three stage west tower has a triple chamfered west doorway, small lights to the middle stage and two light bell-chamber openings. There is a battlemented parapet with tall corner pinnacles, and a highly unusual crocketed spire with one tier of lucarnes on octagonal recessed base. The interior contains a raised sanctuary with encaustic-tiled floor approached by steps with tiles to fronts of risers with the inscription "<i>DO THIS IN REMBRANCE OF ME/I WILL WASH MY HANDS IN INNOCENCY O LORD/AND SO WILL I GO TO THINE ALTAR.</i>"²¹⁹</p>	<p>Physical Surroundings</p> <p>The Church of the Holy Cross is located to the east of the village of Milton Malsor, to the north of Collingtree Road in a large churchyard bounded by a limestone rubble wall. To the west is a large field, possibly a common, bounded by a limestone wall.</p> <p>Experience of the Asset</p> <p>The church has a landmark quality from within the immediate area and is experienced in views to the north along Collingtree Road, where views are towards the church and the spire. Here it is viewed in conjunction with the field to the west which creates a pleasant rural character. It is also appreciated form the south and east, and from Green Street to the west. Framed views of the church are obtained along Green Street to the west. Due to the extent of intervening development to the north, there are limited other areas in which to experience the listed building. The church is partially experienced in distant views from further north on the approach to the village but this is limited to the upper stages.</p> <p>Associative Attributes</p> <p>There are no known associative attributes.</p>	High

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Historic England (1988) List Entry Description for 60 Green Street

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Historic England (1968) List Entry Description for Church of the Holy Cross

Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
MM27	Milton Malsor War Memorial (grade II listed)		<p>Milton Malsor War Memorial was erected in 1920, as a memorial to the men of Milton Malsor who fell in the First World War. It is constructed of limestone and consists of a slender column with understated cross, supported on a small plinth. This is inscribed in raised lettering <i>TO KEEP IN MIND THOSE/ WHO FROM THIS PLACE/ GAVE THEIR LIVES IN THE / GREAT WAR 1914-1919</i>. The names of those who died are recorded on the other three sides of the plinth. A sloping tablet was added to the front of the memorial after the Second World War with the names of those lost in that conflict. A second tablet, to the left side of the memorial, records the village's Second-War contributions to the Northampton General Hospital memorial.</p> <p>The low post and chain fence which surrounds the memorial is identified as not being of special interest and is excluded from the listing²²⁰.</p>	<p>Physical Surroundings</p> <p>It is located at the north of the village on the village green. Clos to High Street. It is prominent in views travelling east. To the east, a row of continuous stone cottages provide a backdrop to the asset in views to the east, to the west the traditional village setting is slightly obscured by 20th century development in large plots, with a lack of boundary enclosure.</p> <p>Experience of the Asset</p> <p>The asset is primarily experienced from the centre of the village green looking towards the north and east where it is experienced within the context of traditional properties.</p> <p>Associative Attributes</p> <p>There are no known associative attributes.</p>	Medium
MM28	Gates and gatepiers to Milton Malsor Manor House (grade II listed)		<p>The Gates and Gatepiers to Milton Malsor Manor House date to the late 17th or early 18th century²²¹. The gatepiers are constructed from dressed ironstone with moulded plinths and rustication. They are decorated with cornices and ball finials of ashlar stone. The decorative gates are constructed from cast iron.</p> <p>The structures are of historic interest as gatepiers dating from the 17th or early 18th century, forming part of the wider Milton Malsor Manor House Estate.</p>	<p>Physical Surroundings</p> <p>The Gates and Gatepiers are located along Malzor Lane to the south with Milton Malsor Manor House to the north. To the west and east are the attached boundary walls which demarcate the grounds of the manor house.</p> <p>Experience of the Asset</p> <p>The structures are primarily experienced from Malzor Lane to the south facing north. It is here that their architectural interest and associations with the manor house are best appreciated. The structures are also experienced in distant views along Malzor Lane to the west. Views to the east are limited by the extent of mature trees and planting.</p> <p>Associative Attributes</p> <p>The structures hold an association with the grade II listed Milton Malsor Manor House through forming its principal entrance and approach. It has no other known associative attributes.</p>	Medium

²²⁰ Historic England (2016) List Entry Description for Milton Malsor War Memorial
²²¹ Historic England (1988) List Entry Description for Gates and gatepiers to Milton Malsor Manor House

Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
MM29	Chest Tomb approximately 6m east of north east of north east angle of chancel of Church of the Holy Cross (grade II listed)		<p>The Chest Tomb 6m east of the Church of Holy Cross dates to the early to mid 18th century and consists of a large rectangular tombstone constructed from ironstone²²². It is decorated through chamfering to the plinth and panelled corners.</p> <p>The structure is of historic interest as a chest tomb dating from the late early to mid 18th century, forming part of the wider churchyard to the Church of Holy Cross.</p>	<p>The Asset's Physical Surroundings</p> <p>The Chest Tomb is located within the churchyard of the Church of St John the Baptist. It is located to the east of the church, to the east of its chancel. It is surrounded to all sides by headstones and chest tombs.</p> <p>Experience of the Asset</p> <p>The Chest Tomb is primarily experienced from the east of the Church of Holy Cross. It is from this point that the function of the structure, within the churchyard, is best appreciated.</p> <p>The Asset's Associative Attributes</p> <p>There are no known associative attributes with the exception of its group value with the chest tombs and headstones within the churchyard.</p>	Medium
MM30	Headstone approximately 7m east of chancel of Church of the Holy Cross (grade II listed)		<p>The Headstone 7m east of the Church of Holy Cross dates to the late 17th century and consists of a simple headstone constructed from ironstone²²³. It is decorated with a shaped top. It is in a poor state of repair with the inscription no longer legible.</p> <p>The structure is of historic interest as a headstone dating from the late 17th century, forming part of the wider churchyard to the Church of Holy Cross. The inscription is believed to commemorate Margaret Palmer, one of the daughters of James and Margaret Palmer who died 31st August 1698 (aged 68)²²⁴.</p>	<p>The Asset's Physical Surroundings</p> <p>The headstone is located within the churchyard of the Church of Holy Cross. It is located to the east of the church, to the immediate east of its chancel. It is surrounded to its east and south by headstones and chest tombs.</p> <p>Appreciation of the Asset</p> <p>The headstone is primarily experienced from the south and east of the Church of Holy Cross. It is from this point that the function of the structure, within the churchyard, is best appreciated.</p> <p>The Asset's Associative Attributes</p> <p>There are no known associative attributes with the exception of its group value with the chest tombs and headstones within the churchyard.</p>	Medium
MM31	Chest Tomb approximately 6m east north east of north east angle of chancel of Church of the Holy Cross (grade II listed)		<p>The Chest Tomb 6m east of the Church of Holy Cross dates to the 17th century and consists of a large rectangular tombstone constructed from ironstone²²⁵. It is decorated through large chamfering to the plinth.</p> <p>The structure is of historic interest as a chest tomb dating from the 17th century, forming part of the wider churchyard to the Church of Holy Cross.</p>	<p>The Asset's Physical Surroundings</p> <p>The Chest Tomb is located within the churchyard of the Church of St John the Baptist. It is located to the east of the church, to the east of its chancel. It is surrounded to all sides by headstones and chest tombs.</p> <p>Experience of the Asset</p> <p>The Chest Tomb is primarily experienced from the east of the Church of Holy Cross. It is from this point that the function of the structure, within the churchyard, is best appreciated. Due to the extent of the headstones and tombs within the churchyard, there are limited other areas to experience the structure.</p> <p>The Asset's Associative Attributes</p> <p>There are no known associative attributes with the exception of its group value with the chest tombs and headstones within the churchyard.</p>	Medium

²²² Historic England (1988) List Entry Description for the Chest Tomb approximately 6m east of north east of north east angle of chancel of Church of the Holy Cross

²²³ Historic England (1988) List Entry Description for the Headstone approximately 7m east of chancel of Church of the Holy Cross

²²⁴ Historic England (1988) List Entry Description for the Headstone approximately 7m east of chancel of Church of the Holy Cross

²²⁵ Historic England (1988) List Entry Description for the Chest Tomb approximately 6m east north east of north east angle of chancel of Church of the Holy Cross




Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
MM32	Chest Tomb approximately 4m east of south east angle of south chancel chapel of Church of Holy Cross (grade II listed)		<p>The Chest Tomb 4m east of the Church of Holy Cross dates to the early to mid 18th century and consists of a large rectangular tombstone constructed from ironstone²²⁶. It is decorated through chamfering to the plinth.</p> <p>The structure is of historic interest as a chest tomb dating from the late early to mid 18th century, forming part of the wider churchyard to the Church of Holy Cross.</p>	<p>The Asset's Physical Surroundings</p> <p>The Chest Tomb is located within the churchyard of the Church of Holy Cross. It is located to the east of the church, to the immediate east of its chancel. It is surrounded to its north, east and south by headstones and chest tombs.</p> <p>Experience of the Asset</p> <p>The Chest Tomb is primarily experienced from the east of the Church of Holy Cross. It is from this point that the function of the structure, within the churchyard, is best appreciated. Due to the extent of the headstones and tombs within the churchyard, there are limited other areas to experience the structure.</p> <p>The Asset's Associative Attributes</p> <p>There are no known associative attributes with the exception of its group value with the chest tombs and headstones within the churchyard.</p>	Medium
MM33	Headstone approximately 7m east of south chancel chapel of Church of the Holy Cross (grade II listed)		<p>The Headstone 7m east of the Church of Holy Cross dates to the late 17th century and consists of a simple headstone constructed from ironstone²²⁷. It is decorated with a shaped top. It is in a poor state of repair with the inscription no longer legible.</p> <p>The structure is of historic interest as a headstone dating from the late 17th century, forming part of the wider churchyard to the Church of Holy Cross. The inscription is believed to commemorate Thomas Welles (d.1688)²²⁸.</p>	<p>The Asset's Physical Surroundings</p> <p>The headstone is located within the churchyard of the Church of Holy Cross. It is located to the east of the church, to the immediate south east of its chancel. It is surrounded to its east and south by headstones and chest tombs.</p> <p>Appreciation of the Asset</p> <p>The headstone is primarily experienced from the south and east of the Church of Holy Cross. It is from this point that the function of the structure, within the churchyard, is best appreciated.</p> <p>The Asset's Associative Attributes</p> <p>There are no known associative attributes with the exception of its group value with the chest tombs and headstones within the churchyard.</p>	Medium
MM34	Chest Tomb approximately 8m south of south west angle of south aisle of Church of the Holy Cross (grade II listed)		<p>The Chest Tomb 8m south east of the Church of Holy Cross dates to the early to mid-18th century and consists of a large rectangular tombstone constructed from ironstone²²⁹. It is decorated through chamfering to the plinth and pilastered corners.</p> <p>The structure is of historic interest as a chest tomb dating from the late early to mid-18th century, forming part of the wider churchyard to the Church of Holy Cross.</p>	<p>The Asset's Physical Surroundings</p> <p>The Chest Tomb is located within the churchyard of the Church of St John the Baptist. It is located to the south west of the church, to the west of its tower. It is surrounded to all sides by headstones and chest tombs.</p> <p>Experience of the Asset</p> <p>The Chest Tomb is primarily experienced from the east of the Church of Holy Cross. It is from this point that the function of the structure, within the churchyard, is best appreciated.</p> <p>The Asset's Associative Attributes</p> <p>There are no known associative attributes with the exception of its group value with the chest tombs and headstones within the churchyard.</p>	Medium

²²⁶ Historic England (1988) List Entry Description for the Chest Tomb approximately 4m east of south east angle of south chancel chapel of Church of Holy Cross


²²⁷ Historic England (1988) List Entry Description for the Headstone approximately 7m east of south chancel chapel of Church of the Holy Cross

²²⁸ Historic England (1988) List Entry Description for the Headstone approximately 7m east of south chancel chapel of Church of the Holy Cross

²²⁹ Historic England (1988) List Entry Description for the Chest Tomb approximately 8m south of south west angle of south aisle of Church of the Holy Cross


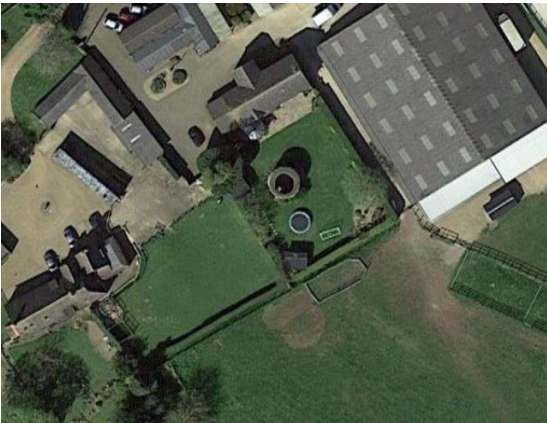
Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
MM35	Headstone approximately 3m south of south aisle of Church of the Holy Cross (grade II listed)		<p>The Headstone 3m south of the Church of Holy Cross dates to the late 17th century and consists of a simple headstone constructed from ironstone²³⁰. It is decorated with a shaped top. It is in a poor state of repair with the inscription no longer legible.</p> <p>The structure is of historic interest as a headstone dating from the late 17th century, forming part of the wider churchyard to the Church of Holy Cross. The inscription is believed to commemorate John Watt (d.1696)²³¹.</p>	<p>The Asset's Physical Surroundings</p> <p>The headstone is located within the churchyard of the Church of Holy Cross. It is located to the south of the church, to the immediate south east of its porch. It is surrounded to its east and south by headstones and chest tombs.</p> <p>Appreciation of the Asset</p> <p>The headstone is primarily experienced from the south and east of the Church of Holy Cross. It is from this point that the function of the structure, within the churchyard, is best appreciated.</p> <p>The Asset's Associative Attributes</p> <p>There are no known associative attributes with the exception of its group value with the chest tombs and headstones within the churchyard.</p>	Medium
MM36	Milton Malsor Conservation Area	 	<p>Milton Malsor Conservation Area was first designated in 1991, and now incorporates the historic core of the village, along with the paddocks, the church and the larger houses on Rectory Lane. The Conservation Area Appraisal and Management Plan²³² notes that the origin of the name is from the Malesoures family, who were residents of the village for during the medieval period. There is evidence of Roman and Saxon presence in the village, as well as some features of early medieval origin. The Domesday Book of 1086 reveals that the settlement existed at that time, however the majority of the buildings still standing today date to the 17th century²³³.</p> <p>The village expanded and developed significantly during the 16th and 17th centuries, and this has defined its current layout and a significant proportion of the existing building stock. The primary building materials were ironstone and thatch, although many have been re-roofed with slate and pantile.</p> <p>The village has a significant amount of historic character, with intimate roads and vernacular cottages, as well as some larger impressive buildings</p> <p>The conservation area has different character areas which contribute equally to the area. These are defined in the Conservation Area Appraisal as large open paddocks which create a rural atmosphere, closed and intimate views in the core of the village, high stone and brick boundary walls, vernacular style buildings fronting the road, which in the majority of cases are parallel to the highway, a consistency in the materials of the buildings, primarily ironstone; and an</p>	<p>The village of Milton Malsor is located approximately 4.5 miles to the southwest of Northampton. It is bounded by fields enclosed with mature hedgerows, and the open spaces, trees and hedges are key elements of the settlement, and contribute to its special character and help define its setting.</p> <p>The village by contrast is enclosed in a series of arterial routes and development in the setting is distinctly linear, enclosing smaller sections of open fields particularly to the southeast of the village. There is therefore a contrast between the intimate setting of the core of the village with the more rural aspects of the conservation area, including the open paddocks.</p> <p>Key views within the conservation area are noted within the appraisal document and these are generally towards the village centre. The only view out to the conservation area is noted as towards the fields immediately bounding the conservation area to the southeast (close to the proposed Order Limits).</p>	Medium

²³⁰ Historic England (1988) List Entry Description for the Headstone approximately 3m south of south aisle of Church of the Holy Cross
²³¹ Historic England (1988) List Entry Description for the Headstone approximately 3m south of south aisle of Church of the Holy Cross
²³² South Northamptonshire Council (2015) Milton Malsor Conservation Area Appraisal and Management Plan
²³³ South Northamptonshire Council (2015) Milton Malsor Conservation Area Appraisal and Management Plan



Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
			informal arrangement of highways which gives the village a more intimate atmosphere ²³⁴ .		
MM37	2 High Street, Milton Malsor (Building on the HER)		<p>2 High Street is a two storey dwelling constructed of stone with a slate roof. It possesses a semi-circular cart entry on to High street but it is not clear if this is a later addition. Windows appear inserted as these are irregularly spaced at first floor and vary in height. The roof is gabled and a stone stack is visible to the southwest at the gable end. The west gable end demonstrates that the building height has been raised, and suggests the house may have originally been a cottage later and a first floor added at a later date, possibly in the early 20th century. Fenestration is plastic casements. It possesses historical interest as an early cottage raised in height at a later date.</p>	<p>Physical Surroundings</p> <p>2 High Street is located on the north side of High Street where the road curves to the north to become Lower Road. To the west is the grade II listed thatched and stone Stockwell Farmhouse. It forms part of the linear development of the village of Milton Malsor. To the east are open fields and to the north along Chestnut Court is late 20th to early 21st century housing.</p> <p>Experience of the Asset</p> <p>The asset is experienced in views travelling north along High street away from the village and in views travelling west in conjunction with the adjacent Stockwell Farmhouse.</p> <p>Associative Attributes</p> <p>There are no known associative attributes.</p>	Low

²³⁴ South Northamptonshire Council (2015) Milton Malsor Conservation Area Appraisal and Management Plan

Table 4.6: Roade

Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
R1	Hyde Farmhouse (grade II listed)		<p>Hyde Farmhouse consists of a former manor house/farmhouse which originally dates to the 14th century with later alterations in the 17th, 18th and 19th century²³⁶. Externally, the building consists of a simple farmhouse constructed from course limestone rubble, plain-tile roof and brick ridge and end stacks. The building is two storeys with a 4 bay window range and 17th century gabled porch with round-arched doorway. The reminder of the building has an irregular fenestration with several 19th and 20th century alterations. The datestone to rear of the building is inscribed 'JH/1742'²³⁷.</p> <p>As Pevsner notes '<i>the unimpressive interior hides the bones of a 14th century hall house</i>'²³⁸. The interior has a two bay hall and tow bay parlour-solar at one end. The hall has been subdivided horizontally and has inserted stack backing onto former cross passage leading from porch²³⁹. Parlour/solar area has central truss with arch-braced collar²⁴⁰.</p> <p>The building is of historic interest as a former manor house from the 14th century with subsequent later alterations leading up to the 20th century.</p>	<p>The Asset's Physical Surroundings</p> <p>Hyde Farmhouse is located off the main route of Hyde Road to the south west. The listed building is enclosed to the north west and north east by later and modern outbuildings together with semi-mature planting. Further to the north east are modern residential buildings and equestrian facilities. To the south east are open agricultural fields with mature planting to the south and west.</p> <p>Experience of the Asset</p> <p>Hyde Farmhouse is primarily experienced from its private driveway to the immediate north west. It is here that the architectural detailing and phasing of the building can be best appreciated. The building is also experienced in distant views to the south east. Due to the extent of vegetation to the south west and west and intervening development to the north east limits other areas in which to experience the listed building.</p> <p>The Asset's Associative Attributes</p> <p>The building holds a strong association with the separately grade II listed remains of the Dovecote at Hyde Farmhouse. It has no other known associative attributes.</p>	Medium
R2	Remains of Dovecote at Hyde Farm (grade II listed)		<p>The Dovecote at Hyde Farm is thought to date to the late medieval period. It is constructed in coursed limestone rubble, and is circular on plan. The list entry description notes that it may have had a domed stone roof²⁴¹. Roostings survive within the inner walls of the dovecote.</p>	<p>Physical Surroundings</p> <p>The dovecote is located to the south of Hyde Farm, which is located on the southwestern outskirts of the village of Roade, in a rectilinear plot. The farmhouse is sited parallel to the farm access track to the southwest of Hyde Road.</p> <p>Experience of the Asset</p> <p>Due to the location of the dovecote to the rear of Hyde Farm, which is accessed via a private farm track, the asset is experienced from within the farmhouse curtilage, and views towards the asset are not possible from Hyde Road. Experience of the asset is therefore limited.</p> <p>Associative Attributes</p> <p>There are no known historical associations but there may be an historical functional relationship between the adjacent farmstead and the dovecote.</p>	Medium

²³⁵ Rightmove (2016) Hyde Farmhouse, Roade
²³⁶ Historic England (1968) List Entry Description for Hyde Farmhouse
²³⁷ Historic England (1968) List Entry Description for Hyde Farmhouse
²³⁸ Pevsner, N, Bailey, B & Cherry B (2013) Pevsner Architectural Guides: Northamptonshire
²³⁹ Woodfield, P (1981) Northamptonshire Archaeology 16: The Larger Medieval Houses of Northants
²⁴⁰ Woodfield, P (1981) Northamptonshire Archaeology 16: The Larger Medieval Houses of Northants
²⁴¹ Historic England (1968) List Entry Description for Hyde Farmhouse Dovecote

Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
R3	No 39, Candida Cottage, High Street (grade II listed)		<p>Candida Cottage dates to the mid-late 19th century and was renovated in c.1917, possibly by Charles Rennie Mackintosh for W.J. Bassett-Lowke. It is constructed of coursed limestone rubble and has a 20th century plain tile roof replacing thatch. It is a two unit plan in two storeys with an historic single-storey extension to the left, A single storey extension to the right was built as loggia for Bassett-Lowke, of coursed rubble with a flat concrete roof, which is reached by a double-leaf 'French window' with wood lintel to the first floor. Bar stop-chamfered spine beams and an open fireplace with chamfered bressumer are retained, with a fire canopy and basket and candle-holders to piers of the fireplace from the Bassett-Lowke period. A glazed screen enclosing dog leg staircase also dates from same period. A fire window to inglenook and window beside hall fireplace have triangular heads and are characteristic of the style of C.R. Mackintosh²⁴².</p> <p>At the time of its purchase in 1914 by W.J. Barrett-Lowke for a county retreat, the cottage was divided into two. It was restored as a single cottage possibly by C.R. Mackintosh who designed furniture for the cottage now in Brighton Art Gallery and Museum.²⁴³</p>	<p>Physical Surroundings</p> <p>Candida Cottage is located to the south of High Street behind continuous buildings lining the street, in a large open plot. To the immediate south is a large recreation ground.</p> <p>Experience of the Asset</p> <p>The asset is experienced within the immediate grounds but due to its set back position, it is not readily visible from High Street due to intervening development. There are limited other areas in which to experience the listed building.</p> <p>Associative Attributes</p> <p>There are possible historical associative attributes with the renowned architect CR Mackintosh.</p>	Medium
R4	No.9 and No.11/13 The Old Forge, High Street (grade II listed)		<p>9, 11 and 13 High Street is a row of limestone cottages with slate roofs, forming a continuous frontage to High Street. Number 9 High Street to the east is in two unequal bays with a modern porch to the east. Windows are timber three over six sashes and a small four light window is observed to the west. The list entry notes Number 9 has a lobby-entry plan and has stop-chamfered lintels²⁴⁴. The Old Forge, Number 13, was formerly two cottages.</p>	<p>Physical Surroundings</p> <p>The assets are located on the south side of High Street in the centre of the village of Roade. They are set back behind a modern picket fence with front gardens. Number 13 (The Forge) sits behind a rectilinear limestone and brick gabled building with a blind east elevation, adding interest to the group. To the northeast is thatched cottage 28 High Street.</p> <p>Experience of the Asset</p> <p>Dwellings along this part of High Street tend to be set back from the High Street bounded by limestone walls, with verdant gardens. The topography of High Street rises to the west where 28 High Street is located at the back of pavement. This creates a contrast to 9, 11 and 13 High Street which possess generous plots to the front (north). The assets are experienced primarily from within High Street.</p> <p>Associative Attributes</p> <p>There are no known associative attributes.</p>	Medium

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Historic England (1988) List Entry Description for Candida Cottage

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Historic England (1988) List Entry Description for Candida Cottage

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Historic England (1988) List Entry Description for No 9 and No 11/13 High Street

Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
R5	No.28 High Street (grade II listed)		28 High Street is a two storey cottage in four unequal bays, built in coursed rubble limestone. It retains a thatched roof and end stacks of stone, and a small additional porch. It dates to the late 17 th century and was altered in the 20 th century. On the south elevation facing High Street, fenestration is timber multi paned casements and there is a blocked door to the east. The current entrance is to the rear. Historically it formed part of a row of cottages which extended to Church End.	<p>Physical Surroundings</p> <p>28 High Street is located on the north side of High Street and fronts the road, giving the asset strong presence in the street scene, and forming a contrast to other nearby dwellings that are set back within plots bounded by limestone walls. To the east is grade II listed Wendy's Cottage, and to the north is grade II listed The Retreat, both are also thatched.</p> <p>Experience of the Asset</p> <p>The asset is experienced travelling east along High Street in conjunction with Wendy's Cottage and The Retreat, with which it forms a visual group. It is here where the architectural detailing of the building is best appreciated.</p> <p>Associative Attributes</p> <p>There are no known historical associations but the asset forms a group with Wendy's Cottage and The Retreat.</p>	Medium
R6	No.22 Wendy's Cottage, High Street (grade II listed)		Wendy's Cottage is a two storey cottage constructed of limestone rubble with a thatched roof with eyebrow dormers, and two end stacks. It dates to the late 17 th to early 18 th century. The end gable faces on to High Street and contains two timber multi pane casements with timber lintels above. The interior has stop-chamfered spine beam and open fireplace with stop-chamfered bressumer ²⁴⁵ .	<p>Physical Surroundings</p> <p>Wendy's Cottage is located on the north side of High Street, to the east of grade II listed 28 High Street and south of The Retreat, also thatched. It is sited at the back of pavement which adds interest in the street scene,</p> <p>Experience of the Asset</p> <p>The building is experienced travelling east along High Street in conjunction with 28 High Street and The Retreat, with which it forms a visual group. It is here where the architectural detailing of the building is best appreciated.</p> <p>Associative Attributes</p> <p>There are no known historical associative attributes but it forms a visual group with 28 High Street and The Retreat.</p>	Medium
R7	No.24 The Retreat, High Street (grade II listed)		The Retreat is a two storey cottage constructed of coursed limestone rubble and a steep, thatched roof with eyebrow dormers and two end stacks. It dates to the late 17 th to early 18 th century and was altered in the 20 th century. Fenestration is multipaned casements with timber lintels. The interior is believed to have an ogee-stop chamfered spine beam and an open fireplace with chamfered bressumer, and a collar truss roof ²⁴⁶ .	<p>Physical Surroundings</p> <p>The Retreat is located to the north of 28 High Street in the centre of the village of Roade and shares the same plot. To the west is Wendy's Cottage. All three assets are thatched.</p> <p>Experience of the Asset</p> <p>The asset is experienced travelling east along High Street within an enclosed setting, bound by a stone wall and vegetation to the west. It is here where the architectural detailing of the building is best appreciated.</p> <p>Associative Attributes</p> <p>There are visual associations with nearby 28 High Street and Wendy's Cottage, which are also thatched and constructed of coursed limestone rubble.</p>	Medium

²⁴⁵ Historic England (1988) List Entry Description for Wendy's Cottage
²⁴⁶ Historic England (1988) List Entry Description for The Retreat

Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
R8	Roade Baptist Church and attached school room (grade II listed)		Roade Baptist and attached school room consists of a two storey former chapel with six over sash timber sash windows and a slate roof and a lower two storey school room and vestry. It was heightened and re-roofed in the early 19 th century but dates to 1736-7 ²⁴⁷ . The schoolroom dates to the early 19 th century. The chapel and school room are constructed of coursed limestone rubble with limestone dressings. The chapel retains four panelled doors with overlights and a central late 19 th century clock face in circular moulded stone surround. Doors and windows have stone lintels. The interior is believed to include a gallery on slender columns with plain benches throughout ²⁴⁸ . A baptistery for full immersion stands forward of the site of the communion table.	<p>Physical Surroundings</p> <p>The asset is located on the south side of High Street in the village of Roade, set back within its plot and bounded by a limestone wall and hedge. Nearby buildings are limestone with some 19th century brick buildings forming a visual contrast. To the immediate east is a large car park where space falls away in the street scene.</p> <p>Experience of the Asset</p> <p>The asset is experienced travelling along High Street but it is not dominant in views being set back within a bounded site.</p> <p>Associative Attributes</p> <p>There are no known associations.</p>	Medium
R9	No.1 Hartwell Road (grade II listed)		<p>No.1 Hartwell Road dates to the mid-18th century with subsequent alterations in the 19th and 20th century. The building is two storeys (and attic) and constructed from coursed squared limestone with ironstone dressings under a 20th century plain-tile roof with brick end stacks²⁴⁹. It has a slightly unbalanced three bay window range, with a mix of 8 over 8 and 6 over 6 timber sliding sash windows, all with stone lintels and keyblocks. It is decorated with a chamfered plinth of stone, ironstone quoins, storey band and stone-coped gables with kneelers. The single storey extensions at either side date to the 20th century.</p> <p>The building is of historic interest as a large house dating from the mid-18th century.</p>	<p>Physical Surroundings</p> <p>No.1 Hartwell Road is located on the junction of Manor Close to the north, The Green to the north west and Hartwell Road to the west. Also to the north and north west are associated outbuildings. To the south and east of the listed building is modern built development.</p> <p>Experience of the Asset</p> <p>The building is principally experienced from The Green and Hartwell Road where its principal elevation is best appreciated. The unbalanced arrangement and projecting chimneystacks are also appreciated from this point. The building is also clearly read within the context of its boundary walls and outbuildings.</p> <p>Associative Attributes</p> <p>The building has no known associative attributes.</p>	Medium
R10	No.4 Northampton Road (grade II listed)		4 Northampton Road is a limestone cottage in two storeys and a thatched roof. It dates to the 18 th century and was altered in the 19 th century. Coursing is rubble, and brick stacks are retained at the ridge and end facing on to Northampton Road. The cottage is L-shaped on plan, the west wing projecting towards Northampton Road. Fenestration is timber casements, and first floor windows are located close to eaves with eyebrow dormers. Internally the building is noted as retaining chamfered spine beams ²⁵⁰ .	<p>Physical Surroundings</p> <p>The asset is located on the village outskirts at the south of Northampton Road in the village of Roade. Northampton Road adjoins High Street to the west. It is located close to the road with the gable end fronting on to Northampton Road. Housing to the south and east is predominantly 20th century.</p> <p>Experience of the Asset</p> <p>The asset is experienced travelling north along Northampton Road in conjunction with views towards open fields. It is also experienced in views south travelling towards the centre of the village.</p> <p>Associative Attributes</p>	Medium

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Historic England (1988) List Entry Description for Roade Baptist Chapel and Attached School Room

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Historic England (1988) List Entry Description for Roade Baptist Chapel and Attached School Room

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Historic England (1968) List Entry Description for 1 Hartwell Road

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Historic England (1988) List Entry Description for 4 Northampton Road

Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
				There are no known associative attributes.	
R11	No.6 Browns Lodge, Church End (grade II listed)		Browns Lodge is a two storey house with attic in two bays, with a steep slate roof, a brick stack to the gable and stone and brick ridge stack. It was formerly a farmhouse. Fenestration is timber casements with timber lintels above, that to the 1st floor are stop-chamfered. There is an extension to the west which has a slightly lower roofline. The interior is noted as having chamfered spine beam and open fireplace with a chamfered bressumer ²⁵¹ .	<p>Physical Surroundings</p> <p>The asset is located on Church End to the north of High Street, in the village of Roade. Church End is a relatively narrow road, and dwellings which tend to be of c.18th century origin onwards tend to be placed with gable ends to the road. Limestone walls form boundaries to gardens, adding to the sense of enclosure created by the gable ends lining the road. Church End bounds open fields to the east.</p> <p>Experience of the Asset</p> <p>The asset is experienced in views facing east towards the principal façade and the generous front plot, bounded by a limestone wall. The appreciation of the building from Church End is restricted due to the extent of mature planting to the front of the building.</p> <p>Associative Attributes</p> <p>There are no Known associative attributes.</p>	Medium
R12	No.8 Bramber Cottage, Church End (grade II listed)		Bramber Cottage dates to the 18 th century and is constructed of coursed limestone with a tiled roof. It is two storeys and L-shaped on plan, and stacks are located at the gable ends of both wings. The principal elevation fronts on to Church Lane and is set behind a low stone wall. This elevation retains a six panel timber part-glazed door. Fenestration at ground floor is modern timber casements.	<p>Physical Surroundings</p> <p>Bramber Cottage is located to the north of High Street in Roade, on the east side of Church End as it curves to the west towards Church Lane.</p> <p>Experience of the Asset</p> <p>The asset is experienced travelling north along Church End. The curve enhances views towards the gable end fronting the road and invites exploration along Church End travelling southwest along Church Lane.</p> <p>Associative Attributes</p> <p>There are no known associative attributes.</p>	Medium

²⁵¹ Historic England (1988) List Entry Description for the Church of St Mary the Virgin

Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
R13	Church of St Mary the Virgin (grade II* listed)		<p>The Church of St Mary The Virgin dates to the 12th century, with 13th century additions. The north aisle was added in 1850 by E.F²⁵². Law who restored church in 1857 (chancel) and 1864 (nave). The vestry and organ chamber were added in 1879, and a church hall link was built in the 20th century. The church consists of a chancel, vestry/organ chamber, central tower, nave, north aisle and south porch. It is constructed of coursed limestone rubble, with slate roofs. The two bay chancel has a three light east window with 19th century Decorated-style tracery, and a three light Perpendicular window to the north-east and a and pair of round-headed single light Norman windows to south. The three stage central tower has single lancet windows to north and south, and similar windows to east and west of bell-chamber stage, all with hood moulds. The middle stage has a lancet to the central bay with two outer blind windows. The parapet is plain coped with limestone and topped with a gilded ball finial and weathercock.</p>	<p>Physical Surroundings</p> <p>The church is located at the north of Church Lane in the centre of the village of Roade. It is sited to the west of the churchyard, and to the east is a large open field bounded by trees to the east. To the north is an open green space. Housing surrounding the asset to the north and west is predominantly 20th century.</p> <p>Experience of the Asset</p> <p>The building is primarily experienced from the south where it is more intimately appreciated along the footpath from Church End. Due to its slightly raised position, there are views of the building to all sides within the immediate area. Further views are restricted by later development. The building is also appreciated within a semi-rural context of agricultural fields from the east along Northampton Road towards the west.</p> <p>Associative Attributes</p> <p>There are no known associative attributes.</p>	High
R14	Aqueduct (grade II listed)		<p>The Aqueduct dates to the early to mid 19th century (c.1837) and forms part of the Roade Cutting along the London to Birmingham Railway Line constructed by the noted engineer Robert Stephenson. The aqueduct was built as a channel for a small stream, carried over the Roade Cutting²⁵⁴. It consists of sandstone ashlar piers with a cast iron channel.</p> <p>The structure is of historic interest as a purpose built aqueduct forming part of the Roade Cutting by Robert Stephenson. The Roade Cutting is 65 feet deep and 1.5 miles long and is identified as one of the most ambitious engineering works on the London to Birmingham Railway Line which opened in 1838²⁵⁵.</p>	<p>Physical Surroundings</p> <p>The Aqueduct is located along the London to Birmingham Railway Line to the north west and south east. This is bounded to both the west and east by mature trees and planting beyond which are open agricultural fields.</p> <p>Experience of the Asset</p> <p>Due to the private and secured nature of the London to Birmingham railway line, it is not readily experienced from the surrounding area. Any appreciation of the structure is likely to be gained from within this private and secured area.</p> <p>Associative Attributes</p> <p>The aqueduct has an association with other railway structures constructed as part of the London to Birmingham Railway Line in the early to mid 19th century. There are no other known associative attributes.</p>	Medium

²⁵² Historic England (1988) List Entry Description for the Church of St Mary the Virgin
²⁵³ Google (2016) Google Maps: Aerial Image of the Aqueduct
²⁵⁴ Historic England (1988) List Entry Description for the Aqueduct
²⁵⁵ Historic England (1988) List Entry Description for the Aqueduct

Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
R15	Chest Tomb approximately 1m south of Church of St Mary the Virgin (grade II listed)		<p>The Chest Tomb 1m south of the Church of St Mary the Virgin dates to the late 17th or early 18th century and consists of a large rectangular tombstone constructed from ironstone²⁵⁶. It is decorated through chamfering to the plinth and carved corner and central panels.</p> <p>The structure is of historic interest as a chest tomb dating from the mid to late 18th century, forming part of the wider churchyard to the Church of St Mary the Virgin.</p>	<p>The Asset's Physical Surroundings</p> <p>The Chest Tomb is located within the churchyard of the Church of St Mary the Virgin. It is located to the immediate south of the church. It is surrounded to the south east, south and south west by an open grassed area.</p> <p>Experience of the Asset</p> <p>The Chest Tomb is primarily experienced from the immediate south of the Church of St Mary the Virgin. It is from this point that the function of the structure, within the churchyard, is best appreciated. Due to the lack of other tombs or headstones, the Chest Tomb has increased prominence from the south of the church.</p> <p>The Asset's Associative Attributes</p> <p>There are no known associative attributes.</p>	Medium
R16	Roade Conservation Area	 	<p>Roade Conservation Area is characterised by its well-preserved historic building stock within a linear village setting. Historical development is focussed around the arterial route of the High Street to the south of the village, and Church End branching off to the north of the High Street, where the 12th century grade II* Church of St Mary the Virgin is located. Historical buildings are also located along Bretts Lane to the southeast of High Street.</p> <p>Smaller historic buildings tend to be located close to the roadside and arranged parallel to the road along High Street and Bretts Lane. The larger farmstead properties that are set back within their plots are bounded by limestone walls, which creates a strong sense of enclosure. Buildings along High Street and Bretts Lane are located in regular sized plots and these are reminiscent of former burgage plots. This preserved layout helps to retain the historic medieval character of the village which is strengthened through the preservation of historic buildings dating to the 17th century and earlier. Buildings are generally gabled and constructed of limestone rubble, some of which retain thatch roof coverings. Historical buildings within the conservation area tend to be former farmhouses with associated outbuildings.</p> <p>The green is an open green space which retains its historic open plan. The Roade Conservation Area holds historic interest as a village settlement that is known to have existed from 1086, and it is considered that the settlement may date to the Romano-British period²⁵⁷.</p>	<p>The village of Roade is surrounded by open fields to the north, south, east and west. The railway line dissects the village running in a northeast to southwest direction, and development to the west of the railway line tends to be modern housing. The setting of the conservation area to the north, east and west is predominantly of modern housing estates, laid out in modern cul-de-sac arrangements, which has created a modern urbanised setting. To the north east the setting is better preserved as open agricultural fields although loss of field boundaries appears evident. To the south is a large quarry/industrial site.</p> <p>The Roade Conservation Area Appraisal notes that views within the conservation area tend to be restricted by the built form but notes the view to the north out of the conservation area towards the flat topography of the surrounding landscape. The map detailing important spatial features accompanying the appraisal identifies a view to the south of the conservation area out towards open countryside but does not identify any other views out towards the surrounding area. It also notes that evidence of Parliamentary enclosure is visible in the surrounding landscape with hedgerow boundaries.²⁵⁸</p>	Medium

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Historic England (1988) List Entry Description for the Chest Tomb approximately 1m south of Church of St Mary the Virgin


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South Northamptonshire Council (2015) Roade Conservation Area Character Appraisal and Management Plan



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South Northamptonshire Council (2015) Roade Conservation Area Character Appraisal and Management Plan

Table 4.7: Rothersthorpe

Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
RT1	No.33 Church Farmhouse, Church Street (grade II listed)		Church Farmhouse is a former Farmhouse of two storeys with attic. It is constructed of coursed squared ironstone, with a 20 th century plain tile roof, and brick end stacks. Three flat roofed dormers break through the steep roof space, the pitch suggests former thatch covering. The principal elevation fronting Church Street is in three unequal bays with 20 th century casements. Internally a: stop-chamfered spine beam and some ogee-stop-chamfered joists are retained in the present kitchen. An open fireplace with chamfered bressumer and salt cupboard are also retained along with a fitted corner cupboard with shaped shelves and a dg-leg staircase from ground floor to attic with square newel posts.	<p>Physical Surroundings</p> <p>The asset is located on the south of Church Lane in the south of the village of Rothersthorpe. To the east is the grade II* 13th century Church of St Peter and St Paul, to the north is the scheduled monument The Berry ringwork fortification.</p> <p>Experience of the Asset</p> <p>The asset is experienced travelling east along Church Street in conjunction with views towards the Church. It is here that the architectural detailing of the building is best appreciated. Due to the angle of the street and intervening development, there are limited other areas in which to experience the listed building.</p> <p>Associative Attributes</p> <p>There are no known associative attributes.</p>	Medium
RT2	Church of St Peter and St Paul (grade II* listed)		The Church of St Peter and St Paul dates to the 13th century with 14th century additions. It was restored between 1912 and 1914, and later in the 20th century ²⁵⁹ . It is constructed of coursed limestone and ironstone with ironstone dressings with lead and copper roofs. It consists of a chancel, north and south chancel, chapels, nave, north and south aisles, south porch and west tower. The three stage west tower has a historic plank west door with a pegged timber surround, a lancet window above and small lancets to the middle stage, and two light bell chamber openings with cusped Y-tracery. The parapet is plain stone coped to the north and south and two light bell openings to the east and west. The gabled porch has a double-chamfered doorway and small one light windows. A historic door with U-shaped hinges survives. The chancel retains an aumbry. The chapels each have a piscina with pointed roll-moulded arches and hood moulds and image brackets either side of the east windows. The nave a four bay arcade with complex piers of four triple shafts to a circular core, moulded capitals and double-chamfered arches. 18th century texts in cartouches painted on plastered and whitewashed walls are preserved.	<p>Physical Surroundings</p> <p>The church is located to the south of Church Street which is the southern arterial route east to west through the village of Rothersthorpe. It is set back within a substantial churchyard and bound to the south by fields. It is surrounded by a low limestone wall where the churchyard adjoins Church Street, and opposite to the north a tall brick wall helps to create a sense of enclosure along the street. Further west on the north side of Church Street is the grade II listed Church Farmhouse.</p> <p>Experience of the Asset</p> <p>The asset is experienced primarily from within Church Street travelling east, but less prominent in views travelling west as the site is bound to the east by a tall laurel hedge, blocking views towards the asset. It is best appreciated from within the immediate churchyard where the architectural detailing and plan form is appreciable. Due to the layout of the village and extent of intervening development together with mature trees, there are limited other areas in which to experience the listed building.</p> <p>Associative attributes</p> <p>There are no known associative attributes.</p>	High

259 Historic England (1968) List Entry Description for Church of St Peter and St Paul

Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
RT3	No.20 Studleigh Cottage, Church Street (grade II listed)		Studleigh Cottage is a rendered and painted cob and stone constructed cottage with a thatched roof. It is one storey with an attic, in two bays, and windows at first floor are located under eyebrow dormers and break through the eaves. Fenestration is timber casements with timber lintels above. The interior is noted as having a chamfered spine beam and an open fireplace with a chamfered bressumer ²⁶⁰ .	<p>Physical Surroundings</p> <p>The cottage is located to the north of Church Street set back in a generous plot. The roof is partially visible from the street but the plot is enclosed by mature planting and hedges. To the immediate northeast is the Church of St Peter and St Paul.</p> <p>Experience of the Asset</p> <p>The asset is experienced from the private drive to the north and in limited views within Church Street, where views are towards the thatched roof. It is also appreciated in glimpsed and filtered views from within the churchyard of Church of St Peter and St Paul.</p> <p>Associative Attributes</p> <p>There are no known associations.</p>	Medium
RT4	The Manor and attached outbuilding (grade II listed)	 <i>Image Source: Google Maps</i> ²⁶¹	<p>The asset consists of a two storey house, formerly a farmhouse, of two storeys with attic. It dates to the 17th century and was altered in the 19th and 20th centuries²⁶². The house is L-shaped and the roof is steeply pitched and gabled, and chimneys are retained at gable ends and along the ridge. It is faced with bands of alternating limestone and ironstone laid in regular courses. At ground and first floor remain two light ovolo moulded stone mullion windows and a hood mould is retained over a ground floor window. Internally, a large open fireplace with bar stop chamfered bressumer and stop-moulded spine beams are retained. The asset holds historic interest as a 17th century former farmhouse with farm outbuildings with historic alterations dating to the 19th and 20th centuries.</p> <p>The attached outbuilding is L-shaped on plan with a cart shed open to the yard with elliptical openings and the front wall is constructed in red brick²⁶³.</p>	<p>Physical Surroundings</p> <p>The asset is located on the south side of Church Street, which forms the southern arterial route through the village of Rothersthorpe. To the northwest is the grade II listed Church Farmhouse, to the east is the grade II* listed Church of St Peter and St Paul.</p> <p>Experience of the Asset</p> <p>The asset is experienced travelling east and west along Church Street as part of a mix of historical and late 20th century development. It sits within a relatively well enclosed and well defined setting, enclosed by mature trees. The outbuildings along Church Street are located close to the roadside and parallel to the road, and some are set back with front garden plots behind stone walls. This creates a pleasant sense of enclosure travelling along the street.</p> <p>Associative Attributes</p> <p>There are no known associative attributes between the asset and other known assets or areas.</p>	Medium

260

Historic England (1968) List Entry Description for Studleigh Cottage

261



Google (2016) Google Maps: Aerial Image of the Manor and attached Outbuilding (Rothersthorpe)

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Historic England (1968) List Entry Description for the Manor House and attached Outbuilding

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Historic England (1968) List Entry Description for the Manor House and attached Outbuilding

Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
RT5	Poplars House (grade II listed)		Poplars House is a two storey former farmhouse in two storeys with attic and cellar. It is constructed of coursed limestone and ironstone, with a steeply pitched thatched roof and stone end and ridge stacks. Gables are coped with stone kneelers. It is L-shaped on plan and the projecting wing contains a timber casement in the gable end which is framed with stone rustication. A blocked cellar and ground floor window are also visible in this gable, and in the attic space two oeil -de- beuf openings are blocked. The west elevation contains an ovolo moulded two light first floor window. The principal south façade, set back from the road, contains timber vertically sliding sashes at ground floor and multipaned casements above. Remains of earlier fenestration, including stone mullions, is evident on the principal façade, and is now blocked with ironstone. Internally, a dog-leg staircase from ground floor to attic with turned balusters is noted as being retained with ogee stop-chamfered spine beams amongst other features ²⁶⁴ .	<p>The Asset's Physical Surroundings</p> <p>Poplars House is located on the north side of North Street, the northern arterial route east to west through the village of Rothersthorpe. To the immediate northeast is the grade II listed Outbuilding and Brewhouse, and to the southwest the grade II Manor House. Buildings along North Street tend to be houses set back in generous plots, bounded by limestone walls.</p> <p>Experience of the Asset</p> <p>The asset is experienced in views travelling west along North Street where views towards the gable end are prominent. Travelling east the western gable is prominent in views, being built to the back of the pavement. It is also experienced in views facing north towards the principal facade.</p> <p>Associative Attributes</p> <p>There are possible historical functional associations between the farmhouse and the adjacent Brewhouse.</p>	Medium
RT6	Outbuilding and brewhouse approximately 15m north east of Poplars House (grade II listed)		The outbuilding and Brewhouse is an 18 th century building constructed of coursed squared ironstone with some remaining cob. It is in four bays and includes stabling. It is constructed in two builds: the lower single storey brewhouse has a pantile roof and a two light timber casement, the higher element retains a straw thatched roof. Internally the roof structure to the thatched building is clasped principal rafters with two tiers of purlins ²⁶⁵ .	<p>Physical Surroundings</p> <p>The asset is located on North Street to the north of Poplars House, within the same plot. It is sited perpendicular to the road. There are two former agricultural buildings to the west which mirror the functional aspects of the outbuilding.</p> <p>Experience of the Asset</p> <p>The asset is experienced in limited, glimpsed views from North Street. It is best appreciated from its west where it is read in conjunction with the nearby Poplars House.</p> <p>Associative Attributes</p> <p>There are visual relationships with the more functional single storey former agricultural buildings along High Street and a possible historical relationship with the adjacent grade II listed Poplars House, a former Farmhouse.</p>	Medium

²⁶⁴ Historic England (1987) List Entry Description for Poplars House
²⁶⁵ Historic England (1987) List Entry Description for Outbuilding and Brewhouse to Poplars House

Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
RT7	Manor House (grade II listed)		<p>The Manor House at Rothersthorpe dates to the late 17th and early 18th century and is constructed from coursed squared ironstone with a 20th century plain-tile roof with ornamental ridge tiles²⁶⁶. It is flanked by brick end stacks. The building is two storeys and consists of a 2-unit plan form with central staircase. The principal elevation to Main Street has a 5-window range with 2-light leaded casement windows, the central first floor window of which is blocked. The building is decorated with a chamfered plinth, quoins, storey band and stone-coped gables with kneelers. To the east gable are two former oval openings and mullioned windows²⁶⁷. The interior of the building includes ogee-stop-chamfered bressumer, a large open fireplace, a dogleg staircase and further moulded stone fireplaces²⁶⁸.</p> <p>The building is of historic interest as a manor house dating to the late 17th and early 18th century.</p>	<p>Physical Surroundings</p> <p>The Manor House abuts North Street to the north and is bounded by built development to the east and south. To the south east of the listed building is a private driveway and its former Dovecote. To the west are mature trees and planting.</p> <p>Experience of the Asset</p> <p>The Manor House is largely experienced from North Street. It is here that the architectural detailing of the building can be best appreciated. The rear elevation is more clearly appreciated from the private gardens to the south. The curved angle of North Street allows for more distant views from the west and east. The tight urban grain of the street limits the experience of the listed building from areas within Rothersthorpe.</p> <p>Associative Attributes</p> <p>The building holds a strong functional, visual and historic association with the separately listed Dovecote (grade II) located to the south west of the manor house. It has no other known associative attributes.</p>	Medium
RT8	Dovecote at Manor House (grade II listed)		<p>The Dovecote at Manor House is believed to date to the 17th century and later restored in the 19th century²⁶⁹. The building is circular in its plan form and constructed from squared ironstone and a lead roof with a central octagonal timber Glover with ball finial. It is decorated with deep timber bracketed eaves. The building is accessed by a simple plank door with timber lintel.</p> <p>The building is of historic interest as a dovecote dating from the 17th century and originally housed pigeons or doves. It allowed for over 900 roosting's within the structure²⁷⁰ and illustrates the importance of pigeons and doves as food sources in the 17th century.</p>	<p>Physical Surroundings</p> <p>The Dovecote at Manor House forms part of a wider collection of buildings forming part of the Manor House. To the north is the private drive beyond which is a garden and North Street. To the west and south are open agricultural fields. To the east are Manor House and its former outbuildings, now converted into residential dwellings.</p> <p>Experience of the Asset</p> <p>The structure is largely experienced from North Street where its circular form and relationship with the former outbuildings to Manor House are best appreciated. Its former use is clearly understood from this point. Due to the extent of intervening development to the north and north east, there are limited other areas in which to experience the listed structure.</p> <p>Associative Attributes</p> <p>The structure holds a strong association with the separately grade II listed Manor House due to its proximity and former relationship. It has no other known associative attributes.</p>	Medium

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Pevsner, N, Bailey, B & Cherry B (2013) Pevsner Architectural Guides, The Buildings of England: Northamptonshire

267

Pevsner, N, Bailey, B & Cherry B (2013) Pevsner Architectural Guides, The Buildings of England: Northamptonshire

268



Historic England (1968) List Entry Description for Manor House

269

Historic England (1968) List Entry Description for the Dovecote at Manor House

270

Pevsner, N, Bailey, B & Cherry B (2013) Pevsner Architectural Guides, The Buildings of England: Northamptonshire



Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
RT9	No.26A Church Street (grade II listed)		26A Church Street is constructed in narrow bands of ironstone and sandstone courses in two storeys and two bays fronting on to Church Street. The roof is a 20 th century pantile replacement with brick end stacks. It is L-shaped on plan and the principal elevation faces on to Church Street. Fenestration to Church Street and the east elevation to The Lanes consist of three light leaded timber casements, with some modern renewals. The windows are framed with moulded architraves except the ground floor east window which appears as a later insertion. Coursing at the top appears to be added and is not laid in alternate ironstone and limestone course, suggesting the building has been heightened, possibly following the removal of thatch and replacement with pantiles. The cottage possesses historical interest as a mid to late 17 th century cottage.	<p>Physical Surroundings</p> <p>26A Church Street is located on the south side of Church Street at the junction between Church Street and The Lane. It occupies a corner plot and forms a visual anchor in the street scene, inviting exploration along The Lane and Church Street from the east. Church Street is occupied by a variety of stone and brick dwellings and contrasts to the rural nature of The Lane, which is enclosed to the east by a tall brick wall surrounding a field with mature trees. Further to the west is the grade II* Church of St Peter and St Paul and directly north is the scheduled monument The Berry ringwork.</p> <p>Experience of the Asset</p> <p>The asset is experienced from within Church Street travelling east, where it is experienced with a backdrop of mature trees, and west in conjunction with other 18th and 19th century buildings of brick and stone. It is also experienced from The Lane travelling north and south, where a sense of enclosure is created by the brick wall, mature trees and the asset opposite to the west.</p> <p>Associative Attributes</p> <p>There are no known associations.</p>	Medium
RT10	Chest Tomb approximately 1m east of south chancel chapel of Church of St Peter and St Paul (grade II listed)		<p>The Chest Tomb 1m east of the Church of St Peter and St Paul dates to the 17th century and consists of a large rectangular tombstone constructed from ironstone and ledge stone²⁷¹. It is relatively basic in its design and execution with limited architectural detailing.</p> <p>The structure is of historic interest as a chest tomb dating from the 17th century, forming part of the churchyard to the Church of St Peter and St Paul.</p>	<p>Physical Surroundings</p> <p>The Chest Tomb is located within the churchyard of the Church of St Peter and St Paul the Virgin. It is located to the immediate east of the church. It is surrounded to the south east, south and south west by an open grassed area.</p> <p>Experience of the Asset</p> <p>The Chest Tomb is primarily experienced from the immediate east of the Church of St Peter and St Paul. It is from this point that the function of the structure, within the churchyard, is best appreciated. Due to the lack of other tombs or headstones, the Chest Tomb has increased prominence from the south and east of the church.</p> <p>Associative Attributes</p> <p>There are no known associative attributes.</p>	Medium

²⁷¹ Historic England (1988) List Entry Description for the Chest Tomb approximately 1m east of south chancel chapel of Church of St Peter and St Paul



Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
RT11	The Berry Ringwork (Scheduled Monument)		<p>The Berry Ringworks is a Medieval fortification from the Medieval period. Ringworks are comprised of a defended area with buildings surrounded by a ditch and a bank topped by a timber palisade or stone wall. Berry Ringwork would have acted as a stronghold for either military operation or an aristocratic land owner defending a manorial piece of land. They are rare nationally with only 200 recorded examples and less than 60 with baileys. The Berry is one of seven medieval ringworks in Northamptonshire and is in undisturbed condition. The Berry is the site of a ringwork which stood at the centre of the medieval village of Rothersthorpe. The site is an irregularly shaped enclosure and is delineated on the north and west sides by a wide ditch between 2.5m and 4m deep. Remains of an inner rampart are evident to the northeast corner and at the southern end of the site along with features in the west of the interior indicating the locations of former buildings.</p>	<p>Rothersthorpe is located approximately five miles south of Northampton and the M1 passes close by to the north. The Berry ringwork is located in the centre of the village of Rothersthorpe and acts as a separation between North Street and Church Street to the south of the village. Key views are generally inward looking towards the monument. The layout of the village is focused around the monument which has assisted in ensuring the monument remains legible.</p> <p>The monument is primarily experienced within inward views from the south and east of the village, and is largely suburban in character due to later development to the north. Views from within the monument to the surrounding area are largely filtered or screened by mature trees to the Church Street.</p>	High
RT12	Rothersthorpe Conservation Area	 	<p>The settlement of Rothersthorpe has origins dating to the Roman period, and it is believed to have been occupied continuously since this date²⁷². Its early origins are evident through the survival of the Scheduled Monument The Berry, in the centre of the village. It is characterised by scattered farmsteads and historic dwellings dating to the 17th century onwards, and further development in the nineteenth century which resulted in the abandonment of the southern part of the village and some infill development, which now forms part of the historic core of the settlement as it stands²⁷³. Routes through the village are noted for their meandering nature in the Rothersthorpe Conservation Area Appraisal, which also states that most buildings are traditional agricultural or domestic constructed in local limestone and ironstone, with simple fenestration.</p> <p>Key defining features of the Rothersthorpe Conservation Area are noted within the appraisal as The Berry, the church, the plan form of the village with the two principle streets running to the north and south of The Berry; the routes through the village and their meandering nature, variation in building positions with houses built both against the road and set back from the road either facing or gable end onto the road; the wealth of 17th and 18th century buildings and vernacular farmhouses and cottages²⁷⁴.</p>	<p>The village of Rothersthorpe is located approximately five miles to the south of Northampton. To the north the M1 passes in a northwest to southeast direction, which separates the fields to the north of the village with an industrial centre. Land surrounding the village to the south is agricultural in character. Historically development has focussed around the two arterial routes through the village: to the north, North Street passes in an east to west alignment, bound to the south by the scheduled earthworks The Berry. To the south Church Street runs in an east to west direction, bound to the north by The Berry. Key views identified within the conservation area appraisal are inward towards the core of the village, rather than towards the surrounding landscape.</p>	Medium

²⁷² South Northamptonshire Council (2013) Rothersthorpe Conservation Area Appraisal
²⁷³ South Northamptonshire Council (2013) Rothersthorpe Conservation Area Appraisal
²⁷⁴ South Northamptonshire Council (2013) Rothersthorpe Conservation Area Appraisal


Table 4.8: Grand Union Canal

Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
GU1	Northampton Top Lock Cottage (grade II listed)		<p>The lock-keepers cottage is constructed of brick with a hipped slate roof and deep eaves, giving a distinct early 19th century appearance. . The tall brick stacks date to the 20th century. It is two storeys in two units with a three window range. The building has been heavily altered in the 21st century with modern render and new window openings. It has historic interest as an early 19th century Lock Keeper’s Cottage, reflecting the functional aspects of the dwelling.</p>	<p>Physical Surroundings</p> <p>The asset is located to the east of the Grand Union Canal, to the immediate south of a flight of 12 grade II listed locks. The village of Rothersthorpe is to the northwest, and the asset’s immediate surroundings are open fields.</p> <p>Experience of the Asset</p> <p>The asset is experienced from the Grand Union Canal and towpath in conjunction with the flight of locks to the immediate north.</p> <p>Associative Attributes</p> <p>There are historical and functional associations between the Lock Cottage and the adjacent locks.</p>	Medium
GU2	Lock No.2, Grand Union Canal (grade II listed)		<p>Lock No.2 dates to the early 19th century (c.1815) and is constructed from red and blue brick with timber and metal gates (largely restored in the 19th and 20th century²⁷⁵). It is a single-width lock with single metal upper gate and double timber lower gates. To the west side is an overflow channel to the lock below. The structure forms part of a group/flight of 12 locks on the Northampton Arm of the Grand Union Canal.</p> <p>The structure is of historic interest as a lock constructed in the early 19th century by the Grand Union Canal Company, forming a functional supporting structure as part of the wider Grand Union Canal system.</p>	<p>Physical Surroundings</p> <p>Lock No.2 is located along the Northampton Arm of the Grand Union Canal. It is bounded by agricultural fields to the north west and a towpath to the south east. To the north east and south west is the Grand Union Canal. Further to the north east is a simple red brick bridge over the canal.</p> <p>Appreciation of the Asset</p> <p>The lock is primarily and directly experienced from the accompanying towpath to the south east, allowing for an appreciation of the workings of the canal system. From this point it is clearly read as a functional structure related to the Grand Union Canal.</p> <p>Associative Attributes</p> <p>The lock has an association with the other locks constructed for the Grand Union Canal Company in the early 19th century. There are no other known associative attributes.</p>	Medium

²⁷⁵ Historic England (1987) List Entry Description for Lock No.2 along the Grand Union Canal

Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
GU3	Lock No.3, Grand Union Canal (grade II listed)		<p>Lock No.3 dates to the early 19th century (c.1815) and is constructed from red and blue brick with timber and metal gates (largely restored in the 19th and 20th century²⁷⁶). It is a single-width lock with single metal upper gate and double timber lower gates. To the west side is an overflow channel to the lock below. The structure forms part of a group/flight of 12 locks on the Northampton Arm of the Grand Union Canal.</p> <p>The structure is of historic interest as a lock constructed in the early 19th century by the Grand Union Canal Company, forming a functional supporting structure as part of the wider Grand Union Canal system.</p>	<p>The Asset's Physical Surroundings</p> <p>Lock No.3 is located along the Northampton Arm of the Grand Union Canal. It is bounded by agricultural fields to the north west and a towpath to the south east, beyond which are agricultural fields. To the north east and south west is the Grand Union Canal.</p> <p>Appreciation of the Asset</p> <p>The lock is primarily and directly experienced from the accompanying towpath to the south east, allowing for an appreciation of the workings of the canal system. From this point it is clearly read as a functional structure related to the Grand Union Canal.</p> <p>The Asset's Associative Attributes</p> <p>The lock has an association with the other locks constructed for the Grand Union Canal Company in the early 19th century. There are no other known associative attributes.</p>	Medium
GU4	Lock No.4, Grand Union Canal (grade II listed)		<p>Lock No.4 dates to the early 19th century (c.1815) and is constructed from red and blue brick with timber and metal gates (largely restored in the 19th and 20th century²⁷⁷). It is a single-width lock with single metal upper gate and double timber lower gates. To the west side is an overflow channel to the lock below. The structure forms part of a group/flight of 12 locks on the Northampton Arm of the Grand Union Canal.</p> <p>The structure is of historic interest as a lock constructed in the early 19th century by the Grand Union Canal Company, forming a functional supporting structure as part of the wider Grand Union Canal system.</p>	<p>Physical Surroundings</p> <p>Lock No.4 is located along the Northampton Arm of the Grand Union Canal. It is bounded by agricultural fields to the north west and a towpath to the south east, beyond which are mature trees and the A43. To the north east and south west is the Grand Union Canal.</p> <p>Appreciation of the Asset</p> <p>The lock is primarily and directly experienced from the accompanying towpath to the south east, allowing for an appreciation of the workings of the canal system. From this point it is clearly read as a functional structure related to the Grand Union Canal.</p> <p>The Asset's Associative Attributes</p> <p>The lock has an association with the other locks constructed for the Grand Union Canal Company in the early 19th century. There are no other known associative attributes.</p>	Medium

²⁷⁶ Historic England (1987) List Entry Description for Lock No.3 along the Grand Union Canal
²⁷⁷ Historic England (1987) List Entry Description for Lock No.4 along the Grand Union Canal

Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
GU5	Lock No.5, Grand Union Canal (grade II listed)		<p>Lock No.5 dates to the early 19th century (c.1815) and is constructed from red and blue brick with timber and metal gates (largely restored in the 19th and 20th century²⁷⁸). It is a single-width lock with single metal upper gate and double timber lower gates. To the west side is an overflow channel to the lock below. A separately listed drawbridge (No.5) is located to the north. The structure forms part of a group/flight of 12 locks on the Northampton Arm of the Grand Union Canal.</p> <p>The structure is of historic interest as a lock constructed in the early 19th century by the Grand Union Canal Company, forming a functional supporting structure as part of the wider Grand Union Canal system.</p>	<p>Physical Surroundings</p> <p>Lock No.5 is located along the Northampton Arm of the Grand Union Canal. It is bounded by agricultural fields to the north west and a towpath to the south east, beyond which are mature trees and the A43. To the north east and south west is the Grand Union Canal. Also to the north east is the grade II listed Drawbridge (No.5).</p> <p>Appreciation of the Asset</p> <p>The lock is primarily and directly experienced from the accompanying towpath to the south east, allowing for an appreciation of the workings of the canal system. From this point it is clearly read as a functional structure related to the Grand Union Canal.</p> <p>The Asset's Associative Attributes</p> <p>The lock has an association with the other locks constructed for the Grand Union Canal Company in the early 19th century. There are no other known associative attributes.</p>	Medium
GU6	Lock No.6, Grand Union Canal (grade II listed)		<p>Canal Lock No.6 dates to the early 19th century (c.1815) and is constructed from red and blue brick with timber and metal gates (largely restored in the 19th and 20th century²⁷⁹). It is a single-width lock with single metal upper gate and double timber lower gates. To the west side is an overflow channel to the lock below. The structure forms part of a group/flight of 12 locks on the Northampton Arm of the Grand Union Canal.</p> <p>The structure is of historic interest as a lock constructed in the early 19th century by the Grand Union Canal Company, forming a functional supporting structure as part of the wider Grand Union Canal system.</p>	<p>The Asset's Physical Surroundings</p> <p>Lock No.6 is located along the Northampton Arm of the Grand Union Canal. It is bounded by agricultural fields to the north west and a towpath to the south east, beyond which are mature trees and the A43. To the north east and south west is the Grand Union Canal.</p> <p>Appreciation of the Asset</p> <p>The lock is primarily and directly experienced from the accompanying towpath to the south east, allowing for an appreciation of the workings of the canal system. From this point it is clearly read as a functional structure related to the Grand Union Canal.</p> <p>The Asset's Associative Attributes</p> <p>The lock has an association with the other locks constructed for the Grand Union Canal Company in the early 19th century. There are no other known associative attributes.</p>	Medium



²⁷⁸ Historic England (1987) List Entry Description for Lock No.5 along the Grand Union Canal
²⁷⁹ Historic England (1987) List Entry Description for Lock No.6 along the Grand Union Canal

Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
GU7	Lock No.7, Grand Union Canal (grade II listed)		<p>Canal Lock No.7 dates to the early 19th century (c.1815) and is constructed from red and blue brick with timber and metal gates (largely restored in the 19th and 20th century²⁸⁰). It is a single-width lock with single metal upper gate and double timber lower gates. To the west side is an overflow channel to the lock below. The structure forms part of a group/flight of 12 locks on the Northampton Arm of the Grand Union Canal.</p> <p>The structure is of historic interest as a lock constructed in the early 19th century by the Grand Union Canal Company, forming a functional supporting structure as part of the wider Grand Union Canal system.</p>	<p>The Asset's Physical Surroundings</p> <p>Lock No.7 is located along the Northampton Arm of the Grand Union Canal. It is bounded by agricultural fields to the north west and a towpath to the south east, beyond which are mature trees and the A43. To the north east and south west is the Grand Union Canal.</p> <p>Appreciation of the Asset</p> <p>The lock is primarily and directly experienced from the accompanying towpath to the south east, allowing for an appreciation of the workings of the canal system. From this point it is clearly read as a functional structure related to the Grand Union Canal.</p> <p>The Asset's Associative Attributes</p> <p>The lock has an association with the other locks constructed for the Grand Union Canal Company in the early 19th century. There are no other known associative attributes.</p>	Medium
GU8	Lock No.8, Grand Union Canal (grade II listed)		<p>Canal Lock No.8 dates to the early 19th century (c.1815) and is constructed from red and blue brick with timber and metal gates (largely restored in the 19th and 20th century²⁸¹). It is a single-width lock with single metal upper gate and double timber lower gates. To the west side is an overflow channel to the lock below. The structure forms part of a group/flight of 12 locks on the Northampton Arm of the Grand Union Canal.</p> <p>The structure is of historic interest as a lock constructed in the early 19th century by the Grand Union Canal Company, forming a functional supporting structure as part of the wider Grand Union Canal system.</p>	<p>The Asset's Physical Surroundings</p> <p>Lock No.8 is located along the Northampton Arm of the Grand Union Canal. It is bounded by agricultural fields to the north west and a towpath to the south east, beyond which are mature trees and the A43. To the north east and south west is the Grand Union Canal.</p> <p>Appreciation of the Asset</p> <p>The lock is primarily and directly experienced from the accompanying towpath to the south east, allowing for an appreciation of the workings of the canal system. From this point it is clearly read as a functional structure related to the Grand Union Canal.</p> <p>The Asset's Associative Attributes</p> <p>The lock has an association with the other locks constructed for the Grand Union Canal Company in the early 19th century. There are no other known associative attributes.</p>	Medium

²⁸⁰ Historic England (1987) List Entry Description for Lock No.7 along the Grand Union Canal
²⁸¹ Historic England (1987) List Entry Description for Lock No.8 along the Grand Union Canal

Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
GU9	Lock No.9, Grand Union Canal (grade II listed)		<p>Canal Lock No.9 dates to the early 19th century (c.1815) and is constructed from red and blue brick with timber and metal gates (largely restored in the 19th and 20th century²⁸²). It is a single-width lock with single metal upper gate and double timber lower gates. To the west side is an overflow channel to the lock below. The structure forms part of a group/flight of 12 locks on the Northampton Arm of the Grand Union Canal.</p> <p>The structure is of historic interest as a lock constructed in the early 19th century by the Grand Union Canal Company, forming a functional supporting structure as part of the wider Grand Union Canal system.</p>	<p>The Asset's Physical Surroundings</p> <p>Lock No.9 is located along the Northampton Arm of the Grand Union Canal. It is bounded by mature trees to the north west and a towpath to the south east, beyond which are mature trees and the A43. To the north east and south west is the Grand Union Canal.</p> <p>Appreciation of the Asset</p> <p>The lock is primarily and directly experienced from the accompanying towpath to the south east, allowing for an appreciation of the workings of the canal system. From this point it is clearly read as a functional structure related to the Grand Union Canal.</p> <p>The Asset's Associative Attributes</p> <p>The lock has an association with the other locks constructed for the Grand Union Canal Company in the early 19th century. There are no other known associative attributes.</p>	Medium
GU10	Lock No.10, Grand Union Canal (grade II listed)		<p>Lock No.10 dates to the early 19th century (c.1815) and is constructed from red and blue brick with timber and metal gates (largely restored in the 19th and 20th century²⁸³). It is a single-width lock with single metal upper gate and double timber lower gates. To the west side is an overflow channel to the lock below. A separately listed drawbridge (No.6) is located to the north. The structure forms part of a group/flight of 12 locks on the Northampton Arm of the Grand Union Canal.</p> <p>The structure is of historic interest as a lock constructed in the early 19th century by the Grand Union Canal Company, forming a functional supporting structure as part of the wider Grand Union Canal system.</p>	<p>The Asset's Physical Surroundings</p> <p>Lock No.10 is located along the Northampton Arm of the Grand Union Canal. It is bounded by mature trees to the north west and a towpath to the south east, beyond which are mature trees and the A43. To the north east and south west is the Grand Union Canal. Also to the north east is the grade II listed Drawbridge (No.6).</p> <p>Appreciation of the Asset</p> <p>The lock is primarily and directly experienced from the accompanying towpath to the south east, allowing for an appreciation of the workings of the canal system. From this point it is clearly read as a functional structure related to the Grand Union Canal.</p> <p>The Asset's Associative Attributes</p> <p>The lock has an association with the other locks constructed for the Grand Union Canal Company in the early 19th century. There are no other known associative attributes.</p>	Medium

²⁸² Historic England (1987) List Entry Description for Lock No.9 along the Grand Union Canal
²⁸³ Historic England (1987) List Entry Description for Lock No.10 along the Grand Union Canal

Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
GU11	Lock No.1, Grand Union Canal (grade II listed)		<p>Lock No.2 dates to the early 19th century (c.1815) and is constructed from red and blue brick with timber and metal gates (largely restored in the 19th and 20th century²⁸⁴). It is a single-width lock with single metal upper gate and double timber lower gates. To the west side is an overflow channel to the lock below. The structure comprises the first lock of a flight of 12 locks on the Northampton Arm of the Grand Union Canal.</p> <p>The structure is of historic interest as a lock constructed in the early 19th century by the Grand Union Canal Company, forming a functional supporting structure as part of the wider Grand Union Canal system.</p>	<p>The Asset’s Physical Surroundings</p> <p>Lock No.1 is located along the Northampton Arm of the Grand Union Canal. It is bounded by agricultural fields to the north west and a towpath to the south east, beyond which is the grade II listed Top Lock Cottage. To the north east and south west is the Grand Union Canal.</p> <p>Appreciation of the Asset</p> <p>The lock is primarily and directly experienced from the accompanying towpath to the south east, allowing for an appreciation of the workings of the canal system. From this point it is clearly read as a functional structure related to the Grand Union Canal.</p> <p>The Asset’s Associative Attributes</p> <p>The lock has an association with the other locks constructed for the Grand Union Canal Company in the early 19th century. The lock is also proximate to and has a physical and associative relationship with the Top Lock Cottage.</p>	Medium
GU12	Bridge No. 5, Grand Union Canal (grade II listed)		<p>The Bridge (No.5) to Lock No.5 dates to the early 19th century (c.1815) and consists of a simple drawbridge across the Grand Union Canal. It is constructed from timber with cast iron chains (largely restored in the 19th and 20th century²⁸⁵). The separately listed canal lock (No.5) is located to the south west. The structure forms part of a group/flight of 12 locks on the Northampton Arm of the Grand Union Canal.</p> <p>The structure is of historic interest as a drawbridge constructed in the early 19th century by the Grand Union Canal Company, forming a functional supporting structure as part of the wider Grand Union Canal system. It is also of interest as a rare survival of a canal drawbridge in England²⁸⁶.</p>	<p>The Asset’s Physical Surroundings</p> <p>The Bridge (No.5) to Lock No.5 is located along the Northampton Arm of the Grand Union Canal. It is bounded by agricultural fields to the north west and a towpath to the south east, beyond which are mature trees and the A43. To the north east and south west is the Grand Union Canal. Also to the south west is the grade II listed Lock No.5.</p> <p>Experience of the Asset</p> <p>The drawbridge is primarily and directly experienced from the accompanying towpath to the south east, allowing for an appreciation of the workings and crossing of the canal system. From this point it is clearly read as a functional structure related to the Grand Union Canal.</p> <p>The Asset’s Associative Attributes</p> <p>The drawbridge has an association with other canal structures constructed for the Grand Union Canal Company in the early 19th century. There are no other known associative attributes.</p>	Medium

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Historic England (1987) List Entry Description for Lock No.1 along the Grand Union Canal

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Historic England (1987) List Entry Description for Bridge No.5 along the Grand Union Canal

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Pevsner, N, Bailey, B & Cherry B (2013) Pevsner Architectural Guides, The Buildings of England: Northamptonshire


Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
GU13	Bridge No. 6 Grand Union Canal (grade II listed)		<p>The Bridge (No.6) to Lock No.10 dates to the early 19th century (c.1815) and consists of a simple drawbridge across the Grand Union Canal. It is constructed from timber with cast iron chains (largely restored in the 19th and 20th century²⁸⁷). The separately listed canal lock (No.10) is located to the south west. The structure forms part of a group/flight of 12 locks on the Northampton Arm of the Grand Union Canal.</p> <p>The structure is of historic interest as a drawbridge constructed in the early 19th century by the Grand Union Canal Company, forming a functional supporting structure as part of the wider Grand Union Canal system. It is also of interest as a rare survival of a canal drawbridge in England²⁸⁸.</p>	<p>The Asset's Physical Surroundings</p> <p>The Bridge (No.6) to Lock No.10 is located along the Northampton Arm of the Grand Union Canal. It is bounded by mature trees to the north west and a towpath to the south east, beyond which are mature trees and the A43. To the north east and south west is the Grand Union Canal. Also to the south west is the grade II listed Lock No.10.</p> <p>Experience of the Asset</p> <p>The drawbridge is primarily and directly experienced from the accompanying towpath to the south east, allowing for an appreciation of the workings and crossing of the canal system. From this point it is clearly read as a functional structure related to the Grand Union Canal.</p> <p>The Asset's Associative Attributes</p> <p>The drawbridge has an association with other canal structures constructed for the Grand Union Canal Company in the early 19th century. There are no other known associative attributes.</p>	Medium
GU14	Bridge No. 47, Grand Union Canal (grade II listed)		<p>Bridge No.47 dates to the early 19th century and is constructed from red brick with a mix of stone and curved brick coping. The structure forms a twin bridge, with a road bridge to the north west and a turnover bridge to the south for towpath crossing²⁸⁹. At the centre is an elliptical arch.</p> <p>The structure is of historic interest as a dual purpose bridge constructed in the early 19th century by the Grand Union Canal Company, forming a functional supporting structure as part of the wider Grand Union Canal system.</p>	<p>The Asset's Physical Surroundings</p> <p>Bridge No.47 is located along the Grand Union Canal. It is bounded by mature trees to the south, west and north, with agricultural fields to the east. Also to the west is a car park. To the north west and south east is the Grand Union Canal.</p> <p>Experience of the Asset</p> <p>The bridge is primarily and directly experienced from the accompanying towpath to the south east, allowing for an appreciation of the workings and towpath crossing of the canal system. From this point it is clearly read as a functional structure related to the Grand Union Canal.</p> <p>The Asset's Associative Attributes</p> <p>The bridge has an association with other canal structures constructed for the Grand Union Canal Company in the early 19th century. There are no other known associative attributes.</p>	Medium

²⁸⁷ Historic England (1987) List Entry Description for Bridge No.6 along the Grand Union Canal
²⁸⁸ Pevsner, N, Bailey, B & Cherry B (2013) Pevsner Architectural Guides, The Buildings of England: Northamptonshire
²⁸⁹ Historic England (1987) List Entry Description for Bridge No47

Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
GU15	Bridge No. 45, Grand Union Canal (grade II listed)		<p>Bridge No.45 dates to the early 19th century and is constructed from limestone ashlar with ironstone coping. At the centre is an elliptical arch with limestone arch-stones, decorated with a string course of ironstone.</p> <p>The structure is of historic interest as a canal bridge constructed in the early 19th century by the Grand Union Canal Company, forming a functional supporting structure as part of the wider Grand Union Canal system.</p>	<p>Physical Surroundings</p> <p>Bridge No.47 is located along the Grand Union Canal. It is bounded by mature trees to the south and north, with agricultural fields to all sides Also to the west and east is the Grand Union Canal.</p> <p>Experience of the Asset</p> <p>The bridge is primarily and directly experienced from the accompanying towpath to the north west and north east, allowing for an appreciation of the workings and towpath crossing of the canal system. From this point it is clearly read as a functional structure related to the Grand Union Canal.</p> <p>Associative Attributes</p> <p>The bridge has an association with other canal structures constructed for the Grand Union Canal Company in the early 19th century. There are no other known associative attributes.</p>	Medium
GU16	Lock No.11, Grand Union Canal (grade II listed)		<p>Canal Lock No.11 dates to the early 19th century (c.1815) and is constructed from red and blue brick with timber and metal gates (largely restored in the 19th and 20th century²⁹⁰). It is a single-width lock with single metal upper gate and double timber lower gates. To the west side is an overflow channel to the lock below. The structure forms part of a group/flight of 12 locks on the Northampton Arm of the Grand Union Canal.</p> <p>The structure is of historic interest as a lock constructed in the early 19th century by the Grand Union Canal Company, forming a functional supporting structure as part of the wider Grand Union Canal system.</p>	<p>The Asset's Physical Surroundings</p> <p>Lock No.11 is located along the Northampton Arm of the Grand Union Canal. It is bounded by mature trees to the north west and a towpath to the south east, beyond which are mature trees and the A43. To the north east and south west is the Grand Union Canal.</p> <p>Appreciation of the Asset</p> <p>The lock is primarily and directly experienced from the accompanying towpath to the south east, allowing for an appreciation of the workings of the canal system. From this point it is clearly read as a functional structure related to the Grand Union Canal.</p> <p>The Asset's Associative Attributes</p> <p>The lock has an association with the other locks constructed for the Grand Union Canal Company in the early 19th century.</p>	Medium
GU17	Milepost beside towpath of Grand Union Canal (grade II listed)		<p>The Milepost beside the towpath of the Grand Union Canal dates to the 19th century. The structure is constructed from cast iron and is roughly square in shape. It is inscribed with the following <i>"G.U.C.Co, BRAUNSTON, 16 & 3/4 MILES, NORTHAMPTON, 5 MILES."</i></p> <p>The structure is of historic interest as a surviving 19th century milepost constructed by the Grand Union Canal Company to provide the distances to the nearby towns of Braunston and Northampton.</p>	<p>The Asset's Physical Surroundings</p> <p>The Milepost is located at a key junction of the Grand Union Canal, known as the Blisworth Arm, where the canal splits to Northampton (to the north) and Braunston (to the north west). The structure is largely enclosed by mature hedgerows beyond which are the canal arms. To the south is the canal junction.</p> <p>Appreciation of the Asset</p> <p>The structure is primarily experienced form the towpath of the Grand Union Canal towards the north. It is here that the structures role and function is best appreciated, together with an understanding of the inscribed text. Due to the size and location of the structure, there are no other areas in which to appreciate or experience it.</p>	Medium

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Historic England (1987) List Entry Description for Lock No.11 along the Grand Union Canal

Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
				<p>The Asset’s Associative Attributes</p> <p>The structure has a strong association with the Grand Union Canal and the area known as the Blisworth Arm. There are no other known associative attributes.</p>	
GU18	Grand Union Canal Conservation Area		<p>The Grand Union Canal was established in 1793 to provide a transport route from London to the Midlands. It is 26 miles in length and passes through Blisworth, Stoke Bruerne and Cosgrove. For a short time the ports of Blisworth and Stoke Bruerne became the busiest inland ports in the country²⁹¹; their success supported by the industries which developed along the route of the Canal. The character is generally defined by the towpath and surviving historic bridges which add interest to the vast stretches of the canal, and by the historic buildings with a historical association with the canal, reflecting past building uses and the functional relationship between the canal and these buildings.</p>	<p>The conservation area traverses vast swathes of the countryside in a north to south direction to London. The setting surrounding the conservation area within the study area is generally of large agricultural field character enclosed at the boundary edges by established hedgerows. Views out of the conservation area are sometimes restricted by the presence of established trees and hedgerows at field boundaries, particularly through the settlement of Blisworth.</p> <p>The conservation area appraisal and management plan²⁹² notes that the canal passes through or next to the valleys of the Rivers Nene, Tove and Great Ouse. It also notes that various deciduous trees make a major contribution to the character of the Canal and in places completely contain the views along it²⁹³. In other locations, a lack of trees allows long views out over the adjoining fields towards distant villages and the occasional church spire, together with modern built development along the route.</p>	Medium

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South Northamptonshire Council (2015) Grand Union Canal Conservation Area Appraisal and Management Plan
South Northamptonshire Council (2015) Grand Union Canal Conservation Area Appraisal and Management Plan
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Table 4.9: Northampton





Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
N1	Express Lift Tower (grade II listed)		<p>The Express Lift Tower is a lift tower designed for the testing of lifts. It was built in 1980-2 by Stimpson and Walton for the Express Lift Company, by the Michael Barclay Partnership engineers. It is constructed of reinforced concrete and rises to 127 metres, tapering from 14.6 to 8.4 metres. A high speed lift shaft runs the length of the shaft and determined the structure's height. It is circular with a piercing at the top to assist wind resistance. It is of historic interest as the only lift testing tower of its type in Britain, and described in the list entry description as a local landmark.</p>	<p>The Express Lift Tower is located to the south of the A4500, surrounded by residential developments dating to the mid to late 20th century. It has a distinctly urban setting, and is experienced as part of a predominantly late 20th century development. There are no known associations with any other heritage assets.</p>	Medium

Table 4.10: J15a Works and Minor Highway Works


Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
HW1	Northampton Top Lock Cottage (grade II listed)		The lock-keepers cottage is constructed of brick with a hipped slate roof and deep eaves, giving a distinct early 19 th century appearance. . The tall brick stacks date to the 20 th century. It is two storeys in two units with a three window range. The building has been heavily altered in the 21 st century with modern render and new window openings. It has historic interest as an early 19 th century Lock Keeper's Cottage, reflecting the functional aspects of the dwelling.	<p>Physical Surroundings</p> <p>The asset is located to the east of the Grand Union Canal, to the immediate south of a flight of 12 grade II listed locks. The village of Rothersthorpe is to the northwest, and the asset's immediate surroundings are open fields.</p> <p>Experience of the Asset</p> <p>The asset is experienced from the Grand Union Canal and towpath in conjunction with the flight of locks to the immediate north.</p> <p>Associative Attributes</p> <p>There are historical and functional associations between the Lock Cottage and the adjacent locks.</p>	Medium
HW2	Lock No.1, Grand Union Canal (grade II listed)	XXX	<p>Lock No.1 dates to the early 19th century (c.1815) and is constructed from red and blue brick with timber and metal gates (largely restored in the 19th and 20th century²⁹⁴). It is a single-width lock with single metal upper gate and double timber lower gates. To the west side is an overflow channel to the lock below. The structure forms part of a group/flight of 12 locks on the Northampton Arm of the Grand Union Canal.</p> <p>The structure is of historic interest as a lock constructed in the early 19th century by the Grand Union Canal Company, forming a functional supporting structure as part of the wider Grand Union Canal system.</p>	<p>Physical Surroundings</p> <p>Lock No.1 is located along the Northampton Arm of the Grand Union Canal. It is bounded by agricultural fields to the north west and a towpath to the south east. To the north east and south west is the Grand Union Canal. Further to the north east is a simple red brick bridge over the canal.</p> <p>Appreciation of the Asset</p> <p>The lock is primarily and directly experienced from the accompanying towpath to the south east, allowing for an appreciation of the workings of the canal system. From this point it is clearly read as a functional structure related to the Grand Union Canal.</p> <p>Associative Attributes</p> <p>The lock has an association with the other locks constructed for the Grand Union Canal Company in the early 19th century. There are no other known associative attributes.</p>	Medium

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Historic England (1987) List Entry Description for Lock No.2 along the Grand Union Canal

Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
HW3	Lock No.2, Grand Union Canal (grade II listed)		<p>Lock No.2 dates to the early 19th century (c.1815) and is constructed from red and blue brick with timber and metal gates (largely restored in the 19th and 20th century²⁹⁵). It is a single-width lock with single metal upper gate and double timber lower gates. To the west side is an overflow channel to the lock below. The structure forms part of a group/flight of 12 locks on the Northampton Arm of the Grand Union Canal.</p> <p>The structure is of historic interest as a lock constructed in the early 19th century by the Grand Union Canal Company, forming a functional supporting structure as part of the wider Grand Union Canal system.</p>	<p>Physical Surroundings</p> <p>Lock No.2 is located along the Northampton Arm of the Grand Union Canal. It is bounded by agricultural fields to the north west and a towpath to the south east. To the north east and south west is the Grand Union Canal. Further to the north east is a simple red brick bridge over the canal.</p> <p>Appreciation of the Asset</p> <p>The lock is primarily and directly experienced from the accompanying towpath to the south east, allowing for an appreciation of the workings of the canal system. From this point it is clearly read as a functional structure related to the Grand Union Canal.</p> <p>Associative Attributes</p> <p>The lock has an association with the other locks constructed for the Grand Union Canal Company in the early 19th century. There are no other known associative attributes.</p>	Medium
HW4	Lock No.3, Grand Union Canal (grade II listed)		<p>Lock No.3 dates to the early 19th century (c.1815) and is constructed from red and blue brick with timber and metal gates (largely restored in the 19th and 20th century²⁹⁶). It is a single-width lock with single metal upper gate and double timber lower gates. To the west side is an overflow channel to the lock below. The structure forms part of a group/flight of 12 locks on the Northampton Arm of the Grand Union Canal.</p> <p>The structure is of historic interest as a lock constructed in the early 19th century by the Grand Union Canal Company, forming a functional supporting structure as part of the wider Grand Union Canal system.</p>	<p>The Asset's Physical Surroundings</p> <p>Lock No.3 is located along the Northampton Arm of the Grand Union Canal. It is bounded by agricultural fields to the north west and a towpath to the south east, beyond which are agricultural fields. To the north east and south west is the Grand Union Canal.</p> <p>Appreciation of the Asset</p> <p>The lock is primarily and directly experienced from the accompanying towpath to the south east, allowing for an appreciation of the workings of the canal system. From this point it is clearly read as a functional structure related to the Grand Union Canal.</p> <p>The Asset's Associative Attributes</p> <p>The lock has an association with the other locks constructed for the Grand Union Canal Company in the early 19th century. There are no other known associative attributes.</p>	Medium

²⁹⁵ Historic England (1987) List Entry Description for Lock No.2 along the Grand Union Canal
²⁹⁶ Historic England (1987) List Entry Description for Lock No.3 along the Grand Union Canal

Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
HW5	Lock No.4, Grand Union Canal (grade II listed)		<p>Lock No.4 dates to the early 19th century (c.1815) and is constructed from red and blue brick with timber and metal gates (largely restored in the 19th and 20th century²⁹⁷). It is a single-width lock with single metal upper gate and double timber lower gates. To the west side is an overflow channel to the lock below. The structure forms part of a group/flight of 12 locks on the Northampton Arm of the Grand Union Canal.</p> <p>The structure is of historic interest as a lock constructed in the early 19th century by the Grand Union Canal Company, forming a functional supporting structure as part of the wider Grand Union Canal system.</p>	<p>Physical Surroundings</p> <p>Lock No.4 is located along the Northampton Arm of the Grand Union Canal. It is bounded by agricultural fields to the north west and a towpath to the south east, beyond which are mature trees and the A43. To the north east and south west is the Grand Union Canal.</p> <p>Appreciation of the Asset</p> <p>The lock is primarily and directly experienced from the accompanying towpath to the south east, allowing for an appreciation of the workings of the canal system. From this point it is clearly read as a functional structure related to the Grand Union Canal.</p> <p>The Asset's Associative Attributes</p> <p>The lock has an association with the other locks constructed for the Grand Union Canal Company in the early 19th century. There are no other known associative attributes.</p>	Medium
HW6	Lock No.5, Grand Union Canal (grade II listed)		<p>Lock No.5 dates to the early 19th century (c.1815) and is constructed from red and blue brick with timber and metal gates (largely restored in the 19th and 20th century²⁹⁸). It is a single-width lock with single metal upper gate and double timber lower gates. To the west side is an overflow channel to the lock below. A separately listed drawbridge (No.5) is located to the north. The structure forms part of a group/flight of 12 locks on the Northampton Arm of the Grand Union Canal.</p> <p>The structure is of historic interest as a lock constructed in the early 19th century by the Grand Union Canal Company, forming a functional supporting structure as part of the wider Grand Union Canal system.</p>	<p>Physical Surroundings</p> <p>Lock No.5 is located along the Northampton Arm of the Grand Union Canal. It is bounded by agricultural fields to the north west and a towpath to the south east, beyond which are mature trees and the A43. To the north east and south west is the Grand Union Canal. Also to the north east is the grade II listed Drawbridge (No.5).</p> <p>Appreciation of the Asset</p> <p>The lock is primarily and directly experienced from the accompanying towpath to the south east, allowing for an appreciation of the workings of the canal system. From this point it is clearly read as a functional structure related to the Grand Union Canal.</p> <p>The Asset's Associative Attributes</p> <p>The lock has an association with the other locks constructed for the Grand Union Canal Company in the early 19th century. There are no other known associative attributes.</p>	Medium

²⁹⁷ Historic England (1987) List Entry Description for Lock No.4 along the Grand Union Canal
²⁹⁸ Historic England (1987) List Entry Description for Lock No.5 along the Grand Union Canal

Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
HW7	Bridge No. 5, Grand Union Canal (grade II listed)		<p>The Bridge (No.5) to Lock No.5 dates to the early 19th century (c.1815) and consists of a simple drawbridge across the Grand Union Canal. It is constructed from timber with cast iron chains (largely restored in the 19th and 20th century²⁹⁹). The separately listed canal lock (No.5) is located to the south west. The structure forms part of a group/flight of 12 locks on the Northampton Arm of the Grand Union Canal.</p> <p>The structure is of historic interest as a drawbridge constructed in the early 19th century by the Grand Union Canal Company, forming a functional supporting structure as part of the wider Grand Union Canal system. It is also of interest as a rare survival of a canal drawbridge in England³⁰⁰.</p>	<p>The Asset's Physical Surroundings</p> <p>The Bridge (No.5) to Lock No.5 is located along the Northampton Arm of the Grand Union Canal. It is bounded by agricultural fields to the north west and a towpath to the south east, beyond which are mature trees and the A43. To the north east and south west is the Grand Union Canal. Also to the south west is the grade II listed Lock No.5.</p> <p>Experience of the Asset</p> <p>The drawbridge is primarily and directly experienced from the accompanying towpath to the south east, allowing for an appreciation of the workings and crossing of the canal system. From this point it is clearly read as a functional structure related to the Grand Union Canal.</p> <p>The Asset's Associative Attributes</p> <p>The drawbridge has an association with other canal structures constructed for the Grand Union Canal Company in the early 19th century. There are no other known associative attributes.</p>	Medium
HW8	Lock No.6, Grand Union Canal (grade II listed)		<p>Canal Lock No.6 dates to the early 19th century (c.1815) and is constructed from red and blue brick with timber and metal gates (largely restored in the 19th and 20th century³⁰¹). It is a single-width lock with single metal upper gate and double timber lower gates. To the west side is an overflow channel to the lock below. The structure forms part of a group/flight of 12 locks on the Northampton Arm of the Grand Union Canal.</p> <p>The structure is of historic interest as a lock constructed in the early 19th century by the Grand Union Canal Company, forming a functional supporting structure as part of the wider Grand Union Canal system.</p>	<p>The Asset's Physical Surroundings</p> <p>Lock No.6 is located along the Northampton Arm of the Grand Union Canal. It is bounded by agricultural fields to the north west and a towpath to the south east, beyond which are mature trees and the A43. To the north east and south west is the Grand Union Canal.</p> <p>Appreciation of the Asset</p> <p>The lock is primarily and directly experienced from the accompanying towpath to the south east, allowing for an appreciation of the workings of the canal system. From this point it is clearly read as a functional structure related to the Grand Union Canal.</p> <p>The Asset's Associative Attributes</p> <p>The lock has an association with the other locks constructed for the Grand Union Canal Company in the early 19th century. There are no other known associative attributes.</p>	Medium

²⁹⁹ Historic England (1987) List Entry Description for Bridge No.5 along the Grand Union Canal
³⁰⁰ Pevsner, N, Bailey, B & Cherry B (2013) Pevsner Architectural Guides, The Buildings of England: Northamptonshire
³⁰¹ Historic England (1987) List Entry Description for Lock No.6 along the Grand Union Canal

Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
HW9	Bridge No. 6 Grand Union Canal (grade II listed)		<p>The Bridge (No.6) to Lock No.10 dates to the early 19th century (c.1815) and consists of a simple drawbridge across the Grand Union Canal. It is constructed from timber with cast iron chains (largely restored in the 19th and 20th century³⁰²). The separately listed canal lock (No.10) is located to the south west. The structure forms part of a group/flight of 12 locks on the Northampton Arm of the Grand Union Canal.</p> <p>The structure is of historic interest as a drawbridge constructed in the early 19th century by the Grand Union Canal Company, forming a functional supporting structure as part of the wider Grand Union Canal system. It is also of interest as a rare survival of a canal drawbridge in England³⁰³.</p>	<p>The Asset's Physical Surroundings</p> <p>The Bridge (No.6) to Lock No.10 is located along the Northampton Arm of the Grand Union Canal. It is bounded by mature trees to the north west and a towpath to the south east, beyond which are mature trees and the A43. To the north east and south west is the Grand Union Canal. Also to the south west is the grade II listed Lock No.10.</p> <p>Experience of the Asset</p> <p>The drawbridge is primarily and directly experienced from the accompanying towpath to the south east, allowing for an appreciation of the workings and crossing of the canal system. From this point it is clearly read as a functional structure related to the Grand Union Canal.</p> <p>The Asset's Associative Attributes</p> <p>The drawbridge has an association with other canal structures constructed for the Grand Union Canal Company in the early 19th century. There are no other known associative attributes.</p>	Medium
HW10	Lock No.7, Grand Union Canal (grade II listed)		<p>Canal Lock No.7 dates to the early 19th century (c.1815) and is constructed from red and blue brick with timber and metal gates (largely restored in the 19th and 20th century³⁰⁴). It is a single-width lock with single metal upper gate and double timber lower gates. To the west side is an overflow channel to the lock below. The structure forms part of a group/flight of 12 locks on the Northampton Arm of the Grand Union Canal.</p> <p>The structure is of historic interest as a lock constructed in the early 19th century by the Grand Union Canal Company, forming a functional supporting structure as part of the wider Grand Union Canal system.</p>	<p>The Asset's Physical Surroundings</p> <p>Lock No.7 is located along the Northampton Arm of the Grand Union Canal. It is bounded by agricultural fields to the north west and a towpath to the south east, beyond which are mature trees and the A43. To the north east and south west is the Grand Union Canal.</p> <p>Appreciation of the Asset</p> <p>The lock is primarily and directly experienced from the accompanying towpath to the south east, allowing for an appreciation of the workings of the canal system. From this point it is clearly read as a functional structure related to the Grand Union Canal.</p> <p>The Asset's Associative Attributes</p> <p>The lock has an association with the other locks constructed for the Grand Union Canal Company in the early 19th century. There are no other known associative attributes.</p>	Medium

³⁰² Historic England (1987) List Entry Description for Bridge No.6 along the Grand Union Canal

³⁰³ Pevsner, N, Bailey, B & Cherry B (2013) Pevsner Architectural Guides, The Buildings of England: Northamptonshire

³⁰⁴ Historic England (1987) List Entry Description for Lock No.7 along the Grand Union Canal


Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
HW11	Lock No.8, Grand Union Canal (grade II listed)		Canal Lock No.8 dates to the early 19 th century (c.1815) and is constructed from red and blue brick with timber and metal gates (largely restored in the 19 th and 20 th century ³⁰⁵). It is a single-width lock with single metal upper gate and double timber lower gates. To the west side is an overflow channel to the lock below. The structure forms part of a group/flight of 12 locks on the Northampton Arm of the Grand Union Canal. The structure is of historic interest as a lock constructed in the early 19 th century by the Grand Union Canal Company, forming a functional supporting structure as part of the wider Grand Union Canal system.	<p>The Asset's Physical Surroundings</p> <p>Lock No.8 is located along the Northampton Arm of the Grand Union Canal. It is bounded by agricultural fields to the north west and a towpath to the south east, beyond which are mature trees and the A43. To the north east and south west is the Grand Union Canal.</p> <p>Appreciation of the Asset</p> <p>The lock is primarily and directly experienced from the accompanying towpath to the south east, allowing for an appreciation of the workings of the canal system. From this point it is clearly read as a functional structure related to the Grand Union Canal.</p> <p>The Asset's Associative Attributes</p> <p>The lock has an association with the other locks constructed for the Grand Union Canal Company in the early 19th century. There are no other known associative attributes.</p>	Medium
HW12	Lock No.9, Grand Union Canal (grade II listed)		Canal Lock No.9 dates to the early 19 th century (c.1815) and is constructed from red and blue brick with timber and metal gates (largely restored in the 19 th and 20 th century ³⁰⁶). It is a single-width lock with single metal upper gate and double timber lower gates. To the west side is an overflow channel to the lock below. The structure forms part of a group/flight of 12 locks on the Northampton Arm of the Grand Union Canal. The structure is of historic interest as a lock constructed in the early 19 th century by the Grand Union Canal Company, forming a functional supporting structure as part of the wider Grand Union Canal system.	<p>The Asset's Physical Surroundings</p> <p>Lock No.9 is located along the Northampton Arm of the Grand Union Canal. It is bounded by mature trees to the north west and a towpath to the south east, beyond which are mature trees and the A43. To the north east and south west is the Grand Union Canal.</p> <p>Appreciation of the Asset</p> <p>The lock is primarily and directly experienced from the accompanying towpath to the south east, allowing for an appreciation of the workings of the canal system. From this point it is clearly read as a functional structure related to the Grand Union Canal.</p> <p>The Asset's Associative Attributes</p> <p>The lock has an association with the other locks constructed for the Grand Union Canal Company in the early 19th century. There are no other known associative attributes.</p>	Medium

³⁰⁵ Historic England (1987) List Entry Description for Lock No.8 along the Grand Union Canal
³⁰⁶ Historic England (1987) List Entry Description for Lock No.9 along the Grand Union Canal




Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
HW13	Lock No.10, Grand Union Canal (grade II listed)		<p>Lock No.10 dates to the early 19th century (c.1815) and is constructed from red and blue brick with timber and metal gates (largely restored in the 19th and 20th century³⁰⁷). It is a single-width lock with single metal upper gate and double timber lower gates. To the west side is an overflow channel to the lock below. A separately listed drawbridge (No.6) is located to the north. The structure forms part of a group/flight of 12 locks on the Northampton Arm of the Grand Union Canal.</p> <p>The structure is of historic interest as a lock constructed in the early 19th century by the Grand Union Canal Company, forming a functional supporting structure as part of the wider Grand Union Canal system.</p>	<p>The Asset's Physical Surroundings</p> <p>Lock No.10 is located along the Northampton Arm of the Grand Union Canal. It is bounded by mature trees to the north west and a towpath to the south east, beyond which are mature trees and the A43. To the north east and south west is the Grand Union Canal. Also to the north east is the grade II listed Drawbridge (No.6).</p> <p>Appreciation of the Asset</p> <p>The lock is primarily and directly experienced from the accompanying towpath to the south east, allowing for an appreciation of the workings of the canal system. From this point it is clearly read as a functional structure related to the Grand Union Canal.</p> <p>The Asset's Associative Attributes</p> <p>The lock has an association with the other locks constructed for the Grand Union Canal Company in the early 19th century. There are no other known associative attributes.</p>	Medium
HW14	Lock No.12, Grand Union Canal (Rothersthorpe)		<p>Canal Lock No.12 dates to the early 19th century (c.1815) and is constructed from red and blue brick with timber and metal gates (largely restored in the 19th and 20th century³⁰⁸). It is a single-width lock with single metal upper gate and double timber lower gates. The structure forms part of a group/flight of 12 locks on the Northampton Arm of the Grand Union Canal.</p> <p>The structure is of historic interest as a lock constructed in the early 19th century by the Grand Union Canal Company, forming a functional supporting structure as part of the wider Grand Union Canal system.</p>	<p>The Asset's Physical Surroundings</p> <p>Lock No.12 is located along the Northampton Arm of the Grand Union Canal. It is bounded by mature trees with the A43 located to the north west. To the south east is the towpath beyond which is the M1. To the north east and south west is the Grand Union Canal. Further to the north east is the modern bridge associated with the M1 and to the south east is the bridge associated with the A43.</p> <p>Appreciation of the Asset</p> <p>The lock is primarily and directly experienced from the accompanying towpath to the south east, allowing for an appreciation of the workings of the canal system. From this point it is clearly read as a functional structure related to the Grand Union Canal.</p> <p>The Asset's Associative Attributes</p> <p>The lock has an association with the other locks constructed for the Grand Union Canal Company in the early 19th century. There are no other known associative attributes.</p>	Medium

³⁰⁷ Historic England (1987) List Entry Description for Lock No.10 along the Grand Union Canal

³⁰⁸ Historic England (1987) List Entry Description for Lock No.12 along the Grand Union Canal

Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
HW15	Lock No.13, Grand Union Canal (Rothersthorpe)		<p>Lock No.13 dates to the early 19th century (c.1815) and is constructed from red and blue brick with timber and metal gates (largely restored in the 19th and 20th century³⁰⁹). It is a single-width lock with single metal upper gate and double timber lower gates. To the west side is an overflow channel to the lock below. A separately listed drawbridge is located to the north.</p> <p>The structure is of historic interest as a lock constructed in the early 19th century by the Grand Union Canal Company, forming a functional supporting structure as part of the wider Grand Union Canal system.</p>	<p>The Asset's Physical Surroundings</p> <p>Lock No.13 is located along the Northampton Arm of the Grand Union Canal. It is bounded by agricultural fields to the north west and a towpath to the south east, beyond which are mature trees and the A5123. To the north east and south west is the Grand Union Canal. Also to the north east is a grade II listed Drawbridge.</p> <p>Appreciation of the Asset</p> <p>The lock is primarily and directly experienced from the accompanying towpath to the south east, allowing for an appreciation of the workings of the canal system. From this point it is clearly read as a functional structure related to the Grand Union Canal.</p> <p>The Asset's Associative Attributes</p> <p>The lock has an association with the other locks constructed for the Grand Union Canal Company in the early 19th century. There are no other known associative attributes.</p>	Medium
HW16	Drawbridge immediately north of Lock No.13 (Northampton)		<p>The Bridge (No.7) to Lock No.13 dates to the early 19th century (c.1815) and consists of a simple drawbridge across the Grand Union Canal. It is constructed from timber with cast iron chains (largely restored in the 19th and 20th century³¹⁰). The separately listed canal lock (No.5) is located to the south west. The structure forms part of a group/flight of 12 locks on the Northampton Arm of the Grand Union Canal.</p> <p>The structure is of historic interest as a drawbridge constructed in the early 19th century by the Grand Union Canal Company, forming a functional supporting structure as part of the wider Grand Union Canal system. It is also of interest as a rare survival of a canal drawbridge in England.</p>	<p>The Asset's Physical Surroundings</p> <p>The Bridge (No.7) to Lock No.13 is located along the Northampton Arm of the Grand Union Canal. It is bounded by agricultural fields to the west and a towpath to the east, beyond which are mature trees and the A43. To the north and south is the Grand Union Canal. Also to the south is the grade II listed Lock No.13 beyond which is the A43.</p> <p>Appreciation of the Asset</p> <p>The drawbridge is primarily and directly experienced from the accompanying towpath to the south east, allowing for an appreciation of the workings and crossing of the canal system. From this point it is clearly read as a functional structure related to the Grand Union Canal.</p> <p>The Asset's Associative Attributes</p> <p>The drawbridge has an association with other canal structures constructed for the Grand Union Canal Company in the early 19th century. There are no other known associative attributes.</p>	Medium

³⁰⁹ Historic England (1987) List Entry Description for Lock No.13 along the Grand Union Canal
³¹⁰ Historic England (1987) List Entry Description for Bridge No.5 along the Grand Union Canal

Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
HW17	Grand Union Canal Conservation Area	 	<p>The Grand Union Canal was established in 1793 to provide a transport route from London to the Midlands. It is 26 miles in length and passes through Blisworth, Stoke Bruerne and Cosgrove. For a short time the ports of Blisworth and Stoke Bruerne became the busiest inland ports in the country³¹¹; their success supported by the industries which developed along the route of the Canal. The character is generally defined by the towpath and surviving historic bridges which add interest to the vast stretches of the canal, and by the historic buildings with a historical association with the canal, reflecting past building uses and the functional relationship between the canal and these buildings.</p>	<p>The conservation area traverses vast swathes of the countryside in a north to south direction to London. The setting surrounding the conservation area within the study area is generally of large agricultural field character enclosed at the boundary edges by established hedgerows. Views out of the conservation area are sometimes restricted by the presence of established trees and hedgerows at field boundaries, particularly through the settlement of Blisworth.</p> <p>The conservation area appraisal and management plan³¹² notes that the canal passes through or next to the valleys of the Rivers Nene, Tove and Great Ouse. It also notes that various deciduous trees make a major contribution to the character of the Canal and in places completely contain the views along it³¹³. In other locations, a lack of trees allows long views out over the adjoining fields towards distant villages and the occasional church spire, together with modern built development along the route.</p>	Medium
HW18	Hunsbury Hill Farmhouse (grade II listed)		<p>Hunsbury Hill Farmhouse is of architectural interest as an 18th century farmhouse with later additions. It is two storeys with attics and gabled dormers, with lower two storey ranges. It is faced in ashlar with slate roofs and ground floor canted bay windows.</p> <p>It is of historic interest as an example of an 18th century farmhouse, with 19th century additions.</p>	<p>The asset is located to the south of the dual carriageway Danes Campway road network, which is bounded by thick tree planting; to the south east by modern housing developments, and to the south, east and west by further mature tree planting. The farmhouse forms an enclosed courtyard with other farm buildings.</p> <p>It is primarily experienced from within the grounds of the asset, from within the enclosed space of the courtyard, and from the east, where the architectural detail can be appreciated. Due to surrounding development to the south east and vegetation which screens and blocks views towards the asset from the north, east and west, there are limited places to experience the asset outside of its grounds. There are no known associations with any other heritage assets.</p>	Medium

³¹¹ South Northamptonshire Council (2015) Grand Union Canal Conservation Area Appraisal and Management Plan

³¹² South Northamptonshire Council (2015) Grand Union Canal Conservation Area Appraisal and Management Plan

³¹³ South Northamptonshire Council (2015) Grand Union Canal Conservation Area Appraisal and Management Plan






Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
HW19	Mortuary Chapel (grade II listed)		<p>The Mortuary Chapel dates to the late 19th century. IT is rectangular on plan with a gabled roof aligned east to west, and a Perpendicular style tower to the south west corner. To the west is a lean-to with slate roof in four bays with Perpendicular style three- light traceried windows divided by substantial buttresses. The massing of the building is distinctly horizontal, lightened by the verticality of the octagonal three stage tower. It is faced in squared rubble ashlar, giving a distinctive late 19th century appearance. The principal elevation is oriented to the west.</p> <p>The Mortuary Chapel is of historic interest as a late 19th century mortuary chapel belonging to the Towcester Road Cemetery. It was designed to shelter mourners visiting the cemetery during services.</p>	<p>The Mortuary Chapel is located within the Towcester Road Cemetery to the south east of Northampton. It is located down a straight driveway to the east, to the north, east and south it is surrounded by the grounds of the cemetery. To the immediate south east corner land is in use as allotments. The cemetery is bounded to the west by Towcester Road, to the south by Mere Way dual carriage way, and to the north by housing, to the east by allotments and a large school. Due to the positioning of the Mortuary Chapel, it is primarily experienced from within the grounds of the cemetery. Due to the distance from the roadway and intervening tree planting, it is not experienced from Towcester Road.</p>	Medium
HW20	Farmhouse at Home Farm (grade II listed)		<p>The Farmhouse at home Farm is of interest as a good example of Regency style architecture in the early Victorian period, dating to 1820-1855. It has ornate detailing including an iron work porch and patterned glazing. The plan consists of parallel polite and working ranges, their function reflected in their architectural treatment. Internally features of interest include service rooms and bells, a fixed dresser, and joinery. It is two storeys and faced with red brick, with gabled ranges and slate roofs, with an almost symmetrical plan form.</p> <p>Historically it formed part of the Delapre Abbey which originated in c.1125. William Pilkington was commissioned to design a library and farm buildings at the Abbey and may have been commissioned to design Home Farm³¹⁵.</p>	<p>The Farmhouse is located within the site of the Battle of Northampton of 1460, to the south of Eagle Drive, to the west of the Caswell Road roundabout. It is bounded to the east by the existing road network. To the north is the open land of the battlefield, and to the north west the Grade II* listed Delapre Abbey. The Delapre Golf Course is located to the immediate west. It is bounded by planting to the south, east and west.</p> <p>The Farmhouse is experienced in conjunction with the open landscape of the battlefield, although this is separated from the asset by Eagle Drive to the north. It is primarily experienced from within the grounds of the farmstead, in conjunction with other farm buildings, allowing for appreciation of the functional relationship between the farmhouse and surrounding buildings. There is a possible historical association with the Delapre Abbey to the north west. It is also experienced alongside the road network to the immediate east and south.</p>	Medium

Image Source: Google Maps³¹⁴

³¹⁴ Google (2017) Google Maps: Aerial Image of Farmhouse at Home Farm
³¹⁵ Historic England (2014) List entry description, Farmhouse at Home Farm



Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
HW21	Northampton Battlefield, Battle of Northampton 1460 (Registered Battlefield)		Northampton Battlefield is of historic interest as the site of one of the key battles of the Wars of the Roses where the Lancastrian Army was defeated and Henry VI was captured. It is primarily open and bounded by woodland and surrounding roads. The south section of the site is in use as a golf course. The remaining part retains topographical integrity, and has been in use as grassland since enclosure in the early 18 th century, and is considered to retain high archaeological potential. The Battle of Northampton was one of the first battles where artillery was deployed ³¹⁷ .	The Battlefield is located to the north west of Briar Hill, Northamptonshire, and one mile to the south east of Northampton town centre. It is defined to the east by the road network of Uptown Way, to the north by Ransome Road, to the west by the A508 and to the south by the Nene Valley Way. It is bounded by tree planting to the west and south. Beyond the boundaries is the urban development of Northampton, to the north, east and west, and the Brackmill Industrial Estate to the south east. Within the site to the west is the Delapre Golf Course. It is therefore best appreciated from within the battlefield to the south east or north, where appreciation of the topography can be gained. It is experienced from limited locations from the surrounding road network due to surrounding modern developments and tree screening. There is a possible association with the grade II* Delapre Abbey, as the camp lay close to or took in the Abbey ³¹⁸ .	High
HW22	Towcester War Memorial (grade II listed)		Towcester War Memorial is designated as an <i>“eloquent witness to the tragic impact of world events on the local community, and the sacrifice it made in the conflicts of the C20.”</i> ³¹⁹ The war memorial consists of a Latin cross set on an octagonal base surmounted by a square plinth. The cross is octagonal in section and each corner of the plinth has a blind lancet. It is faced in flecked granite. It was designed by Messrs Pullen of Bridge Street Northampton, and unveiled on 2 May 1920 by Major General Mott.	The Towcester War Memorial is located to the south of Brackley Road, within the Brackley Road cemetery to the west of Towcester. To the north is the existing road network and roundabouts to the north west. It is bounded to the north by Brackley Road. It is experienced from Brackley Road but is primarily experienced from within the open space of the cemetery where the inscriptions are best experienced. There are no known associative attributes.	Medium
HW23	Baptist Chapel (grade II listed)		The Baptist Chapel is of architectural interest as a Baptist Chapel in Neo Classical style, dating to 1835. It has a Romanesque style porch dating to 1893. Rectangular on plan, it has a wide gabled roof and symmetrical frontage with projecting porch. This has moulded semi-circular head with double leaf panelled doors with a decorative fanlight above. This is flanked by two semi-circular headed multipane windows. To the north is a further two storey range. The Baptist Chapel is of historic interest as a Non-Conformist place of worship dating to 1835, with a late 19 th century porch addition reflecting the trend towards Neo Romanesque style towards the end of the 19 th century.	The Baptist Chapel is located on the south side of High Street, Kingsthorpe, set back from the built urban frontage of late 19 th century and mid to late 20 th century buildings. To the south is a large scale supermarket and to the north, east and west the land is dominated by housing. The Baptist Church is best experienced from within the grounds of the church, due to the set back position of the asset, to allow for appreciation of its architectural treatment. Although it is experienced travelling north and south along High Street, due to the surrounding urban development, it is not readily experienced from other vantage points outside the grounds. There are no known associations with any other assets.	Medium

³¹⁶ Google (2017) Google Maps: Battle of Northampton 1460 Registered Battlefield

³¹⁷ Historic England (2015) Battlefield register description

³¹⁸ Historic England (2015) Battlefield register description

³¹⁹ Historic England (2015) List entry description, Towcester War Memorial

Ref No:	Heritage Asset		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance	ES Value
HW24	Manor House (grade II listed)		<p>The Manor House is an earlier building with 19th century alterations. It is faced in coursed rubble, in two storeys with a symmetrical frontage. It has a long range to the rear and a ribbed surround to the central doorway, with a cornice over the frieze. It is of historic interest as an earlier building with 19th century alterations.</p>	<p>Manor House is located on the north side of Manor Road, to the east of the St Aidan Roman Catholic Church. Its principal elevation faces onto the street and it is set back slightly behind stone boundary wall. It forms part of the built development along the road which is typically set further forward. The building is surrounded to the north, south, east and west by urban development. It is experienced as part of the built frontage along Manor Road. There are no known associative attributes with any other assets.</p>	Medium
HW25	Enterprise Works (grade II listed)		<p>The Enterprise Works dates to the early 20th century (c.1902) and was constructed for the Lee Brothers (trading as Abraham Lee). The building is constructed from red brick with stone and timber dressings painted white with slate roofs and a number of large skylights. The main entrance has, to either side, 3 windows with rusticated jambs and segmental arched heads. Above is a timber modillion cornice. North-light sheds extend to rear. To left of this range is the extension which was in existence by 1924 and which is of 2 storeys and has 4 windows to 1st floor under shallow segmental arches.</p> <p>The building holds historic interest as an early 20th century purpose built boot and shoe factory and being 'one of the few pre-1st World War factories to survive'.</p>	<p>To the north of the building is Newington Road and to the west and east is Bective Road. It is also bound to the east by residential development. To the west is a vacant site. To the south is Yelvertoft Road. The building is primarily experienced from the north where its principal elevation and later extensions can be best appreciated. It is here that the former use of the building as a factory remains appreciable. The side and rear elevations are also experienced from the south. There are no known associative attributes with any other assets.</p>	Medium

Contribution of the Proposed Order Limits to the Significance of the Heritage Assets

- 4.22 The proposed Order Limits principally consists of the Main SRFI site together with other minor highway works. This land forms part of the wider surroundings in which the aforementioned heritage assets could be experienced and therefore has the potential to contribute to their significance as part of their setting.

Blisworth

- 4.23 As with many of the villages within the area, Blisworth developed independently and is centred on a church and the associated High Street. The heritage assets within the Blisworth grouping are centred along the High Street with their significance primarily derived from their architectural interest, consisting of characteristic limestone and ironstone cottages, some with thatched roofs. This character changes to the west where there are larger, decorative residential houses and the grade II* listed Church of St John the Baptist. Further to the west is the collection of listed buildings around the Grand Union Canal.
- 4.24 Historic map regression indicates that some of these heritage assets to the north east may have been visible from within the proposed Order Limits. Following the construction of the London to Birmingham Railway line in 1838, with its steep embankment, this relationship has been largely severed. The significance of the heritage assets to the north east is, however, enshrined in their architectural interest and position fronting the High Street and Courteenhall Road. The designated and non-designated heritage assets do not share any known functional or historic associations with the proposed Order Limits.
- 4.25 The grade II listed Railway Bridge over Northampton Road and grade II listed Grafton Villas to its south are close to the proposed Order Limits. The significance of the bridge is in its functional nature, together with its subtle decoration and historic associations with the London to Birmingham Railway line by Stephenson. The listed building has a limited visual relationship with the proposed Order Limits, in that the lack of built development to the immediate east of Northampton Road does allow for the silhouette of the arch to be partly appreciated from the south.
- 4.26 The PD proposed Order Limits A therefore contributes to a minor degree to the significance of the Railway Bridge over Northampton Road, but as identified, the significance of the bridge is largely enshrined in its functional nature, together with its subtle decoration and historic associations with the London to Birmingham Railway line. The bridge also forms a grouping with more decorative Grafton Villas to the south. The proposed Order Limits is not experienced within those aspects of setting that contribute to the significance of the villas. Furthermore, the buildings appear to have been purposely constructed for their position next to the railway with no other known functional or historic relationships with the surrounding area, including the proposed Order Limits.
- 4.27 Overall, with the exception of the Railway Bridge over Northampton Road, the proposed Order Limits is not considered to contribute to the significance of the designated or non-designated heritage assets within the Blisworth grouping.

Collingtree

- 4.28 Collingtree is centred on both its High Street and the grade II* listed Church of St Columba, together with the former manor house known as Collingtree Grange (since demolished). The heritage assets within the Collingtree grouping are located some distance from the proposed Order Limits and are separated by the London to Birmingham Railway line, the Northampton line and the M1 Motorway. Their significance is principally derived from their architectural interest and positioning along the High Street or through their associations with Collingtree Grange. The area has been disconnected from the surrounding area to the south west due to the construction of the M1 and therefore has no visual relationship with the proposed Order Limits. Archival research to date does not indicate that the proposed Order Limits held a functional or historic relationship with Collingtree and its grouping of heritage assets.

Courteenhall

- 4.29 The designated and non-designated heritage assets within Courteenhall are primarily focussed on the development of the Courteenhall Estate which dates back to the 16th century. The majority of assets lie within the clearly defined boundary of the Courteenhall Registered Park and Garden with the significance of this area centred on the grade II* listed buildings at its centre, consisting of Courteenhall House, Stables, Former School House and the Church of St Peter and St Paul.
- 4.30 Any functional relationship between Courteenhall and the surrounding land, outside the confines of the estate, appears to have been towards the east due to its proximity to Courteenhall village and the church. The assets share no known historic or functional relationship with the proposed Order Limits. The proposed Order Limits is partially experienced in distant views from the north of the park but as identified earlier, this area has been subject to considerable change in the 20th century and is of less interest. Furthermore, these views of the proposed Order Limits are not considered to contribute to an understanding of the significance of the park, which is enshrined in the buildings and layout to its centre. Overall, the proposed Order Limits is not considered to contribute to the significance of the designated and non-designated heritage assets within this area.

Gayton

- 4.31 The grouping of heritage assets within Gayton is focussed on the grade I listed Gayton Manor, grade II* listed Church of St Mary the Virgin and the collection of buildings along the former High Street. Any relationship with the surrounding land appears to be more focussed towards the north and west (away from the proposed Order Limits) where the topography of the land drops and is experienced in more distant views. Historic map regression indicates that the village has always been separate and distinct with no known functional relationship with the surrounding area, including the proposed Order Limits. The proposed Order Limits is not considered to contribute to the significance of these assets.

Milton Malsor

- 4.32 Similar to other villages within the area, Milton Malsor developed independently of the neighbouring villages of Collingtree and Blisworth. The village and the heritage assets within it are largely centred on the Church of the Holy Cross to the east and the more

tight urban grain of buildings along Green Street and High Street. To the south is Rectory Lane with larger grade II listed residential houses. As identified earlier, the village is largely surrounded by agricultural fields to all sides. The tight urban grain and inward looking nature of Milton Malsor Conservation Area with its associated listed buildings, together with the steep embankment along Rectory Lane to the south limits views out across the proposed Order Limits. As such, there are only glimpsed or filtered views of the proposed Order Limits.

- 4.33 The village is approached by 4 routes; Collingtree Road to the east, Northampton Road to the south, Gayton Road to the west and Towcester Road to the north. It is here that the conservation area is experienced as a separate village to the surrounding areas. The lack of built development to the northern part of the proposed Order Limits also reinforces the rural character around the paddocks and church to the east of the conservation area. Due to this aspect of the proposed Order Limits is considered to contribute to a degree to the significance of the Milton Malsor Conservation Area.
- 4.34 With regards to the grade II listed Milton House and Manor Cottage and the grade II listed Mortimers House, the proposed Order Limits forms part of the rural context of these buildings which reinforces their former rural position. Whilst no evidence has been obtained to date, it is possible that elements of the proposed Order Limits were originally in the same ownership and thereby held an historic relationship with the listed building due to its close proximity. Milton House and Manor Cottage also appear to have been designed to take account of their position along a ridge, with views out across the area. Due to this, the proposed Order Limits is considered to contribute to a degree to the significance of these listed buildings.
- 4.35 In relation to the other designated and non-designated heritage assets within the Milton Malsor grouping, there is no known functional, historic or visual relationship with the proposed Order Limits that is considered to contribute to their significance.

Roads

- 4.36 The designated heritage assets within Rothersthorpe relate to the development of the village as a detached settlement on the outskirts of Northampton and Courteenhall. As with the other villages in the area, the designated heritage assets are focussed around the High Street together with the Church of St Mary the Virgin. With the exception of the agricultural fields close to the village, it appears to have been more closely associated to the Courteenhall Estate due to its proximity. No evidence to date illustrates that the designated heritage assets held any historic or functional relationship with the proposed Order Limits which would contribute to their significance. The proposed Order Limits is not considered to contribute to the significance of these assets.

Rothersthorpe

- 4.37 The designated heritage assets within Rothersthorpe primarily relate to the development of the village as a detached settlement on the outskirts of Northampton. The heritage assets primarily consist of grade II listed cottages and manor houses from the 17th and 18th century set around the scheduled Berry Ringwork and the grade II* listed Church of St Peter and St Pauls.

- 4.38 With the exception of the agricultural fields which encircle the village to its immediate vicinity, no evidence to date illustrates that the heritage assets held any historic or functional relationship with the proposed Order Limits which would contribute to their significance. Furthermore, there is no visual connection between the heritage assets within Rothersthorpe and the proposed Order Limits. The proposed Order Limits is therefore not considered to contribute to the significance of these assets.

Grand Union Canal

- 4.39 The designated heritage assets within the Grand Union Canal grouping are all associated with the development of the canal system. Their significance is enshrined in their functional purpose as locks and bridges. No evidence to date illustrates that these heritage assets held any relationship with the proposed Order Limits which would contribute to their significance.
- 4.40 The proposed Order Limits is experienced along the Grand Union Canal Conservation Area to the south western boundary of the proposed Order Limits but is limited to glimpsed and filtered views across the agricultural fields. This provides a contribution to an understanding of the canals original rural position but this contribution has been reduced by the noise and visual impact of the A43. As such, this aspect of the proposed Order Limits is considered to make a limited contribution to the significance of the conservation area.

5. Development Proposals and Heritage Impact Assessment

Summary of Legislation and National Planning Policy

- 5.1 Regulation 3 of the Infrastructure Planning (Decisions) Regulations 2010 (the “Decisions Regulations”) sets out that it is necessary for the Secretary of State to “have regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses”(3(1)). The regulation also identifies that when deciding an application relating to a conservation area, the Secretary of State “must have regard to the desirability of preserving or enhancing the character or appearance of that area” (3(2)). It further states that when deciding an application for development consent which affects or is likely to affect a scheduled monument or its setting, the Secretary of State “must have regard to the desirability of preserving the scheduled monument or its setting”(3(3)).
- 5.2 As set out earlier, the Proposed Development includes the following key aspects relevant to the assessment of Built Heritage:
- The ‘main SRFI site’ on which the SRFI will be delivered (including A43 access and all rail infrastructure);
 - Highway works at J15a of the M1; and
 - Minor highway works
- 5.3 The key heritage issues to be taken into consideration are therefore the direct and indirect effects of the Proposed Development on the character and appearance of the identified conservation areas and the significance and setting of nearby listed buildings, scheduled monuments, registered battlefield, registered park and garden and non-designated heritage assets.
- 5.4 In accordance with paragraph 5.127 of the NN NPS (2014) and paragraph 128 of the NPPF (2012), the significance of the identified designated heritage assets have been assessed at Section 4 of this report, including the contribution made by their setting. The Northamptonshire Historic Environment Record (HER) has also been consulted. This assessment is proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on their significance. It forms an appropriate heritage baseline and policy context for the full consideration of the heritage impact of the development proposals by the Secretary of State.
- 5.5 Paragraph 5.130 of the NN NPS states that in determining applications, the Secretary of State should take account of the desirability of sustaining and where appropriate, enhancing the significance of heritage assets, the contribution of their settings and the positive contribution that their conservation can make to sustainable communities – including their economic vitality. The Secretary of State should also take into account the desirability of new development making a positive contribution to local character and distinctiveness of the historic environment. Paragraph 5.130 further notes that the

consideration of design should include scale, height, massing, alignment, materials, use and landscape (for example, screen planting).

- 5.6 Paragraph 5.131 of the NN NPS and paragraph 132 of the NPPF requires when considering the impact of a Proposed Development on the significance of a designated heritage asset that great weight should be given to the asset's conservation. Both paragraphs state that the more important the asset, the greater the weight should be. 'Conservation' is defined by the NPPF as *"the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance."*³²⁰
- 5.7 Paragraph 5.132 of the NN NPS states that any harmful impact on the significance of a designated heritage asset should be weighed against the public benefit of development, recognising that the greater the harm to the significance of the heritage asset, the greater the justification that will be needed for any loss.
- 5.8 Paragraph 5.133 of the NN NPS and paragraph 133 of the NPPF state that where the proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, the Secretary of State should refuse consent unless it can be demonstrated that the substantial harm or loss of significance is necessary in order to deliver the substantial public benefits that outweigh that loss or harm. Paragraph 5.134 of the NN NPS and paragraph 134 of the NPPF state that where a proposed development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.
- 5.9 Paragraph 5.215 of the NN NPS and paragraph 135 of the NPPF confirms that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application.
- 5.10 Paragraph 5.135 of the NN NPS and paragraph 138 of the NPPF confirm that not all elements of a conservation area will necessarily contribute to its significance. It goes on to state that the Secretary of State should treat the loss of a building (or other element) that makes a positive contribution to the site's significance either as substantial harm or less than substantial harm, as appropriate, taking into account the relative significance of the elements affected and their contribution to the significance of the conservation area as a whole.
- 5.11 Paragraph 5.137 of the NN NPS and paragraph 137 of the NPPF require the applicant to look for opportunities for new development within conservation areas and within the setting of heritage assets to enhance or better reveal their significance. With respect to setting, it states that proposals that preserve those elements of setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.
- 5.12 The relevant heritage legislation, national and local planning policy and guidance context for consideration of the Proposed Development is also set out in full in **Appendix 1** of this report.

³²⁰

Scoping Opinion

- 5.13 Within the Scoping Opinion (January 2016), a number of statutory and local consultees identified a range of issues which should be addressed as part of an application for a Development Consent Order (DCO) in relation to Built Heritage. This is set out in detail within the accompanying Environmental Statement **Chapter 12 – Built Heritage** and provides a summary of the key issues together with a response as to where they have been incorporated or addressed within the application submission.

Pre-Application Consultation

- 5.14 Pre-application discussions were undertaken with Historic England in September 2016 and November 2016 to discuss the application proposals, proposed study area and the methodology approach to the Built Heritage ES Chapter and accompanying Heritage Assessment. Further discussions have been held with the planning and conservation officers at South Northamptonshire Council in relation to the methodology approach, study area and views. The proposed methodology, study area and views were agreed with South Northamptonshire Council in March 2017. This consultation is set out further within the accompanying Environmental Statement **Chapter 12 – Built Heritage**.

The Proposed Development

- 5.15 The Proposed Development is for a Strategic Rail Freight Interchange (SRFI) with associated highway works and ancillary development on land within the proposed Order Limits. As aforementioned, the proposal is considered to comprise a Nationally Significant Infrastructure Project (NSIP) under the terms of subsections 26(3) to (7) of the Planning Act 2008.
- 5.16 Broadly, the Proposed Development has been grouped into the following key aspects for the assessment of its effects on Built Heritage:
- The ‘main SRFI site’ on which the SRFI will be delivered (including A43 access and all rail infrastructure);
 - Highway works at J15a of the M1; and
 - Minor highway works
- 5.17 The extent of the Proposed Development for which consent is being sought is limited and defined by a series of parameters which are clearly set out in the submitted **Parameters Plan** prepared by Michael Sparks Associates.
- 5.18 A description of the design evolution, rationale and detail of the Proposed Development for the proposed Order Limits is set out in the package of drawings, illustrations and also the **Design & Access Statement** (prepared by Michael Sparks Architects), **Landscape Parameters Plan** (prepared by Barry Chin Associates), and supporting **Landscape and Visual Impact Assessment** (prepared by RSK Landscape), all included as part of this application submission. A **Planning Statement** has also been prepared by Turley in support of the proposals setting out the policy rationale and

public benefits derived from the scheme. This supporting information complements the assessment and findings of this Heritage Assessment, and should all be read in conjunction.

- 5.19 This Heritage Assessment should be read in conjunction with the Environmental Statement, in particular **Chapter 12 – Built Heritage**, **Chapter 11 – Archaeology** and **Chapter 17 – Landscape and Visual**, albeit recognising the complementary but different disciplines.

Impact Assessment

- 5.20 The heritage impacts for each of the affected designated heritage assets are described in turn in this section of the report below. This assessment employs current national advice provided by Historic England as an appropriate framework for analysis, including **Historic Environment Good Practice Advice (GPA) in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment (2015)**, which sets out the importance of good design and response to local distinctiveness for new development in the historic environment. This advice provides a checklist of factors that may influence what will make the scale, height, massing, alignment, materials and proposed use of new development successful in its context.
- 5.21 Historic England's **Historic Environment Good Practice Advice (GPA) in Planning Note 3: The Setting of Heritage Assets (Second Edition) (2017)** sets out guidance relating to setting and views of heritage assets. The guidance advocates a staged approach to assessment involving identification of the affected assets and setting, an assessment of the degree to which setting and views contribute to the significance of the assets, an assessment of the effects of the proposed development, exploration of ways to maximise enhancement and avoid or minimise harm and the monitoring of outcomes. The guidance also replaces *Seeing the History in the View: A Method for Assessing Heritage Significance within Views* (Historic England, 2011).
- 5.22 The revised guidance clarifies that there is a distinction between views that contribute to heritage significance and views that might be valued for reasons of landscape character or visual amenity. It states that the extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. In considering the impacts of the Proposed Development upon the significance of the identified heritage assets, the assessment is based upon the submitted **Parameters Plans**.
- 5.23 Where available, Light Detection and Ranging (LIDAR) data has been used to visually illustrate where the Proposed Development will be visible. Unlike Zones of Theoretical Visibility (ZTV's), LIDAR data takes account of existing buildings and vegetation as well as the topography of the land. This data is broadly available for 7 out of 8 groups which have been assessed. This **LIDAR Plan** is included at **Appendix 4** and has been used to aid the assessment work, where relevant. It has been prepared in accordance with the measurements and heights set out within the submitted **Parameters Plan**.

- 5.24 Finally, the heritage impacts of the Proposed Development as a whole are reviewed in light of the Decisions Regulations 2010, national policy within the NN NPS 2014, NPPF 2012 and supporting NPPG 2014 and other national guidance, and the relevant regional and local planning policy and guidance for the historic environment, at the end of this section.
- 5.25 The impact assessment considers the ‘worst case’ scenario which assumes maximum height parameters.

Impact Assessment: Main SRFI Site

- 5.26 As with the assessments of significance at Section 4 of this report (**Tables 4.1 to 4.8**) and the **Heritage Asset Plan (for the Main SRFI Site)** included at **Appendix 2**, the impact assessment for the Main SRFI site has been grouped into the 8 for ease ad consistency. These are:
- Blisworth;
 - Collingtree;
 - Courteenhall;
 - Gayton;
 - Milton Malsor;
 - Roade;
 - Rothersthorpe; and
 - Grand Union Canal
- 5.27 The listed buildings, conservation areas, scheduled monuments, registered parks and gardens, battlefields and non-designated heritage assets within each of these areas (where applicable) have been proportionately assessed and considered in detail below. For ease of reference, each of the heritage assets has been denoted with a reference number which should be read in conjunction with the aforementioned **Heritage Asset Plan**.
- 5.28 In relation to the Main SRFI Site, there are no direct effects on the identified heritage assets; the focus of this assessment is therefore the effect of the Proposed Development upon the setting of these identified heritage assets.

Blisworth

- 5.29 The area of Blisworth includes a high number of designated heritage assets (**Ref No’s B1-B48**) as illustrated on the accompanying **Heritage Asset Plan**. To the west of Blisworth, within the boundary of the Grand Union Canal Conservation Area (**B42**) are a collection of grade II listed buildings, including Grafton House (**B1**), Blisworth Mill and Engine Room (**B2**), Warehouse to Blisworth Mill (**B3**) and the Sun, Moon and Stars Public House (**B20**). Also on the edge of the conservation area is the non-designated The Bays (**B49**).

- 5.30 As set out at Section 4 of this report, the Grand Union Canal Conservation Area is focussed on the canal which was originally established in 1793 to provide a transport route from London to the Midlands. The canal and the conservation area are 26 miles in length with its character generally defined by the towpath and surviving historic bridges which add interest to the vast stretches of the canal, together with various buildings which were constructed as part of or as a result of the canal. Its setting is largely defined by a mix of traditional settlements, open countryside and modern development.
- 5.31 The significance of Grafton House lies in its former use as a coaching inn, together with its architectural interest. It also holds an association with the Grafton Estate and Joseph Westley through being converted into a residential dwelling when he constructed the adjacent Blisworth Mill. The mill is of interest as a former steam mill constructed in the mid to late 19th century, fronting the Grand Union Canal. Its former industrial character is still maintained in its external appearance despite its conversion to residential use in the late 20th century. The lower scale neighbouring warehouse adjoins Blisworth Mill to the north and was constructed for the Grand Union Canal Company in the late 18th century. Its significance and special interest is centred on its position along the canal and its associations with the development of the Grand Union Canal.
- 5.32 The Sun, Moon and Stars Public House also dates to the 18th century and is constructed from red brick faced with render and is believed to have been purposely constructed in conjunction with the Grand Union Canal. These buildings form a grouping around the Grand Union Canal and are primarily experienced from the east towards the west (away from the proposed Order Limits) where their architectural interest, connection with the canal and grouping is best appreciated. Further to the north is The Bays which is of local interest as a late 18th century farmhouse on the edge of Blisworth, constructed from coursed limestone. The building is primarily experienced along Gayton Road to the north.
- 5.33 Due to the distance and the orientation of view, the Proposed Development will not be experienced within those aspects of setting that contribute to their significance. Furthermore, the **LIDAR Plan** confirms that the proposals will not be visible from this area. It is therefore concluded that the Proposed Development would sustain the significance of Grafton House, Blisworth Mill and Engine Room, Warehouse to Blisworth Mill and The Sun, Moon and Stars Public House. The special character and appearance of this part of the Grand Union Canal Conservation Area will also be preserved by the Proposed Development.
- 5.34 To the south of Blisworth are a collection of grade II listed buildings, including the Barn at Stone Works Farm (**B6**), Stone Works Farmhouse (**B7**), Tunnel Hill Farmhouse (**B8**) and Laburnum Cottage and Clematis Cottage (**B29**). The significance of Stone Works Farm is enshrined in its use of classical architectural detailing despite its former industrial use as a stone quarry which was opened in 1818 by the Dukes of Grafton. The Barn is of interest as a 19th century agricultural building constructed in coursed limestone to support the quarry use of the area. Tunnel Hill Farmhouse consists of an attractive purpose built and symmetrical farmhouse with outbuildings to the rear, dating to the early 19th century and constructed from squared limestone. Laburnum

Cottage and Clematis Cottage are a pair of 18th century cottages constructed from painted stone with thatched roofs. These buildings are largely set back from Stoke Road and concealed behind mature hedgerows or planting and are primarily experienced within their private gardens to the south west looking north east.

- 5.35 The proposed Order Limits does not appear to hold an historic, functional or visual relationship with the listed buildings and is largely separated by intervening development along Courteenhall Road and the London to Birmingham Railway line. As illustrated within the **LIDAR Plan**, the Proposed Development would not be visible from along Stoke Road or the surrounding area. It is therefore concluded that the Proposed Development would sustain the significance of the Barn at Stone Works Farm, Stone Works Farmhouse, Tunnel Hill Farmhouse and Laburnum Cottage and Clematis Cottage.
- 5.36 To the north of Blisworth, close to the proposed Order Limits, are the grade II listed Railway Bridge over Northampton Road (**B35**) and the grade II listed Grafton Villas (**B9**). The significance of the Railway Bridge is focussed on its functional nature and association with Robert Stephenson's pioneering London-Birmingham railway line constructed in c.1837 and forming part of a series of works by Stephenson. It consists of a single-arched bridge spanning Northampton Road and is constructed of red brick and faced with grey Lias stone, quarried in Blisworth at Stone Works Farmhouse. The structure is largely experienced from Northampton Road from the north (away from the village) and south (towards the village) where its architectural detailing and function remains legible. Its group value with the neighbouring Grafton Villas is only appreciated from the south due to the villas set back position. There are distant views of the structure from raised land to the west.
- 5.37 The significance of Grafton Villas is derived from its decorative and symmetrical Italianate design from c.1838 by the enterprising local builder Richard Dunkley for the Grafton Estate. They are also of interest through the use of materials, faced in stone from the Stone Works Farm (also owned by the Grafton Estate) with the intention of 'showing off' their stone. Again, due to the setback position of the listed building, the topography of the land and the extent of mature trees; it is primarily experienced from the immediate south along Northampton Road. Due to the topography of the land to the north and south of the bridge, together with the extent of mature trees, the building is not readily experienced from elsewhere within the surrounding area (with the exception of from the land to the west). As concluded at Section 4, there are no known functional or historic associations between these listed buildings and the proposed Order Limits.
- 5.38 Given the close proximity of these listed buildings to the proposed Order Limits, careful consideration has been given to their setting, including their group value to the south and the silhouette of the Railway Bridge when viewed along Northampton Road in both directions. As illustrated on the submitted **Parameters Plan**, a building limit line has been introduced to ensure that the proposed warehousing is setback in views of the Railway Bridge from the south through towards the proposed Order Limits. This aspect of setting which contributes to a degree to the significance of the listed bridge will therefore remain unaffected.

- 5.39 The grouping of the Railway Bridge with Grafton Villas from the south to the north will be maintained due to the height of the embankment and the set-back positioning of the warehouses as part of the Proposed Development. The setting of Grafton Villas will also remain unchanged. It is therefore considered that the significance and special interest of the Grafton Villas will be sustained by the Proposed Development.
- 5.40 In kinetic and other angled views through the Railway Bridge, the Proposed Development will be partially visible in distant views (as illustrated at **Viewpoint 21** within **Chapter 17 – Landscape and Visual** of the ES). This is not, however, considered to affect the significance of the structure which is enshrined its historic and functional use. Furthermore, any visual effect of the Proposed Development around the Railway Bridge will be lessened by the proposed tree planting. As identified at Section 4, the curvature of Northampton Road and mature trees and planting limits the appreciation of the Railway Bridge, principally being experienced towards the south along Northampton Road where the road kinks. Due to the orientation of view, the Proposed Development will not be visible within this view. As such, this aspect of setting which contributes to the significance of the listed structure will remain.
- 5.41 The Proposed Development will be visible in conjunction with the Railway Bridge which will change the wider setting of the bridge when experienced from the raised land to the west (as illustrated at **Viewpoint 14** within **Chapter 17 – Landscape and Visual** of the ES). Whilst this is a secondary view and the structures primary function will continue to remain appreciable from this point, the proposals will alter the appreciation of the structure within the context of the wider agricultural fields (forming part of the proposed Order Limits). This is considered to result in a degree of harm to the significance of the listed structure. This harm is, however, considered to constitute ‘less than substantial harm’ under the NPPF policy terms.
- 5.42 The remainder of the heritage assets are located within the boundary of the Blisworth Conservation Area (**B41**). There are a collection of listed buildings from the south of Blisworth, leading to the centre of the conservation area located along Stoke Road. These include No’s 26 and 28 Stoke Road (**B32**), No 22 Stoke Road (**B31**), No’s 16-20 Stoke Road (**B30**), No.83 Laburnum Cottage and No.85 Clematis Cottage (**B29**), No 31 Stoke Road (**B28**), Thackstone Cottage (**B27**) and Crieff House (**B26**). Also within this area are the non-designated No 30 Stoke Road (**B44**) and No 38 Stoke Road (**B35**). These buildings primarily consist of cottages and houses dating from the 18th century, all constructed from limestone rubble (or later applied render) with ironstone detailing or banding under thatched roofs with timber casement windows or stone mullions. The roof of Crieff House has been replaced with a plain tile roof and its windows replaced with modern UPVC. No 30 Stoke Road is of local significance as a 19th century stone dwelling with gabled clay tile roof. No 38 Stoke Road is different in character, consisting of a 19th century dwelling constructed from red brick with stone dressings.
- 5.43 The aforementioned buildings all front Stoke Road or are partially set back at angles with the road and are principally experienced from the road where their architectural detailing is best appreciated. These heritage assets are also experienced as part of wider grouping of thatch and stone houses within Blisworth.

- 5.44 The proposed Order Limits is located to the north east of the listed buildings along Stoke Road and are separated by intervening residential development along Buttmead, Connegar Leys and Courteenhall Road. There is no known historic or functional relationship between these assets and the proposed Order Limits and there is also no visual relationship with the proposed Order Limits. Furthermore, the **LIDAR Plan** confirms that the Proposed Development will not be experienced from this part of Blisworth. The significance and special interest of No's 26 and 28 Stoke Road, No 22 Stoke Road, No's 16-20 Stoke Road, No.83 Laburnum Cottage and No.85 Clematis Cottage, No 31 Stoke Road, Thackstone Cottage and Crieff House will subsequently be sustained by the Proposed Development. The significance of the non-designated 30 Stoke Road and No 38 Stoke Road No 38 Stoke Road will also remain unaffected by the Proposed Development.
- 5.45 Within the centre of the Blisworth Conservation Area (**B41**), to the north east are several grade II listed buildings including; the K6 Telephone Kiosk (**B4**), No 9 High Street (**B5**), the Royal Oak Tavern (**B10**), Elmtree House (**B13**), No 2 High Street (**B14**), No's 12 and 14 High Street (**B15**), Rose Cottage (**B16**), Barn at Cliff Hill Farmhouse (**B24**), Cliff Hill Farmhouse (**B25**) and No's 1 and 3 Courteenhall Road (**B33**). Also within this part of Blisworth is the grade II* listed Stoneacre (**B21**). As with many of the buildings within Blisworth, the significance of these listed buildings is largely enshrined in their original 17th century date of construction with later alterations together with their architectural interest, consisting of coursed limestone with either ironstone banding or detailing. Many of the properties also maintain their original thatched roofs and retain various features of interest to their interiors. Stoneacre provides an imposing landmark within this part of Blisworth and is relatively intact in comparison to the other collection of stone and thatch houses. The K6 telephone Kiosk is of interest as illustrating the national design by Sir Giles Gilbert Scott which has since become a distinctive landmark across the country.
- 5.46 As with those on Stoke Road, these listed buildings either front High Street, Courteenhall Road or Northampton Road or are partially set back at angles with these roads. It is here that their architectural detailing is best appreciated. They are also experienced as part of wider grouping of thatch and stone houses within Blisworth, except the Barn at Cliff Hill Farmhouse which is set back and enclosed by mature planting. Due to the tight urban grain of this part of Blisworth, there are limited other areas in which to experience the listed buildings. There is no known historic, functional or visual relationship between these assets and the proposed Order Limits. The redevelopment of the proposed Order Limits would therefore not affect the setting and thereby significance of these listed buildings. Furthermore, the **LIDAR Plan** confirms that the Proposed Development will not be experienced from this part of Blisworth.
- 5.47 Further to the north, outside the conservation area boundary are the non-designated heritage assets Blisworth Baptist Chapel and Church Buildings (**B46**), No 11 Chapel Lane (**B47**) and the Railway Bridge Over Canal (**B48**). Blisworth Baptist Chapel and Church Buildings possess local architectural interest as a 19th century chapel and supporting building, constructed from red brick with decorative stone detailing. No 11 Chapel Lane is of interest as a former farmhouse from the 19th century which has been incorporated into the complex of buildings at Blisworth Baptist Chapel. These buildings are primarily

experienced from Chapel Lane towards the north west. The Railway Bridge Over Canal is of interest as an early 19th century cast iron bridge built as part of the construction of the London and Birmingham Railway in c.1838, and subsequently encased in concrete. The bridge is best appreciated from Station Road to its south.

- 5.48 These non-designated heritage assets are primarily separated by the proposed Order Limits by the intervening development together with the London to Birmingham Railway line and there is no visual relationship between the buildings and the proposed Order Limits. Due to the orientation of view, with the assets best appreciated from Chapel Lane and Station Road respectively, the Proposed Development would not affect their low significance. The **LIDAR Plan** also confirms that there will be no visual impact on these heritage assets. The Railway Bridge is located in closer proximity but due to its positioning and functional nature, it is not considered that the redevelopment of the proposed Order Limits would affect its significance. Its low significance would remain.
- 5.49 Towards to the east of Blisworth is the non-designated Blisworth Lodge Farmhouse and Barns (**B43**). Blisworth Lodge Farmhouse and Barns are of local interest as consisting of an early 19th century former farmhouse, constructed from characteristic limestone with stone gabled outbuildings arranged in a courtyard. The building is primarily experienced from Courteenhall Road to the north where it is read in association with agricultural fields to the west and east. Whilst aspects of the Proposed Development would be experienced from the asset, forming part of its wider setting, it will continue to read as a former farmhouse from the 19th century with courtyard arrangement of buildings. It will also continue to be read together with neighbouring agricultural fields. It is considered that the significance of Blisworth Lodge Farmhouse and Barns would be sustained.
- 5.50 The land gradually slopes down from east to the west along the High Street forming the western part of the Blisworth Conservation Area (**B41**). This area includes various grade II listed buildings consisting of; Church House (**B11**), Blisworth House (**B12**), No's 40 and 42 High Street (**B17**), Peverel Cottage (**B18**), No 50 High Street (**B19**), The Old Rectory (**B23**), Blisworth War Memorial (**B34**), and chest tombs within the churchyard of St John the Baptist (**B36-B39**). This area also includes the grade II* listed Church of St John the Baptist (**B22**) and the Churchyard Cross Scheduled Monument (**B40**).
- 5.51 Blisworth Conservation Area is centred on its collection of *'remarkable good number of stone and thatch cottages'* located on the High Street and the surrounding streets, together with the Church of St John the Baptist and associated Rectory. Its setting is largely defined by modern residential development to the north and east, with agricultural fields to the south west and further north. As with the other listed buildings within Blisworth, the significance of the aforementioned listed buildings is centred on their original 17th century date of construction together with its architectural interest, consisting of coursed limestone with either ironstone banding or detailing. The majority of listed buildings within this part of Blisworth have replaced their original thatch with stone or slate roofs with the exception of Church House.
- 5.52 Blisworth House consists of a large house dating from the early 18th century with subsequent alterations in the 19th century. Its interest is largely focussed around its

symmetrical appearance of rendered stone, being of three storeys decorated with quoins, moulded stone sills and cornicing, together with various surviving internal features. The building is largely experienced from its entrance off Church Lane to the north where its principal elevation is best appreciated. Due to the extent of mature trees, there are limited other areas in which to experience the listed building. The significance of the Old Rectory is derived from its distinct Victorian Gothic appearance with steeply pitched roof, gabled dormers and tall chimneystacks from the mid-19th century. It also holds interest as being the rectory to the nearby Church of St John the Baptist. The building is best appreciated in views from High Street, albeit they are limited to the upper stages due to the topography of the land.

- 5.53 The Church of St John the Baptist has origins in the 13th century, with 14th and 15th century additions. It was restored in 1856 by E.F. Law, and the south aisle was rebuilt 1926. The building is constructed of coursed squared ironstone and limestone, with slate and lead roofs. Its significance is derived from its external appearance together with surviving features including a tall 15th century rood screen with a 17th century communion rail. The church is largely experienced from the churchyard and the High Street to the north and west towards the south (away from the proposed Order Limits). The Churchyard Cross Scheduled Monument is located to the north of the church entrance and is considered to be a good example of a 16th century stepped cross. Within the churchyard is the Blisworth War Memorial which dates to the First World War and consists of a simple cross constructed from Portland stone. Also within the churchyard are a number of 17th and 18th century headstones and tombstones.
- 5.54 As set out at Section 4, there is no known historic or functional relationship between the proposed Order Limits and the aforementioned listed buildings, conservation area and scheduled monument. It is separated by the intervening development along High Street and Chapel Lane together with the London to Birmingham Railway line. There is no visual relationship or important vistas between this area and the proposed Order Limits located approximately 900m to the north east. The **LIDAR Plan** confirms that there will be no visual impact on these heritage assets. Due to this, it is considered that the Proposed Development will preserve the significance and special interest of Church House, Blisworth House, No's 40 and 42 High Street, Peverel Cottage, No 50 High Street, The Old Rectory, Blisworth War Memorial, Church of St John the Baptist, Churchyard Cross Scheduled Monument and chest tombs. It will also preserve the special character and appearance of the Blisworth Conservation Area and sustain its significance.

Collingtree

- 5.55 The collection of designated and non-designated heritage assets within the Collingtree grouping are focussed in and around High Street and are largely located within the boundary of the Collingtree Conservation Area (**Ref No's C1, C2, C4-C11 and C15**). Within the surrounding area are the Old Bridge to the New Lodge (**C3**), Gateway between Old and New Lodges (**C12**), Collingtree Grange New Lodge (**C14**), Collingtree Grange Old Lodge (**C15**), M1 Motorway Maple Farm Access Road Bridge (**C16**) and M1 Motorway Wards Farm Bridge (**C17**).
- 5.56 The northern part of the conservation area includes the grade II* listed Church of St Columba (**C1**), the grade II listed The Rectory (**C4**) and grade II listed No's 4 and 6 Barn

Corner (**C5**). The Church of St Columba is constructed from coursed limestone rubble with stone dressings. Its significance is principally enshrined its surviving medieval fabric and medieval fittings, notably its sedilia and font. The church is experienced from the south towards the north along High Street, this allows for clear views of its tower, together with the wider 18th and 19th century townscape of Collingtree Conservation Area and from Barn Corner, in conjunction with The Rectory travelling west. It is best appreciated from Barns Corner where the tower and nave of the church can both be clearly experienced.

- 5.57 The significance of the Rectory is centred on its late 18th and 19th century construction as a residential dwelling, directly associated with the nearby Church of St Columba through forming its rectory. The Rectory is best appreciated from Barn Corner and the High Street where the principal elevation is experienced together with the Church of St Columba. No 4 and 6 Barn Corner consists of a pair of 18th century cottages constructed from limestone with ironstone banding. It is this simple and restrained architectural interest where the significance of the building lies. The building is only experienced from Barn Corner to the north west due to the tight urban grain of this part of Collingtree.
- 5.58 There is no visual relationship between the proposed Order Limits and these listed building due to the low topography of Collingtree together with the intervening development along Ash Lane and the M1. There are no known historic or functional relationship between the listed buildings and the proposed Order Limits. The Proposed Development would not be visible from this area (as identified within the **LIDAR Plan**) and would not affect the ability to appreciate the architectural interest of the listed buildings or any aspects of setting which contribute to their significance. It is therefore concluded that the Proposed Development would sustain the significance of the Church of St Columba, the Rectory and No's 4 and 6 Barn Corner.
- 5.59 At the centre and south of the conservation area are a number of grade II listed buildings including No's 21 and 23 High Street (**C6**), No 19 High Street (**C7**), The Wooden Walls of Old England Public House (**C8**), The Gables (**C9**), Rose Cottage (**C10**) and No 44 High Street (**C11**). Within this area is also the grade II* listed Holmwood (**C2**). These buildings are predominantly residential (with the exception of the Wooden Walls of Old England Public House) and broadly date to the 17th century. They are vernacular in design and constructed from limestone rubble with iron stone quoins and dressings and timber casement windows with slate roofs (most of which were originally of thatch construction). Rose Cottage differs in that it dates from the 19th century and presents an almost symmetrical and formal façade, decorated with octagonal timber windows. Holmwood is of a similar date and construction but is constructed of neat coursed bands of stonework. They all front the principal street of High Street within Collingtree and it is here where they are best appreciated and form an overall pleasing composition.
- 5.60 Due to the orientation of the listed buildings and the extent of intervening development to Ash Lane and the M1, the Proposed Development will not be visible from this part of Collingtree as shown on the accompanying **LIDAR Plan**. As set out at Section 4, there are no known historic or functional relationship between the listed buildings and the proposed Order Limits. As such, it is concluded that the significance

of No's 23 and 23 High Street, No 19 High Street, The Wooden Walls of Old England Public House, The Gables, Rose Cottage, No 44 High Street and Holmwood will be sustained by the Proposed Development.

- 5.61 As aforementioned, the listed buildings form part of a wider collection of buildings and spaces that make up the Collingtree Conservation Area. Its special character and appearance is focussed on the High Street and the collection of 17th, 18th and 19th century buildings constructed in a consistent palette of materials which overall form a pleasing composition. There is no known historic or functional relationship between the buildings and spaces within the Collingtree Conservation Area and the proposed Order Limits. There is no visual relationship or identified views to the proposed Order Limits from the conservation area and as confirmed within the **LIDAR Plan**, the Proposed Development will not be experienced from within it. As such, the special character and appearance of the Collingtree Conservation Area will be preserved.
- 5.62 The grade II listed Old Bridge to the New Lodge (**C3**), grade II listed Gateway between Old and New Lodges (**C12**), the non-designated Collingtree Grange New Lodge (**C14**) and Collingtree Grange Old Lodge (**C15**) are located to the north east of Collingtree, located along London Road (A45). The Old Bridge dates to the 19th century and is constructed from brick and faced in stone and is decorated with two round rusticated arches. Its significance lies as a decorative functional structure associated with the former Collingtree Grange Estate, since demolished. Its location between the Golf Course and the A45 limits its appreciation and is only experienced in glimpsed and filtered views from the former entrance off the A45 and at close range.
- 5.63 The Gateway between the Old and New Lodges dates to the late 19th or early 20th century and consists of a semi-circular gateway with 4 decorative stone piers designed by the local architect Edmund Francis Law. Collingtree Grange New Lodge and Collingtree Grange Old Lodge are of interest as attractive former lodge buildings of brick, dating from the 19th and early 20th century. The structure and lodges are best appreciated from the east where the former approach to Collingtree Grange is best understood together with its decorative detailing.
- 5.64 Taking into consideration the significance of these listed buildings and non-designated heritage assets, those aspects of setting which contribute to their significance and their distance between the proposed Order Limits, and as confirmed on the **LIDAR** plan, it is considered that the significance of the Old Bridge to the New Lodge, Gateway between Old and New Lodges, Collingtree Grange New Lodge and Collingtree Grange Old Lodge will be sustained by the Proposed Development.
- 5.65 To the immediate south west of Collingtree are the two non-designated bridges; M1 Motorway Maple Farm Access Road Bridge (**C16**) and M1 Motorway Wards Farm Bridge (**C17**). The M1 Motorway Bridges are two access bridges constructed from concrete and designed by Sir Evan Owen Williams in 1958-59 as part of the construction of the M1 motorway. They are primarily experienced from the M1 Motorway. Due to the functional nature of these assets, it is not considered that the redevelopment of the proposed Order Limits would affect their low significance.

Courteenhall

- 5.66 The heritage assets within Courteenhall are primarily located within the boundary of the grade II listed Courteenhall Registered Park and Garden (**Ref No's CT1-CT2 and CT4-CT9**) with the exception of the grade II listed Woodleys Farmhouse (**CT3**). The eastern part of Courteenhall includes the grade II* listed Church of St Peter and St Paul (**CT1**), the grade II listed Old Rectory with attached stable block and outbuilding (**CT2**) and the Courteenhall Conservation Area (**CT8**).
- 5.67 The Church of St Peter and St Paul incorporates fabric dating from the 13th to the 17th centuries with later restorations in the 19th and early 20th century. It is constructed from coursed ironstone rubble with ironstone dressings with a lead roof. The significance of the church lies in its architectural interest, both to its exterior and to its interior, together with its historic interest and associations with the nearby Courteenhall Estate. The church is experienced from the immediate west and north where its nave and tower can be best appreciated. The significance of the Old Rectory lies in its 18th century form of construction and use of limestone and ironstone quoins, with surviving 19th century internal features. It also holds historic interest and associations with the neighbouring Church of St Peter and St Paul and Courteenhall Estate. The building is appreciated from the east where its principal elevation is clearly legible together with its relationship and proximity with the nearby church.
- 5.68 The Courteenhall Conservation Area encompasses the village aspect of the Courteenhall Estate, which is partly in and outside the Registered Park and Garden. Its special character and appearance is centred on the village associated with the nearby Courteenhall House which developed in the 16th and 18th centuries. The area is a good example of a 'closed' village where the estate owned and continues to own the area, including the former workers cottages, which has resulted in a uniform character and appearance. Its setting is largely enclosed by dense woodland and fields associated with the wider Courteenhall Estate (House and Gardens) to the west together with open agricultural fields to the east. Also to the south east are modern wind turbines.
- 5.69 As confirmed at Section 4, there is no known historic or functional relationship between the proposed Order Limits and the aforementioned listed buildings and conservation area. This part of Courteenhall appears to have been centred on the Church of St Peter and St Paul and the nearby Courteenhall Estate to the west and the agricultural fields to the east. There is no visual relationship or important vistas between this area and the proposed Order Limits located approximately 1.9km to the north west. The **LIDAR Plan** confirms that there will be no visual impact on these heritage assets. Due to this, it is considered that the Proposed Development will preserve the significance and special interest of the Church of St Peter and St Paul and the Old Rectory. It will also preserve the special character and appearance of the Courteenhall Conservation Area and sustain its setting.
- 5.70 The principal components of the Courteenhall area are the grade II* listed former School and School House (**CT4**), the grade II* listed Courteenhall House and attached offices (**CT5**), the grade II* listed Courteenhall Stable Block and Coach House (**CT6**), the grade II listed Courteenhall Registered Park and Garden (**CT7**) and the non-designated Gate Lodge (**CT9**).

- 5.71 The Courteenhall Registered Park and Garden is believed to date to the Middle Ages when Courteenhall belonged to Lenton Priory until it was acquired by Samuel Wake in the late 17th century and subsequently became the Wakes' principal seat in the late 18th century. The centrepiece of the park is Courteenhall House which was constructed in c.1792-1793 under designs by the architect Samuel Saxon for Sir William Wake, replacing an earlier 17th century house. The house is designed in the Palladian/ Classical architectural style and is of a moderate size and treated architecturally and internally with '*great restraint but great sensitivity*'. Its interior is identified as being of note with a decorative entrance hall, dining room, drawing room and central staircase.
- 5.72 The neighbouring stables to the south west were constructed in c.1780 and are attributed to the noted architect John Carr of York with characteristic raised towers with pyramid roofs. The whole design is Palladian, likely to have influenced the design of Courteenhall and comprises a straight, fifteen-bay range, with the centre three bays breaking forward under a pediment and the third bay from each end rising to a third storey as a pavilion.
- 5.73 In the 18th century, the house and stables were positioned on a prominent ridge within the Courteenhall Estate which involved the removal and relocation of the original village of Courteenhall from the west to the east towards the Church of St Peter and St Paul. The only remnant is the Former School and School House at the centre of the park which dates to c.1680 and is constructed of coursed squared limestone with ironstone dressings, with a hipped plain-tile roof to the school, and stone ridge and end stacks to the school house. Its interest lies in its date of construction and the survival of several internal features including a complete set of original benches and desks.
- 5.74 The buildings form part of a wider designed landscape by the noted landscape architect Humphrey Repton in c.1793 which involved the new house set on high ground and linked to the stables by a shrubbery and trees, together with a dressed lawn to the south east front of the house. There are numerous other aspects of Repton's design which were not realised including a formal parterre, a series of ponds in the lower part of the park, a rustic temple and a pair of gate lodges. A gate lodge was, however, constructed in the late 19th century at the principal entrance to Courteenhall from Northampton Road. Its interest lies as a gate house, constructed from stone with clay tiles roof, and through demarcating the main entrance into the Courteenhall Estate.
- 5.75 The setting of Courteenhall Registered Park and Garden is generally well enclosed by the mature tree plantations and the encircling road and estate cottages to the east. To the south east are a number of modern wind turbines. Within the parkland, to the south-east, there are a number of important vistas from the Church of St Peter and St Paul to Courteenhall House and Stables and vice versa.
- 5.76 The proposed Order Limits is located approximately 700m to the north west of the Courteenhall Registered Park and Garden and 1.5km from the House and Stables. It is separated by Northampton Road and a number of agricultural fields and the Northampton Railway line. As identified at Section 4 there is no known historic or functional relationship between these assets and the proposed Order Limits, with the boundary of the Courteenhall Estate clearly defined. Any association with the

surrounding land, outside the confines of the estate, appears to have been towards the east due to its proximity to Courteenhall village and the Church of St Peter and St Paul.

- 5.77 As illustrated at **Viewpoint 20** within **Chapter 17 – Landscape and Visual** of the ES, the Proposed Development will not be experienced within the key vista from the Church of St Peter and St Paul towards Courteenhall House and Stables. Much of the remainder of the parkland and gardens to the north, east and south of the house will remain unaffected by the proposals as confirmed within the **LIDAR Plan**. Those aspects of setting which contribute to the significance of the aforementioned listed buildings will be preserved. The significance of the highly graded former School and School House, Courteenhall House and attached offices and Courteenhall Stable Block and Coach House will subsequently be sustained by the Proposed Development.
- 5.78 Due to the lower topography of the land within the Courteenhall Registered Park and Garden to the north west, the Proposed Development will be experienced from these areas in glimpsed and open views. As identified at Section 4 of this report, the northern part of the park is of less interest, consisting of open agricultural land which has been largely separated from the rest of the park by the a broad belt of ornamental planting added in the mid to late 20th century. As such, any designed views or landscape features within this part of the park have been lost. Within the tree belt to the north west, the parkland appears to have been designed to create vistas towards the front elevation of Courteenhall to the south east (away from the proposed Order Limits). The north west corner is referred to as ‘Watermill Spinney’ and contains several ponds once believed to be associated with a mill.
- 5.79 The Proposed Development will be experienced from these areas, however it is likely that this will only consist of the upper stages of the proposed gantry cranes associated with the Intermodal Rail Facility and due to their nature and scale, they will not appear overly dominant within the surrounding landscape. It is not considered that the ability to experience the upper stages of these gantry cranes from the north western corner of the park will alter its appreciation or understanding as a designed landscape by Repton. The more functional nature of this part of the park (as agricultural fields and the former location of a mill) will remain discernible. Furthermore, the designed views within this aspect of the park are located away from the proposed Order Limits and will therefore be sustained by the Proposed Development. The curved approach to the house from Northampton Road, together with the Gate Lodge, will also remain unaffected due to the orientation of view, facing east, away from the proposed Order Limits.
- 5.80 The setting of the registered park and garden will continue to comprise open agricultural fields to all sides. Modern development, including wind turbines to the south east, have been introduced within the area without affecting the significance of the park and garden. Overall, the Proposed Development is considered to sustain the significance of the Courteenhall Registered Park and Garden and the non-designated Gate Lodge.
- 5.81 Outside Courteenhall Registered Park and Garden to the west of Northampton Road is Woodleys Farmhouse (**CT3**). This building is of interest as a former public house (known as the New Inn) dating to the mid to late 17th century and constructed of local

limestone. It is relatively well enclosed by mature trees and is primarily experienced from north to the south west (away from the proposed Order Limits) where its architectural detailing and former use remains legible. The proposed Order Limits is located to the north west and the orientation of view ensures that those aspects of setting which contribute to the significance of the listed building will be maintained. There are likely to be distant and glimpsed views of the Proposed Development in views from Northampton Road to the west (as confirmed in the **LIDAR Plan**), where the side elevation of the farmhouse is partially experienced. It is not considered that this will affect the setting of the listed building and will still continue to read as a former public house and a subsequent farmhouse set within agricultural fields. The Proposed Development is therefore considered to sustain the significance of Woodleys Farmhouse.

Gayton

- 5.82 The heritage assets within the Gayton grouping are partially located within the boundary of the Gayton Conservation Area (**Ref No's G1-G2 and G5-G9**) and outside (**G3, G4 and G10-G13**). The eastern part of the conservation area is focussed on the grade II* listed Church of St Mary (G1) the Virgin and the grade I listed Gayton Manor (G2) with its separately listed (grade II) Flight of Steps and Pair of Urns (G8). The Church of St Mary the Virgin contains 14th and 15th century work but its external architectural interest primarily dates to the 19th century. It is constructed of coursed limestone rubble and coursed squared ironstone with lead roofs. Its internal significance lies in its earlier fabric and the survival of various internal features. The building has a landmark character within the area and is experienced from Milton Road and from the west along Baker Street where the nave and tower are best appreciated. It is also here that it is read together with Gayton Manor.
- 5.83 The significance of Gayton Manor is enshrined it's in 16th century date of construction with later 18th century alterations. It is set in an unusual cruciform plan and constructed from coursed limestone with three storey canted bay windows with gables in an overall eclectic Jacobean style. The interior of the building is also of note. The building is primarily experienced from within its immediate grounds where it's architectural detailing and cruciform plan form is best appreciated, and from along Baker Street and Blisworth Road to its south facing north (away from the proposed Order Limits) where the full extent of the manor is appreciated, together within the context of agricultural fields further north. To its immediate east are its associated steps and decorative urns which are largely experienced within its private garden.
- 5.84 The proposed Order Limits is located a significant distance from these listed buildings, approximately 1.4km. As identified at Section 4, there is no historic, functional or visual relationship between the listed buildings and the proposed Order Limits. The Proposed Development will not be visible from this part of Gayton as illustrated on the accompanying **LIDAR Plan**. Due to this distance, lack of relationship and the overall way in which the listed buildings are experienced, the Proposed Development will not affect the significance of the Church of St Mary the Virgin, Gayton Manor and its Flight of Steps and Pair of Urns. The proposals will therefore preserve the special interest of these listed buildings.

- 5.85 At the centre of Gayton is the grade II listed Home Farmhouse (**G3**), grade II listed Beech House (**G4**) and the grade II listed Gatepiers and Gate at Gayton House (**G7**). Home Farmhouse and Beech House consist of residential dwellings dating from the mid-18th century, constructed from limestone with ironstone quoins and dressings with surviving internal features. Their significance primarily lies in their architectural interest. They are primarily experienced from Baker Street or Deans Row where their principal elevations are best appreciated. The significance of the Gatepiers and Gate at Gayton House is derived from them being designed by the noted architect Sir Clough Williams-Ellis for the former Gayton House in the early 20th century (since demolished). They hold strong historic associations through being the only structure within Gayton to have been designed by Clough-Ellis, in the village where he was born. They are experienced at the former entrance to the house on Baker Street from the west to the east and at the junction of Deans Row and Baker Street.
- 5.86 To the west of Gayton Conservation Area are the grade II listed The Weir (**G5**), grade II listed Evergreen Farmhouse (**G6**) and the following non-designated heritage assets; No 1 Eastcote Road (**G10**), No 1 Bugbrooke Road (**G11**), Gayton Church of England Primary School (**G12**) and No's 3-7 Bugbrooke Road (**G13**). Both the Weir and Evergreen Farmhouse are of interest as 17th and 18th century dwellings constructed from limestone with ironstone detailing in an overall symmetrical appearance to their principal elevations. Both are set back from the road and primarily experienced from High Street from the west to the east, although The Weir is also experienced travelling east and west along Bugbrooke Road and Back Lane.
- 5.87 No 1 Eastcote Road is of local interest as a two storey cottage possibly altered from an earlier building form. It is appreciated along Eastcote Lane from the east to the west (away from the proposed Order Limits). No 1 Bugbrooke Road is of interest as an early 20th century Domestic Revival-inspired dwelling, constructed from red brick. Gayton Church of England Primary School is of architectural interest as a late 19th century school designed in the Neo-Tudor Gothic style. No's 3-7 Bugbrooke Road are of interest as early 20th century dwellings with a symmetrical appearance of red brick and retained stacks. The local significance of these buildings is primarily appreciated from Bugbrooke Road towards the south or Eastcote Road.
- 5.88 There is no visual relationship between the proposed Order Limits and these listed buildings due to the rising topography of the land around Gayton and the extent of intervening development to the south and south east. The Proposed Development would not be visible from this area (as identified within the **LIDAR Plan**) and would not affect the ability to appreciate the architectural interest of the listed buildings. It is therefore concluded that the Proposed Development would sustain the significance of Home Farmhouse, Beech House, Gatepiers and Gate at Gayton House, The Weir and the Evergreen Farmhouse.
- 5.89 The non-designated assets, No 1 Eastcote Road, No 1 Bugbrooke Road, Gayton Church of England Primary School and No's 3-7 Bugbrooke Road will also not be affected by the Proposed Development.
- 5.90 The Gayton Conservation Area (**G9**) is focussed around the aforementioned listed buildings with three distinct character areas which form its special character

appearance. These are Gayton Manor to the east, the former site of Gayton House at the centre and the collection of 18th and 19th century buildings around High Street and Back Lane to the west. The conservation area is principally surrounded by modern residential development with the wider area largely consisting as open agricultural fields. The area to the north provides for views out towards open countryside from within the countryside and reinforces its rural position. Otherwise important views are to areas within the conservation area.

- 5.91 There is no known historic, functional or visual relationship between the conservation area and the proposed Order Limits located approximately 1.2km to the south east. Due to the inward nature of the conservation area and limited areas in which to the experience the south, together with the lack of visual impact as set out within the **LIDAR Plan**, it is considered that the proposals will preserve the special character and appearance of the Gayton Conservation Area and sustain its significance.

Milton Malsor

- 5.92 The designated heritage assets within Milton Malsor are primarily within the boundary of the Milton Malsor Conservation Area (**MM2-MM36**) with the exception of the grade II listed Stockwell Farmhouse (**MM1**) and the non-designated No 2 High Street (**MM37**).
- 5.93 Within the eastern part of Milton Malsor is the grade II* listed Church of the Holy Cross (**MM26**) and the grade II listed collection of chest tombs and headstone (**MM29-MM35**) within its associated churchyard. The significance of the Church of the Holy Cross is derived from its external appearance, illustrating 13th and 14th century fabric and works undertaken as part of two restorations in the mid to late 19th century. It is constructed of coursed squared ironstone and limestone, with slate roofs to nave and chancel, and lead roofs to aisles. The building is noted for its unusual crocketed spire and various internal features. The collection of chest tombs and headstones form a group with the church and are also of interest due to their 18th century date of construction, use of characteristic ironstone and their decoration. The church, tombs and headstones are principally experienced from the south towards the north (away from the proposed Order Limits) where their architectural detailing and grouping can be best appreciated.
- 5.94 As set out in further detail at Section 4, the Church of the Holy Cross is best appreciated from the south along Collingtree Road where it is viewed in conjunction with the fields to the north, providing an overall rural aesthetic. The Proposed Development will not be visible from this point due to the orientation of view. There are other areas in which the listed building is appreciated including from the south, west and east which will remain unaffected by the proposals.
- 5.95 The Proposed Development will be partially experienced in distant and kinetic views from the north west, along Green Street, where the church is experienced. This is likely to consist of the upper most stages of one of the gantry cranes and will be partially concealed and/or filtered by the existing mature trees to Rectory Lane and buildings along Barn Lane. It is not considered this will compete or challenge the architectural interest of the listed building and the ability to appreciate its significance. The building will continue to remain the prevailing landmark within the area. This aspect of the

Proposed Development is discussed further within the assessment of the Milton Malsor Conservation Area.

- 5.96 In addition to this, there are also distant and kinetic views of the church tower from Towcester Road to the north of the village. Again, one of the proposed gantry cranes will be partially visible within and above the existing tree line. This will not compete with the tower of the Church of the Holy Cross which will remain as the key focal point of the village.
- 5.97 The Proposed Development will not be visible in the key aspects of setting which contribute to the significance of Church of Holy Cross. The upper stages of a proposed gantry crane will be partially visible in distant, secondary and kinetic views from the north. This is not considered to adversely affect the significance and special interest of the listed building due to its strong architectural form. Its historic interest, associated with the development of the village, will remain legible. As such, it is considered that the significance and special interest of the Church of the Holy Cross will be sustained by the Proposed Development.
- 5.98 The western part of Milton Malsor includes seven grade II listed buildings which consist of; Hobb End Cottage (**MM3**), Milton Malsor Manor House (**MM4**), Gates and gatepiers to Milton Malsor Manor House (**MM28**), Barn at Manor Farm (**MM5**), Manor Farmhouse (**MM6**), No's 49 and 51 High Street (**MM7**) and Thatch End (**MM8**). The significance of Hobb End Cottage lies in its 17th century form of construction and use of characteristic ironstone and limestone. It is primarily experienced along High Street and Malzor Lane from the west to the east (away from the proposed Order Limits).
- 5.99 Milton Malsor Manor House dates to the late 17th century with 16th century origins and is constructed from limestone and dressed ironstone with an overall symmetrical appearance. Its significance is principally derived from its strong architectural interest and date of construction. The building forms a grouping the gates and gatepiers to the front which also date to the late 17th century or the early 18th century. The piers are constructed from dressed ironstone with decorative ball finials, with the gates constructed from cast iron. The house and the gates are primarily experienced from the south along Malzor Lane to the north (away from the proposed Order Limits) where their symmetrical composition and architectural detailing is best appreciated.
- 5.100 Manor Farmhouse and Barn are of interest as forming an 18th century traditional farmstead on what was the edge of Milton Malsor. They employ consistent materials including coursed ironstone rubble together with the use of thatch covering. Both of these buildings are primarily experienced from Malzor Lane from the north towards the south where their grouping is understood. Due to the corner position of the barn, it is experienced in kinetic views along Towcester Road.
- 5.101 The significance of both No's 49 and 51 High Street and Thatch End is centred on their 17th and 18th century form of construction, consistent materials including limestone and ironstone together with retaining their thatch coverings to the roof. They are both experienced along High Street to the north and east where the principal elevations are clearly appreciated.

- 5.102 There is no visual relationship between the proposed Order Limits and these listed building due to the inward looking nature of this part of Milton Malsor and the extent of intervening development to the south and south east. As concluded at Section 4, there are no known historic or functional relationship between the listed buildings and the proposed Order Limits. The Proposed Development would not be visible from this area (as identified within the **LIDAR Plan**) and would not affect the ability to appreciate the architectural interest of the listed buildings or any aspects of setting which contribute to their significance. The Proposed Development would therefore sustain the significance of Hobb End Cottage, Milton Malsor Manor House, Gates and gatepiers to Milton Malsor Manor House, Barn at Manor Farm, Manor Farmhouse, No's 49 and 51 High Street and Thatch End.
- 5.103 To the south of Milton Malsor are a collection of a grade II listed buildings located along or off Rectory Lane, including; Milton House and Manor Cottage (**MM9**), Mortimers (**MM10**), The Old Rectory (**MM11**), Manor House (**MM12**) and Dovecote at Manor House (**MM13**). Milton House and Manor Cottage date to the early to mid 18th century and is comprised of a small country house (since subdivided) on the edge of Milton Malsor. The architectural interest of the building is focussed on its symmetrical appearance and use of ironstone ashlar with hipped roof and double depth plan form together with surviving internal features.
- 5.104 The building is primarily experienced from its private garden to its immediate south (away from the proposed Order Limits) and from Rectory Lane facing north where the full extent of the principal elevation and later phasing can be appreciated. The upper stages are experienced along Rectory Lane and more distant views are obtained from the immediate north of the proposed Order Limits. The building currently overlooks Rectory Lane and a large parcel of land beyond which forms part of the proposed Order Limits. As set out at Section 4, this part of the proposed Order Limits is considered to contribute to the significance of the listed building through reinforcing its former rural position. It also appears to have been designed to take account of its position along a ridge, with views out across the area. Whilst no evidence has been obtained to date, it is possible that elements of the proposed Order Limits were originally in the same ownership and thereby holding an historic relationship with the listed building due to its close proximity.
- 5.105 Located to the south east of Milton House is Mortimers House which is positioned perpendicular to Rectory Lane with its principal elevation oriented to the west. Its significance lies in architectural interest, including its symmetrical 18th century façade faced in ironstone and limestone under a slate roof together with notable internal features such as its staircase and stone vaulted cellar. The building is framed by mature trees and planting within views from the west to the east and south east. Further to the south and south east is the proposed Order Limits. As with Milton House and Manor Cottage, this part of the proposed Order Limits is considered to contribute to the significance of the listed building through reinforcing its former rural position. Again, no evidence has been obtained to date but is possible that elements of the proposed Order Limits were originally in the same ownership and thereby held an historic relationship with the listed building due to its close proximity.

- 5.106 The Old Rectory is located to the north east of Mortimers House and dates to the 19th century but is believed to be of an earlier origin. Its architectural interest is derived from its symmetrical appearance of squared ironstone and limestone with hipped slate roofs and brick internal stacks, together with earlier fabric to the interior of the building. It is off-set from Rectory Lane with the principal elevation oriented east (away from the proposed Order Limits) where its architectural interest and significance is best appreciated.
- 5.107 To the north of Rectory Lane are Manor House and its associated Dovecote which principally date to the 18th century. The principal elevation is constructed from coursed ironstone rubble with ironstone dressings with gables and projecting two storey bay windows. The house is also of interest as the former home of James Harrington (1611-77) who was a political theorist and author of *Oceana* (1656). The Dovecote consists of a combined stable block and dovecote constructed from ironstone rubble and is of interest as illustrating the importance of pigeons and doves as food sources in the 17th century.
- 5.108 The Proposed Development, in the form of warehouses, will be experienced from and within the setting of Milton House and Manor Cottage and Mortimer. As the proposed Order Limits contributes to the significance of these listed buildings and forms part of their setting, the redevelopment of the land with the Proposed Development is considered to result in a degree of harm to the significance of these listed buildings. This harm is, however, considered to constitute 'less than substantial harm' under the NPPF policy terms.
- 5.109 Where possible, various mitigation measures have been introduced to try and reduce the harm caused by the Proposed Development. As illustrated within the **Landscape Parameters** Plan, it is proposed to maintain an area of open landscaping to the north of the proposed Order Limits (closest to the aforementioned listed buildings). It is also proposed to construct a native structural planting belt which has been designed to respond to the existing site, rather than appearing intrusive and 'manmade' within the wider landscape, as advocated within the Historic England setting guidance (2017).
- 5.110 This structural planting will be strengthened with areas of native tree and shrub planting to visually screen the Proposed Development in views from the north. It is also proposed to introduce a building limit line to ensure that the proposed warehousing is set back as far as possible, further reducing the visual effect of the proposals when viewed from the north. The proposed visual effect is illustrated further at **Viewpoint 17** within **Chapter 17 – Landscape and Visual** of the ES. Furthermore, it is considered that the visual impact of the Proposed Development on the setting of the identified heritage assets will be softened by the growth of the tree planting over the 7-15 year period which will further filter and screen views.
- 5.111 Whilst proximate to the aforementioned listed buildings, the Old Rectory and Manor House (with Dovecote) are relatively well enclosed and sit within a defined setting. Given the way in which these listed buildings are experienced and those aspects of setting which contribute; it is not considered that the Proposed Development will affect their significance. As such it is considered that the special interest of these listed buildings will be preserved.

- 5.112 Within the centre of the village is a high concentration of grade II listed buildings centred on Green Street, High Street and Collingtree Road, including; Stockwell Farmhouse (**MM1**), The Hollies (**MM2**), The Grange (**MM14**), No 2 Collingtree Road (**MM15**), No 57/59 Green Street (**MM16**), The Compass Public House (**MM17**), The Manse (**MM18**), Little House (**MM19**), Milton Malsor Baptist Church (**MM20**), Corner Cottage (**MM21**), No's 44-46 (**MM22**), Lantern Cottage (**MM23**), No 58 Green Street (**MM24**) and No 60 Green Street (**MM25**) and Milton Malsor War Memorial (**MM27**). Also within this area is the non-designated No 2 High Street (**M37**).
- 5.113 Stockwell Farmhouse holds architectural and historic interest as a farmhouse dating from the mid-17th century, being constructed from limestone rubble under a thatched roof. It is experienced from the south along High Street to the north (away from the proposed Order Limits) where its detailing is appreciated. The Hollies is a former farmhouse dating to the late 17th-early 18th century. Its significance lies in its architectural interest with surviving internal features. It is primarily experienced from Green Street to the east (away from the proposed Order Limits). The Grange is a substantial, early 19th century house in three storeys with attic, and several internal features of interest. It is primarily experienced from Collingtree Road and Green Street to the north.
- 5.114 Along Courteenhall Road and Green Street are a number of cottages and buildings dating to the 18th century constructed from limestone rubble ironstone (some rendered or painted) with original thatch roof coverings or alter tiled roofs. Other uses including public houses and chapels are of a similar form of construction. They all principally front Green Street and form part of a tight urban grain at the centre of the Milton Malsor Conservation Area. It is along these streets that their architectural interest and overall significance is best appreciated.
- 5.115 Milton Malsor War Memorial was erected in 1920, as a memorial to the men of Milton Malsor who fell in the First World War. It is constructed of limestone and consists of a slender column with understated cross, supported on a small plinth designed by the architect J A Gotch (1852-1942) of Kettering. It is primarily experienced within the green at the centre of the village, surrounded by a mix of traditional and modern buildings. No 2 High Street appears to consist of a 18th or 19th century stone cottage with a slate roof, raised in height at a later date and partially reconfigured to the front. It is primarily experienced from the High Street to the north (away from the proposed Order Limits).
- 5.116 The majority of the aforementioned listed buildings are located within the Milton Malsor Conservation Area (**MM36**). The conservation area is centred on the historic core of the village, along with the paddocks, the Church of the Holy Cross and the larger houses on Rectory Lane. The village developed significantly during the 16th and 17th centuries, and this has defined its current layout and a significant proportion of the existing building stock. As identified within the Milton Malsor Conservation Area Character Appraisal (2015), the conservation area has different character areas which contribute equally to the area. These are defined in the Conservation Area Appraisal as large open paddocks which create a rural atmosphere, closed and intimate views in the core of the village, high stone and brick boundary walls, vernacular style buildings fronting the road, a consistency in the materials of the buildings, primarily ironstone;

and an informal arrangement of highways which gives the village a more intimate atmosphere.

- 5.117 The 2015 appraisal identifies a number of views within the conservation area and these primarily relate to those facing inwards to the village centre, reflecting the inward facing nature of the area. The only view out to the conservation area is noted as being from Rectory towards Mortimers to the south east. The setting of the conservation area is defined by a mix of open agricultural fields to the west, south (consisting of the proposed Order Limits) and east beyond which is the M1. To the north is modern residential development beyond which are agricultural fields.
- 5.118 The Proposed Development involves the redevelopment of the land to the south of Milton Malsor Conservation Area, falling within its setting. As set out earlier and at Section 4, the village is largely surrounded by agricultural fields to all sides. The tight urban grain and inward looking nature of the conservation area, together with the steep embankment along Rectory Lane to the south limits views out across the proposed Order Limits. There are only glimpsed or filtered views out towards the proposed Order Limits.
- 5.119 The village is approached from 4 points; Collingtree Road to the east, Northampton Road to the south, Gayton Road to the west and Towcester Road to the north. It is here that the conservation area is experienced as a separate village to the surrounding areas. The redevelopment of the proposed Order Limits will erode, to an extent, the southern approach through introducing built development. This approach is, however, the least sensitive out of 4 as the village and its buildings are not readily experienced along this route due to the rising topography of the land and extent of mature trees and planting. Furthermore, it is considered that the visual impact of the Proposed Development on the setting of the identified heritage assets will be softened by the growth of the tree planting over the 7-15 year period which will further filter and screen views.
- 5.120 Despite this, it is still considered to cause an adverse effect upon the setting and thereby significance of the Milton Malsor Conservation Area by eroding an aspect of its agricultural surroundings. It will also introduce an incongruous and horizontal feature (warehouses and landscaping) within the landscape in views from within the conservation area to the south. The other agricultural surroundings to the east, north and west of the conservation area will remain.
- 5.121 The Proposed Development (in the form of warehouses and landscaping) will be partially visible in intermittent and kinetic views from within the conservation area including the north western extremity of the paddocks and along Green Street (as identified within the LIDAR Plan). This will consist of the upper stages of the proposed gantry cranes and will be partially concealed or filtered by the mature tree belt to the south of the conservation area together with the built development along Rectory Lane and Barns Lane. The proposed warehousing together with the landscaping as part of the Proposed Development will also be partially visible in filtered views from Rectory Lane, Barn Lane and Courteenhall Road. The proposed visual effect is illustrated further at **Viewpoint 18** within **Chapter 17 – Landscape and Visual** of the ES.

- 5.122 The development will not be experienced within the majority of key views within the conservation area, as identified within the adopted Milton Malsor Conservation Area Appraisal (2015), due to the tight grain of built development, and orientation and location of the Proposed Development. It will, however, be partially experienced within the south eastern view from Rectory Lane towards Mortimers. As identified, this experience of the Proposed Development is considered to result in adverse effect upon the setting and thereby significance of the Milton Malsor Conservation Area. The proposed visual effect is illustrated at **Viewpoint 17** within **Chapter 17 – Landscape and Visual** of the ES.
- 5.123 The special character and appearance of the Milton Malsor and those key character areas will largely remain unaffected by the Proposed Development due to its tight urban grain and inward looking nature. Despite this, the Proposed Development is considered to result in a level of harm to the significance of the Milton Malsor Conservation Area as a result development within its setting. This is due to the partial visibility of the development and proposed landscaping in views within the conservation area and-through eroding an aspect of its agricultural surroundings to the south with built development. This level of harm is considered to constitute ‘less than substantial harm’ under the NPPF policy terms.
- 5.124 In accordance with Historic England setting guidance (2017), various options have been identified to try and avoid or minimise this harm, where possible. This includes a number of mitigation measures which are embedded within the Proposed Development. These are illustrated within the **Landscape Parameters Plan** and the **Illustrative Landscape Masterplan** and consist of:
- Maintaining an area of open space and landscaping to the north of the proposed Order Limits (closest to the conservation area);
 - Construction of a native structural planting belt which has been designed to respond to the existing site, rather than appearing intrusive and engineered within the wider landscape as set out within the aforementioned guidance;
 - Introduction of a building limit line to ensure that the proposed warehousing is set back as far as possible, further reducing the visual effect of the proposals when viewed from the north; and.
 - Introduction of native tree and shrub planting to visually screen the Proposed Development in views from the north.
- 5.125 Despite trying to avoid or minimise harm, it is considered that the proposed warehouses together with the structural planting belt will result in an overall enclosing effect to the south and will diminish the former rural character of the conservation area. It is therefore considered that the Proposed Development will result in ‘less than substantial harm’ to the significance of the Milton Malsor Conservation Area.

Roads

- 5.126 The collection of designated heritage assets within the Roads grouping are focussed in and around High Street and are largely located within the Roads Conservation Area (**Ref No's R3-R13, R15 and R16**), with the exception of the grade II listed Hyde Farm

- 5.127 house **(R1)**, grade II listed Remains of Dovecote at Hyde Farm **(R2)** and the grade II listed Aqueduct **(R14)**.
- 5.128 To the northern part of the Roade Conservation Area **(R16)** along Church End are a pair of grade II listed buildings; Browns Lodge **(R11)** and Bramber Cottage **(R12)**. The significance of these buildings is centred on their 18th century form of construction and architectural detailing, together with their group value with one another. They are primarily experienced from Church End to the west facing north and east (away from the proposed Order Limits) where their detailing and composition can be best appreciated.
- 5.129 At the end of the road is the small grade II* listed Church of St Mary the Virgin **(R13)** which dates to the 12th and 13th century with later 19th century alterations and extensions. Its significance lies within its original Norman fabric and overall architectural form. Adjoining the church is an 18th century grade II listed Chest Tomb **(R15)**. The church and tomb are largely concealed by a mix of modern and traditional buildings and mature trees and is principally experienced from its entrance to the south west on Church End to the north east. The building is also appreciated within a semi-rural context of agricultural fields from the east along Northampton Road towards the west.
- 5.130 The proposed Order Limits is significantly distanced from this part of the conservation area and the identified listed buildings (approximately 1.85km) and is separated by a large amount of intervening modern residential development to the north and west along Churchcroft and London Road which has resulted in there being no visual relationship between the assets and the proposed Order Limits. Section 4 confirms that there are no known functional or historic relationship between these assets and the proposed Order Limits. Taking into consideration the significance of the assets, their distance from the proposed Order Limits and the intervening development, it is concluded that Browns Lodge, Bramber Cottage, Church of St Mary the Virgin and Chest Tomb will not be affected by the Proposed Development.
- 5.131 The remaining grade II listed buildings within the Roade Conservation Area are predominantly located along High Street, including The Old Forge **(R4)**, No. 28 **(R5)**, Wendy's Cottage **(R6)**, the Retreat **(R7)** and the Roade Baptist Church and attached School Room **(R8)**. These consist of a mix of 18th and 19th century limestone buildings, many of which have thatched roofs to form a pleasing composition along the street. It is this architectural interest where the significance of the listed buildings lies. The Baptist church is also of interest as consisting of an early 19th century chapel with a partially surviving interior. The setting of these listed buildings is largely focussed on their tight urban grain and position along the High Street, set in an informal arrangement with some set back or fronting the street but all of a consistent palette of materials.
- 5.132 Taking into consideration the significance of these listed buildings, their distance from the proposed Order Limits and the intervening development along High Street and London Road, It is concluded that The Old Forge, No. 28, Wendy's Cottage, the Retreat and the Roade Baptist Church and attached School Room won't be affected by the Proposed Development.

- 5.133 Candida Cottage (**R3**) is located off the High Street to the south west of the conservation area and consists of a 19th century cottage which is believed to have been renovated internally around c.1917 by the noted Charles Rennie Mackintosh. Its significance therefore lies within the interior of the building and its historic associations with Mackintosh. Pevsner notes that without its associations with Mackintosh, the building would not be of interest. The listed building is largely enclosed to the north, west and east a mix of traditional and modern houses with a large parcel of land and recreation ground to the south.
- 5.134 Given that the proposed Order Limits is located approximately 2km from the listed building and it is largely enclosed to all sides by built development, together with its significance focussed in its interior and historic interest, it is concluded the Proposed Development will sustain the significance of Candida Cottage.
- 5.135 Also off High Street to the west, close to the village green, are 1 Hartwell Road (**R9**) and 4 Northampton Road (**R10**). The interest of 1 Hartwell Road is centred on its architectural and historic interest as an 18th century house constructed from limestone and ironstone dressings. The significance of 4 Northampton Road lies in its 18th century exterior of limestone with thatched roof, together with surviving beams to the interior. These listed buildings are primarily experienced from the west towards the east (away from the proposed Order Limits) where their principal elevations are best appreciated.
- 5.136 As aforementioned, the Roade Conservation Area (**R16**) is focussed on the village of Roade, centred on the buildings lining High Street, the village green to the east and Church of St Mary the Virgin to the west. The nature of the village is inward looking with few views out to the surrounding area. The setting of the conservation area is largely defined by modern residential development to the north, west and east with areas of open agricultural fields to the north east.
- 5.137 The Proposed Development will not affect the aforementioned listed buildings or the overall special interest of the conservation area. The distance and intervening development to the north and west ensures that the Proposed Development will not affect the setting of the conservation area. Overall, it is concluded that the significance and special interest of the Roade Conservation Area will be sustained by the proposals.
- 5.138 Hyde Farmhouse (**R1**) and Dovecote remains (**R2**) are located on the far edge of Roade to the west, off Hyde Road. The exterior of the farmhouse is noted by Pevsner as being 'unimpressive', with its significance largely enshrined in its interior as a former 14th century hall house. The dovecote is of interest as forming part of the former medieval estate but is now in a ruinous state. The setting of the dovecote largely consists of a mix of modern and traditional development to its west, north and east. To the south are open views over agricultural fields. The farmhouse is experienced from the north where its principal elevation and architectural detailing can be best appreciated. The Dovecote is experienced from within the curtilage of the farmhouse.
- 5.139 There is no visual relationship between the listed buildings and the proposed Order Limits due to the distance (approximately 1.9km), the extent of mature trees and vegetation and areas of intervening development along Blisworth Road and Hyde Road. The listed buildings are primarily experienced from the north facing south (away from the proposed Order Limits) and as such, the Proposed Development will not be visible

and will not detract from the ability to appreciate the significance. It is therefore concluded that the Proposed Development will sustain the significance of Hyde Farmhouse and Dovecote remains.

- 5.140 The grade II listed Aqueduct (**R14**) is located to the north west of Roade, off Bailey Brooks Lane. The structure is of significance as a purpose built aqueduct from the early to mid-19th century forming part of the Roade Cutting by the noted engineer Robert Stephenson which was one of the most ambitious engineering works on the London to Birmingham Railway line. Its setting is largely defined by the present and restricted railway line which limits an appreciation of the structure.
- 5.141 The redevelopment of the proposed Order Limits would not affect the ability to appreciate the architectural interest of the aqueduct. Its historic associations with Stephenson and the London to Birmingham Railway line would remain. It is therefore concluded that the Proposed Development would sustain the significance of the aqueduct.

Rothersthorpe

- 5.142 The heritage assets within Rothersthorpe are all located within the boundary of the Rothersthorpe Conservation Area (**Ref No's RT1-RT12**). To the north of Rothersthorpe are a collection of listed buildings along North Street, including the grade II* listed Poplars House (**RT5**), its grade II listed outbuildings and brewhouse (**RT6**), the grade II listed Manor House (**RT7**) and its associated grade II listed Dovecote (**RT8**).
- 5.143 The significance of Poplar House lies in its late 16th or early 17th origins as a farmhouse constructed from coursed limestone and ironstone with a thatched roof, with a number of surviving internal features. It also holds group value with the neighbouring outbuildings and brewhouse which dates to the 18th century and is constructed from ironstone with some remaining cob. Both buildings are primarily experienced from North Street from the south to the north (away from the proposed Order Limits) where their architectural interest and grouping are best appreciated.
- 5.144 Across the road on North Street, to the south west, is the Manor House and Dovecote which date to the 17th century. The significance of the manor house is largely enshrined its external form (with some surviving internal features) and its group value with the nearby Dovecote. The significance of the Dovecote is centred on its circular form of construction together through illustrating the importance of pigeons and doves as food sources in the 17th century. Both of these buildings are largely experienced from North Street from north to the south and south east.
- 5.145 Due to the orientation of view and extent of intervening development, the Proposed Development will not be visible. Furthermore, the accompanying **LIDAR Plan** confirms that the Proposed Development will not be experienced from this part of Rothersthorpe. As such, it is considered that the significance of the Poplars House with its outbuildings and brewhouse and the Manor House and its associated Dovecote will be sustained by the Proposed Development.
- 5.146 The centre of Rothersthorpe contains the Berry Scheduled Monument (**RT11**) which consists of one of seven medieval fortifications within Northamptonshire. It is the site of a ringwork which stood at the centre of the medieval village of Rothersthorpe and

originally consisted of a defended area with buildings surrounded by a ditch and a bank topped by a timber palisade or stone wall. The monument retains features such as its ditches and the locations of former buildings. The monument is primarily experienced within inward views from the south and east of the village, and is largely suburban in character due to later development to the north. Views from within the monument to the surrounding area are largely filtered or screened by mature trees to the Church Street.

- 5.147 The proposed Order Limits is located approximately 1.3km to the south east of the scheduled monument and is separated by intervening vegetation, mature trees, the Grand Union Canal and the A43. As identified within **Chapter 11 – Archaeology** of the ES there is no known historic or functional relationship between the monument and the proposed Order Limits. Due to the orientation of view, the Proposed Development will not be visible in those aspects of setting which contribute to the significance of the scheduled monument. Furthermore, the accompanying **LIDAR Plan** confirms that the Proposed Development will not be experienced from within the monument. As such, it is considered that the significance of the Berry scheduled monument will be sustained by the Proposed Development.
- 5.148 To the south west of Rothersthorpe is a further grouping around the grade II* listed Church of St Peter and St Paul (**RT2**). This includes a grade II listed Chest Tomb (**RT10**), the grade II listed Studleigh Cottage (**RT3**), No.26A Church Street (**RT9**) and the grade II listed Church Farmhouse (**RT1**).
- 5.149 The significance of the Church of St Peter and St Paul lies in its 13th and 14th century form of construction together with a high number of surviving internal and external features. The Chest Tomb is located to its immediate south and consists of a basic rectangular tombstone dating from the 17th century. The church is primarily experienced as part of the tight knit urban grain of Church Street from the north to the south. It is here where the nave and tower is best appreciated. The church is also experienced within a more verdant context, together with the Chest Tomb, from the churchyard to the south towards the north west.
- 5.150 To the immediate south is Studleigh Cottage with its 18th century form of construction, consisting of a single storey painted stone cottage with thatched roof. Its significance lies in its external appearance together with surviving internal features. The building is primarily experienced from the private drive to the north towards the south and in limited views within Church Street. No.26A Church Street is a cottage dating from the 17th century constructed from bands of ironstone and sandstone. It is primarily appreciated from the north along Church Street at its junction with the Lane looking towards the south and west in conjunction with other 18th and 19th century buildings of brick and stone. Church Farmhouse consists of a former farmhouse dating from the 18th century and constructed from ironstone with a number of internal features remaining. It is read as part of a wider streetscape along North Street and is best appreciated from the south along Church Street towards the north (away from the proposed Order Limits).
- 5.151 Taking into consideration the significance of these listed buildings, those aspects of setting which contribute to their significance and their distance between the proposed

Order Limits, it is considered that the significance of the Church of St Peter and St Paul, the Chest Tomb, Studleigh Cottage, No.26A Church Street and Church Farmhouse will be sustained by the Proposed Development. The accompanying **LIDAR Plan** confirms that the Proposed Development will not be experienced from this part of Rothersthorpe.

- 5.152 The south east of Rothersthorpe includes the grade II* listed Manor and attached outbuilding (**RT4**) which consists of a former farmhouse dating to the mid to late 17th century. The building is constructed from ironstone banded with limestone and is decorated with quoins and mullion windows. Its significance lies in external architectural interest together with notable internal features. The manor is primarily experienced in from its immediate west and east where its external appearance is best appreciated. The adjoining outbuilding is constructed from a mix of limestone and red brick and is primarily appreciated along Church Street where its rear elevation abuts the road.
- 5.153 There is no visual relationship between the proposed Order Limits and the listed building due to the topography of the land together with the extent of mature trees to its boundary. There are also no known historic or functional relationship between the listed building and the proposed Order Limits. The redevelopment of the proposed Order Limits would not be visible (as identified within the **LIDAR Plan**) and would not affect the ability to appreciate the architectural interest of the listed building or any aspects of setting which contribute to its significance. It is therefore concluded that the Proposed Development would sustain the significance of the manor house and outbuilding.
- 5.154 The Rothersthorpe Conservation Area (**RT12**) is relatively inward looking, centred on North Street (to the north), Church Street (to the south) and the Berry Scheduled Monument (to the centre). Its special character and appearance is focussed on these areas and the listed buildings and scheduled monuments within it. Its setting is largely defined by agricultural fields and modern residential development.
- 5.155 As shown on the **LIDAR Plan**, the Proposed Development will not be visible from within the conservation area. It will also not be experienced within any aspects of setting that contribute to the significance of the conservation area. The distance and separation of the proposed Order Limits by the A43 and Grand Union Canal assists in limiting the effect on the setting of the conservation area. Overall, it is concluded that the significance and special character and appearance of the Rothersthorpe Conservation Area will be preserved and sustained by the Proposed Development.

Grand Union Canal

- 5.156 The Grand Union Canal grouping is focussed on the Grand Union Canal Conservation Area (**GU18**) and the several grade II listed buildings (**GU1-GU17**) within it which comprise of functional and supporting structures associated with the canal.
- 5.157 The northern part of the Grand Union Canal known as 'the Northampton Arm' consists of a Top Lock Cottage (**GU1**) and a group/flight of 12 locks and bridges (**GU2-GU13, GU14-GU15** and **GU17**) leading up towards the M1. The Top Lock Cottage consists of the former lock-keepers cottage constructed in the early 19th century but with

significant alterations in the 21st century. Its significance lies in its remaining architectural interest and associations with the Grand Union Canal.

- 5.158 The remaining locks date to the early 19th century and are constructed from red and blue brick with timber and metal gates (largely restored in the 19th and 20th century). They hold interest as supporting structures forming part of the wider Grand Union Canal system. The drawbridges are of a similar date and constructed from timber with cast iron chains and are primarily of interest as a rare survival of a canal drawbridge in England. The buildings and structures are primarily experienced from along the canal and towpath where their functional nature is best appreciated and discernible.
- 5.159 The proposed Order Limits is located to the south east of these listed buildings and structures and are principally separated by mature planting and the A43. There is no known historic or functional relationship between these assets and the proposed Order Limits, with the boundary of the canal clearly defined. As illustrated within the **LIDAR Plan**, this part of the Proposed Development will not be experienced from along the towpath or the immediate surrounding area along this part of the Grand Union Canal. There will be minor glimpsed and/or filtered views of parts of the warehousing and gantry cranes from North Street. It is not considered that the ability to experience the upper stages of the warehouses to the north of the proposed Order Limits will alter the appreciation or understanding of the functional nature of the listed buildings and structures with the Grand Union Canal.
- 5.160 Those key aspects of setting which contribute to the significance of these structures, such as the continuous arrangement of locks from the south to the north, will remain unaffected by this part of the proposals. Overall, the Proposed Development is considered to sustain the significance and special interest of the Top Lock Cottage and the group/flight of 12 locks and bridges along the Grand Union Canal.
- 5.161 The south and west part of the Grand Union Canal includes the Bridge No 47 (**GU14**), the Bridge No 45 (**GU15**) and the Milepost beside the towpath of the Grand Union Canal (**GU17**). The bridges and milepost are all located along the Grand Union Canal and date to the early 19th century. The significance of bridge No 47 is in its red brick form construction and its functional dual purpose; with a road bridge and a turnover bridge for towpath crossing. The significance of Bridge No 45 is from its limestone ashlar construction with ironstone coping with a decorative string course of ironstone. The interest of the Milepost is in its cast iron form of construction and as a surviving milepost constructed by the Grand Union Canal Company to provide the distances to the nearby towns of Braunston and Northampton. The structures are primarily experienced from along the towpath where their functional nature is best appreciated and discernible.
- 5.162 The proposed Order Limits is significantly distanced from Bridge No 45 and due to the orientation of view of Bridge No 47 and the Milepost; it is not considered that the Proposed Development will affect their significance, associated with their functional nature with the canal. Whilst Bridge No 47 and the Milepost are located closer to the proposed Order Limits, the way in which they are experienced from the south to the north west (away from the proposed Order Limits) ensures that the Proposed

Development will not be visible. The significance and special interest of Bridge No 45, Bridge No 57 and the Milepost will therefore be sustained by the proposals.

- 5.163 As set out earlier in this report, the Grand Union Canal Conservation Area (**GU18**) is focussed on the canal which was established in 1793 to provide a transport route from London to the Midlands. The canal and the conservation area are 26 miles in length with its character generally defined by the towpath and surviving historic bridges which add interest to the vast stretches of the canal, together with various buildings which were constructed as part of or as a result of the canal. Its setting is largely defined by a mix of traditional settlements, open countryside and in some cases, modern development. More specifically to this area, the conservation includes a number of canal-related buildings at Blisworth Junction forming a 'wharf' where the former stables, smithy, canal offices and warehouses can still be appreciated. The Old Toll House is also located within this complex of buildings.
- 5.164 The Proposed Development will be partially experienced from within the Blisworth Junction Wharf area of the Grand Union Canal Conservation Area in filtered and glimpsed views towards the east. These views currently overlook agricultural land adjacent to the A43, beyond which is the proposed Order Limits and are not considered to positively contribute to the significance and understanding of the conservation area. The Proposed Development involves the creation of a new grade separated access point on the A43 which involves various highway works that will increase the height of the A43 to the north east.
- 5.165 As identified on the submitted **Illustrative Landscape Masterplan** and **Landscape Parameters Plan**, it is proposed to introduce areas of native tree and shrub planting within this parcel of the land to the immediate east in order to mitigate and filter views out over the Proposed Development from within the conservation area. This will assist in screening the proposed A43 highway works from the conservation area and is illustrated further at **Viewpoint 7** and **Viewpoint 12** within **Chapter 17 – Landscape and Visual** of the ES. These works are not considered to affect the significance of the Grand Union Canal Conservation Area. Its special interest will be preserved.
- 5.166 As aforementioned, the setting of the Grand Union Canal Conservation Area is varied due to its vast size. The southern boundary of the proposed Order Limits abuts the conservation area boundary and as presently found, allows for glimpsed and filtered views across the proposed Order Limits. As concluded at Section 4, this contributes to a degree to the significance of the conservation area by allowing for an appreciation of the agricultural fields on the proposed Order Limits which reinforce its original position within open countryside. This contribution has, however, been significantly reduced by the visual and noise impacts of the A43. These views are therefore only considered to make a limited contribution.
- 5.167 The Proposed Development involves the creation of a series of warehouses within the south western corner of the proposed Order Limits which will result in the loss of open agricultural fields and their replacement with built development. This is considered to have an adverse effect on the significance of the conservation area. A series of measures have, however, been identified to minimise or avoid this potential harm with

the most effective approach involving additional planting and bunding to the boundary of the proposed Order Limits.

- 5.168 As identified on the submitted **Illustrative Landscape Masterplan** and **Landscape Parameters Plan**, this will infill the majority of missing hedgerows along the canal towpath which will permanently screen the existing views across the proposed Order Limits and also the visual effect of the warehouses within the setting of the conservation area. Given the limited contribution made by the views out and the potential adverse effect of the warehouses, the proposed mitigation measures in the form of screening and additional planting are considered to avoid harm to the significance of the conservation area. As such, this aspect of the Proposed Development will sustain the significance and the special character and appearance of the Grand Union Canal Conservation Area.
- 5.169 As set out at Section 4, the Grand Union Canal and collection of buildings at Blisworth Junction are experienced in views outside of the conservation area from the north west along Milton Road to the south east towards the proposed Order Limits. At present, the buildings and canal are appreciated within a predominantly rural character, with agricultural fields in the foreground, undulating topography to the west and woodland to the east (see **Viewpoint 15** within **Chapter 17 – Landscape and Visual** of the ES). This appreciation is slightly hindered by the visual and noise impacts of the A43 but overall, it allows for a continued understanding of the development of the Grand Union Canal set within the open countryside.
- 5.170 The proposed warehousing and gantry cranes as part of the Proposed Development, whilst set back from the canal; will be experienced rising above the roofline of the collection of buildings within Blisworth Junction. It will alter the rural character of the area and will reduce the ability to appreciate its original position within open countryside. However, it is identified that the Blisworth Arm of the Grand Union Canal, in its original intended use, had a distinctly industrial character, being constructed for the purpose of transportation of industrial goods. The canal is functional in character and the additional infrastructure is thought to resonate with its former industrial character.
- 5.171 Despite this, the proposals are still considered to cause a degree of harm to the significance of the Grand Union Canal Conservation Area as a result development within its setting. This level of harm is considered to constitute ‘less than substantial harm’ under the NPPF policy terms.
- 5.172 In accordance with Historic England setting guidance (2017), various options have been identified to try and avoid or minimise this harm, where possible. This includes setting back the warehouses and restricting the height of the warehouses as identified on the Parameters Plan. Despite this, it is still considered that the Proposed Development will result in a minor degree of ‘less than substantial harm’ to the significance of the Grand Union Canal Conservation Area.

Northampton (Express Lift Tower)

- 5.173 As set out at Section 4, the significance of the Express Lift Tower (N1) is largely enshrined in being purposely built to test lifts. Due to the height, the structure has become a local landmark within the area and is experienced from numerous areas

across Northampton. It is largely surrounded by modern residential developments and due to its height, can be seen from a 360 radius. The tower is experienced along the A45 in views north towards Northampton. Whilst elements of the Proposed Development will be visible, the listed building will maintain its prominence when viewed from the road and the surrounding area. The proposals would not alter the ability to appreciate its former use as a lift tower.

Impact of Embedded Mitigation Measures

- 5.174 Historic England guidance on setting (2017) states that whilst mitigation measures help to reduce harm to the significance of heritage assets, it also has the potential to affect their significance. As aforementioned, the Proposed Development involves the construction of a native structural planting belt to assist in screening aspects of the Proposed Development.
- 5.175 In designing the planting belt, careful consideration has been given to ensure that it does not affect the significance of nearby heritage assets and that it responds to the local landscape character of the area. This is detailed further within the **Landscape and Visual Impact Assessment** and the **Design and Access Statement** included as part of this application.
- 5.176 With the exception of the structural planting belt to Milton Malsor (discussed earlier within the assessment), the proposed landscaping and mitigation measures respond to the significance of nearby heritage assets and the character of the local area. It is considered that these measures will assist in screening the development and thereby reducing the level of harm caused to the identified heritage assets.

Summary of Key Impacts on Heritage Assets (Main SRFI Site)

- 5.177 For ease, below is a summary of the key heritage impacts of the designated and non-designated heritage assets within the Main SRFI Site Study Area, taking into consideration embedded mitigation measures. These are:
- Less than substantial harm to the significance of the grade II listed Milton House and Manor Cottage as a result of development within its setting;
 - Less than substantial harm to the significance of the grade II listed Mortimers as a result of development within its setting;
 - Less than substantial harm to the significance of the Milton Malsor Conservation Area as a result of development within its setting;
 - Less than substantial harm to the significance of the Railway Bridge over Northampton Road as a result of development within its setting; and
 - Less than substantial harm to the significance of the Grand Union Canal Conservation Area as a result of development within its setting
- 5.178 There are no effects on any of other designated and non-designated heritage assets identified within Main SRFI Site Study Area.

Impact Assessment: J15a Works

- 5.179 The below impact assessment should be read in conjunction with the assessments of significance at Section 4 of this report (**Table 4.9**) and the **Heritage Asset Plan (Highways)** included at **Appendix 3**.
- 5.180 As set out earlier, the Grand Union Canal Conservation Area (HW21) is focussed on the canal which was established in 1793 to provide a transport route from London to the Midlands. The canal and the conservation area are 26 miles in length with its character generally defined by the towpath and surviving historic bridges which add interest to the vast stretches of the canal, together with various buildings which were constructed as part of or as a result of the canal. Its setting is largely defined by a mix of traditional settlements, open countryside and in some cases, modern development.
- 5.181 As aforementioned, the setting of the Grand Union Canal Conservation Area is varied due to its vast size but the vicinity consists of a mix of agricultural fields and busy road infrastructure. The rural fields to the west contribute to a degree to the significance of the conservation area by allowing for an appreciation of its original position within open countryside. This contribution has, however, been significantly reduced by the visual and noise impacts of the A43. The fields are therefore only considered to make a limited contribution.
- 5.182 This part of the Proposed Development will be clearly experienced from along the towpath of the Grand Union Canal Conservation Area through the presence of a new spur road cutting across the canal from the east to the north west. Whilst existing road infrastructure is already evident within this part of the conservation area, the Proposed Development will partially erode the character and appearance of this part of the conservation area and involves partial reconfiguration and development of the agricultural fields to the west. This, together with the removal of existing vegetation to the eastern boundary of the canal is considered to have an adverse effect on the significance of the conservation area. A series of measures have, however, been identified to minimise or avoid this potential harm.
- 5.183 Despite this, it is considered that the Proposed Development will result in less than substantial harm to the significance of the Grand Union Canal Conservation Area. As part of this, the proposed increase in traffic and noise is considered to adversely affect the significance of the area.
- 5.184 The proposed road infrastructure for J15a sits to the north of Lock No 11 and through the introduction of a new bridge and the increased traffic noise, it is considered to adversely affect its setting. Due to the close proximity of Lock No 10, its setting is also considered to be adversely affected. As set out at Section 4, the locks are currently experienced as part of a flight and with the exception of the noise from the A43 and the distant views of the M1 bridges across the canal, still sit within a verdant context. The Proposed Development will increase the extent of road infrastructure which crosses the canal in this area and also involves redeveloping an extent of nearby agricultural fields. It is therefore considered that these works will result in less than substantial harm to the significance of the grade II listed Lock 11 and Lock 10.

- 5.185 Further along the canal to the south are further locks, including No's 9 (HW11), 8 (HW10), 7 (HW9) and 6 (HW8). As the canals form a flight of twelve locks, there is a visual grouping between these 4 locks and Locks 10 and 11 due to the continuous arrangement of the canal. The proposed bridge will not be prominent from these locks as it has been located as close as possible to the existing road infrastructure. Despite this, the bridge will increase the visibility of road infrastructure along these locks. This, together with the removal of existing vegetation to the eastern boundary of the canal is considered to have an adverse effect on the significance of these listed buildings. It is considered that these works will result in a low level of harm to the significance of the locks (less than substantial). This level of harm could be reduced or mitigated through the detailed design stage of the bridge.
- 5.186 Due to the change in direction of the canal (with a north east south west orientation), the remainder of the locks and structures along the Grand Union Canal Conservation Area, including Canal Lock No 5 (HW6), Bridge (HW7), and Lock No's 4 (HW5) and 3 (HW4) are considered to be unaffected by this aspect of the Proposed Development.
- 5.187 The proposals also involve minor road widening to the north of the canal, along the existing road which connects Swan Valley Way with the A5123. The proximate heritage assets are the Canal Lock No 13 (HW15) and associated Drawbridge (HW16) further north. As set out at Section 4 of this report, the structures are primarily experienced from the opposite direction in the context of agricultural fields and residential development. The addition of road infrastructure to the southern boundary is not considered to affect their significance, principally enshrined in their functional use as lock and drawbridge. The proposals will be seen within the context of existing road infrastructure and will not alter the visual appreciation of the listed structures.
- 5.188 Lock No 12 (HW14) is already enclosed by road infrastructure to all sides and the addition to the existing road infrastructure. The associated visual and noise effects of the Proposed Development will be largely screened and shielded by the existing road infrastructure around this heritage asset. It is therefore not considered to be affected by the Proposed Development.
- 5.189 Due to the minor and limited areas of the 'Other' highway works proposed as part of the Proposed Development, the works are not considered to affect the significance of nearby listed buildings, including the contribution made by their setting as set out at Section 4 of this report.

Summary of Key Impacts on Heritage Assets (Highways)

- 5.190 For ease, below is a summary of the key heritage impacts of the designated and non-designated heritage assets within the J15a Works and Minor Highways Works Study Area, taking into consideration embedded mitigation measures. These are:
- Less than substantial harm to the significance of the Grand Union Canal Conservation Area as a result of development within its setting
 - Less than substantial harm to the significance of the grade II listed Lock No 6 as a result of development within its setting

- Less than substantial harm to the significance of the grade II listed Lock No 7 as a result of development within its setting
- Less than substantial harm to the significance of the grade II listed Lock No 8 as a result of development within its setting
- Less than substantial harm to the significance of the grade II listed Lock No 9 as a result of development within its setting
- Less than substantial harm to the significance of the grade II listed Lock No 10 as a result of development within its setting
- Less than substantial harm to the significance of the grade II listed Lock No 11 as a result of development within its setting

5.191 There are no effects on any of other designated and non-designated heritage assets identified within the J15a and Minor Highways Works Study Area.

Impact Assessment: Minor Highway Works

5.192 As illustrated on the Heritage Asset Plan (Highways) at Appendix 12.3, the minor highway works are located within the vicinity of a number of heritage assets. These include the Hunsbury Hill Farmhouse (HW18) to Junction 6, the Mortuary Chapel (HW19) to Junction 7, Home Farm Farmhouse (HW20) and the Battle of Northampton 1460 (HW21) to Junction 9 and 10. To Junction 15 is the Towcester War Memorial (HW22) and to Junction 25 is the Baptist Chapel (HW23), Manor House (HW24) and Enterprise Works (HW25).

5.193 Given the minor nature of the proposed highway works, consisting of widening and reconfiguring of existing roads together with the significance of the aforementioned heritage assets, it is not considered that they would be affected by the Proposed Development. The significance of these heritage assets as described at Section 4 will be sustained by the proposals.

Infrastructure Planning (Decisions) Regulations 2010, National Policy Statement for National Networks (2014) and the National Planning Policy Framework (2012)

5.194 Regulation 3 of the Infrastructure Planning (Decisions) Regulations 2010 (the "Decisions Regulations") sets out that it is necessary for the Secretary of State to "have regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses"(3(1)). The regulation also identifies that when deciding an application relating to a conservation area, the Secretary of State "must have regard to the desirability of preserving or enhancing the character or appearance of that area" (3(2)). It further states that when deciding an application for development consent which affects or is likely to affect a scheduled monument or its setting, the Secretary of State "must have regard to the desirability of preserving the scheduled monument or its setting"(3(3)).

- 5.195 The NN NPS and NPPF requires that great weight is given to the conservation of designated heritage assets. As aforementioned, conservation is defined by the NPPF as the process of maintaining and managing change to heritage assets in ways that sustain, and where appropriate, enhance their significance.
- 5.196 Paragraph 5.132 of the NN NPS states that any harmful impact on the significance of a designated heritage asset should be weighed against the public benefit of development, recognising that the greater the harm to the significance of the heritage asset, the greater the justification that will be needed for any loss.
- 5.197 In the event that harm is perceived to arise from proposals, the NN NPS and the NPPF provide a policy framework at paragraphs 5.133/133 and 5.134 /134 within which such harm can then be weighed against public benefits (133) or substantial public benefits (134).
- 5.198 In light of the above assessment, the Proposed Development is considered to, in NN NPS and NPPF policy terms, cause 'less than substantial harm' to the significance of the grade II listed Railway Bridge over Northampton Road, the grade II listed Milton House and Manor Cottage, grade II listed Mortimers, Milton Malsor Conservation Area, the Grand Union Canal Conservation Area, the grade II listed Lock No's 6-11 along the Northampton Arm of the Grand Union Canal.
- 5.199 In relation to the other designated and non-designated heritage assets, it is concluded that the Proposed Development would sustain their significance.
- 5.200 Where less than substantial harm is identified, Paragraph 5.134 of the NN NPS and 134 of the NPPF requires that this should be weighed against the public benefits of the proposal, bearing in mind Regulation 3 of the Infrastructure Planning (Decisions) Regulations 2010. The NPPG confirms that public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the NN NPS and NPPF.
- 5.201 Both the public benefits of the Proposed Development are discussed in the **Planning Statement** prepared by Turley and within the Environmental Statement as part of the application for a Development Consent Order.

Local Planning Policy Considerations

- 5.202 In light of the aforementioned assessment, the Proposed Development is considered to result in 'less than substantial' harm to the grade II listed Milton House and Manor Cottage, grade II listed Mortimers, Milton Malsor Conservation Area, the Grand Union Canal Conservation Area, the grade II listed Lock No's 6-11 along the Northampton Arm of the Grand Union Canal. Paragraphs 134 and 5.134 of the NPPF and NN NPS are therefore engaged.
- 5.203 The Proposed Development will not have an adverse effect on the setting on the remainder of the conservation areas identified within the Study Areas, thereby according with Policy ENV11 of the Local Plan. With the exception of those identified, the setting and thereby significance of the majority of the listed buildings within the

Study Areas will be preserved by the Proposed Development. With regards to these assets, the proposals comply with Policy ENV12.

- 5.204 As set out earlier, the Proposed Development does not adversely affect the character or setting of the grade II listed Courteenhall Registered Park and Garden nor does it affect the Battle of Northampton Registered Battlefield. The proposals are therefore considered to comply with Policy ENV28 of the Local Plan.

6. Conclusions

- 6.1 This Heritage Assessment has been prepared by Turley Heritage on behalf of Ashfield Land Management Limited to accompany an application for a Development Consent Order (DCO) for the construction, operation, maintenance and decommissioning of a Strategic Rail Freight Interchange (SRFI) as well as the associated highways works and other facilities (the 'Proposed Development') at land south of Milton Malsor in Northamptonshire (the 'proposed Order Limits').
- 6.2 The Proposed Development can be described in two parts relevant to the assessment of Built Heritage and 2 separate study areas have been defined:
- The 'Main SRFI Site' on which the SRFI will be delivered (including A43 access and all rail infrastructure); and
 - Junction 15a of the M1 and 'other' highway works
- 6.3 The proposal is considered to comprise a Nationally Significant Infrastructure Project (NSIP) under the terms of subsections 26(3) to (7) of the Planning Act 2008.
- 6.4 The key heritage issues to be taken into consideration are therefore the direct and indirect effects of the Proposed Development on the character and appearance of the identified conservation areas and the significance and setting of nearby listed buildings, scheduled monuments, registered battlefield, registered park and garden and non-designated heritage assets.
- 6.5 Regulation 3 of the Infrastructure Planning (Decisions) Regulations 2010 (the "Decisions Regulations") sets out that it is necessary for the Secretary of State to "have regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses"(3(1)). The regulation also identifies that when deciding an application relating to a conservation area, the Secretary of State "must have regard to the desirability of preserving or enhancing the character or appearance of that area" (3(2)). It further states that when deciding an application for development consent which affects or is likely to affect a scheduled monument or its setting, the Secretary of State "must have regard to the desirability of preserving the scheduled monument or its setting"(3(3)).
- 6.6 The sections of the Planning (Listed Buildings and Conservation Areas) Act 1990 that might ordinarily be applicable in relation to development within the setting of listed buildings or development in a conservation area are not directly applicable to the determination of this application as they specifically refer to planning permission, not a DCO. The language set out within the Decisions Regulations differs from the duties of the 1990 Act. The Decisions Regulations intends that a particular approach be taken in the case of NSIPs and requires that 'regard' is had to the desirability of preserving or enhancing the character and appearance of a conservation area and the special interest and setting of a listed building, whereas the 1990 Act requires a decision maker to have "special regard". The Decisions Regulations have been taken into account in the preparation of this Chapter.

- 6.7 The NN NPS and NPPF requires that great weight is given to the conservation of designated heritage assets. As aforementioned, conservation is defined by the NPPF as the process of maintaining and managing change to heritage assets in ways that sustain, and where appropriate, enhance their significance.
- 6.8 Paragraph 5.132 of the NN NPS states that any harmful impact on the significance of a designated heritage asset should be weighed against the public benefit of development, recognising that the greater the harm to the significance of the heritage asset, the greater the justification that will be needed for any loss.
- 6.9 In the event that harm is perceived to arise from proposals, the NN NPS and the NPPF provide a policy framework at paragraphs 5.133/133 and 5.134 /134 within which such harm can then be weighed against public benefits (133) or substantial public benefits (134).
- 6.10 In light of the above assessment, the Proposed Development is considered to, in NN NPS and NPPF policy terms, cause 'less than substantial harm' to the significance of the grade II listed Railway Bridge over Northampton Road, the grade II listed Milton House and Manor Cottage, grade II listed Mortimers, Milton Malsor Conservation Area, the Grand Union Canal Conservation Area, the grade II listed Lock No's 6-11 along the Northampton Arm of the Grand Union Canal.
- 6.11 In relation to the other designated and non-designated heritage assets, it is concluded that the Proposed Development would sustain their significance.
- 6.12 Where less than substantial harm is identified, Paragraph 5.134 of the NN NPS and 134 of the NPPF requires that this should be weighed against the public benefits of the proposal, bearing in mind Regulation 3 of the Infrastructure Planning (Decisions) Regulations 2010. The NPPG confirms that public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the NN NPS and NPPF.
- 6.13 Both the public benefits of the Proposed Development are discussed in the **Planning Statement** prepared by Turley and within the Environmental Statement as part of the application for a Development Consent Order.

Appendix 1: Heritage Legislation, Planning Policy and Guidance

Heritage Legislation, Planning Policy and Guidance

Infrastructure Planning (Decisions) Regulations 2010

Regulation 3 of the Infrastructure Planning (Decisions) Regulations 2010 (the “Decisions Regulations”) sets out that it is necessary for the Secretary of State to “have regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses”(3(1)).

The regulation also identifies that when deciding an application relating to a conservation area, the Secretary of State “must have regard to the desirability of preserving or enhancing the character or appearance of that area” (3(2)). It further states that when deciding an application for development consent which affects or is likely to affect a scheduled monument or its setting, the Secretary of State “must have regard to the desirability of preserving the scheduled monument or its setting”(3(3)).

Statutory Duties (1990 Act)

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in the exercise of planning functions with respect to any buildings or land in a conservation area that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The concept of ‘preserve’ has been interpreted through case law to mean ‘to cause no harm’.

National Planning Policy

National Policy Statement for National Networks, 2014

The National Networks National Policy Statement (NN NPS), hereafter referred to as ‘NPS’, sets out the need for, and Government’s policies to deliver, development of nationally significant infrastructure projects (NSIPs) on the national road and rail networks in England. The NPS specifically refers to the historic environment and provides the following policies.

5.120 The construction and operation of national networks infrastructure has the potential to result in adverse impacts on the historic environment.

5.121 The historic environment includes all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

5.122 Those elements of the historic environment that hold value to this and future generations because of their historic, archaeological, architectural or artistic interest are called

‘heritage assets’. Heritage assets may be buildings, monuments, sites, places, areas or landscapes. The sum of the heritage interests that a heritage asset holds is referred to as its significance. Significance derives not only from a heritage asset’s physical presence, but also from its setting.⁹⁶

5.123 Some heritage assets have a level of significance that justifies official designation. Categories of designated heritage assets are: World Heritage Sites; Scheduled Monuments; Listed Buildings; Protected Wreck Sites; Protected Military Remains; Registered Parks and Gardens; and Registered Battlefields; Conservation Areas.⁹⁷

5.124 Non-designated heritage assets of archaeological interest⁹⁸ that are demonstrably of equivalent significance to Scheduled Monuments, should be considered subject to the policies for designated heritage assets. The absence of designation for such heritage assets does not indicate lower significance.

5.125 The Secretary of State should also consider the impacts on other non-designated heritage assets (as identified either through the development plan process by local authorities, including ‘local listing’, or through the nationally significant infrastructure project examination and decision making process) on the basis of clear evidence that the assets have a significance that merit consideration in that process, even though those assets are of lesser value than designated heritage assets.

5.126 Where the development is subject to EIA the applicant should undertake an assessment of any likely significant heritage impacts of the proposed project as part of the Environmental Impact Assessment and describe these in the environmental statement.

5.127 The applicant should describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset’s importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant Historic Environment Record⁹⁹ should have been consulted and the heritage assets assessed using appropriate expertise. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, the applicant should include an appropriate desk-based assessment and, where necessary, a field evaluation.

5.128 In determining applications, the Secretary of State should seek to identify and assess the particular significance of any heritage asset that may be affected by the proposed development (including by development affecting the setting of a heritage asset), taking account of the available evidence and any necessary expertise from:

- relevant information provided with the application and, where applicable, relevant information submitted during examination of the application;
- any designation records;
- the relevant Historic Environment Record(s), and similar sources of information;¹⁰⁰
- representations made by interested parties during the examination; and

- expert advice, where appropriate, and when the need to understand the significance of the heritage asset demands it.

5.129 In considering the impact of a proposed development on any heritage assets, the Secretary of State should take into account the particular nature of the significance of the heritage asset and the value that they hold for this and future generations. This understanding should be used to avoid or minimise conflict between their conservation and any aspect of the proposal.

5.130 The Secretary of State should take into account the desirability of sustaining and, where appropriate, enhancing the significance of heritage assets, the contribution of their settings and the positive contribution that their conservation can make to sustainable communities – including their economic vitality. The Secretary of State should also take into account the desirability of new development making a positive contribution to the character and local distinctiveness of the historic environment. The consideration of design should include scale, height, massing, alignment, materials, use and landscaping (for example, screen planting).

5.131 When considering the impact of a proposed development on the significance of a designated heritage asset, the Secretary of State should give great weight to the asset's conservation. The more important the asset, the greater the weight should be. Once lost, heritage assets cannot be replaced and their loss has a cultural, environmental, economic and social impact. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Given that heritage assets are irreplaceable, harm or loss affecting any designated heritage asset should require clear and convincing justification. Substantial harm to or loss of a grade II Listed Building or a grade II Registered Park or Garden should be exceptional. Substantial harm to or loss of designated assets of the highest significance, including World Heritage Sites, Scheduled Monuments, grade I and II* Listed Buildings, Registered Battlefields, and grade I and II* Registered Parks and Gardens should be wholly exceptional.

5.132 Any harmful impact on the significance of a designated heritage asset should be weighed against the public benefit of development, recognising that the greater the harm to the significance of the heritage asset, the greater the justification that will be needed for any loss.

5.133 Where the proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, the Secretary of State should refuse consent unless it can be demonstrated that the substantial harm or loss of significance is necessary in order to deliver substantial public benefits that outweigh that loss or harm, or alternatively that all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

5.134 Where the proposed development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

5.135 Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. The Secretary of State should treat the loss of a building (or other element) that makes a positive contribution to the site's significance either as substantial harm or less than substantial harm, as appropriate, taking into account the relative significance of the elements affected and their contribution to the significance of the Conservation Area or World Heritage Site as a whole.

5.136 Where the loss of significance of any heritage asset has been justified by the applicant based on the merits of the new development and the significance of the asset in question, the Secretary of State should consider imposing a requirement that the applicant will prevent the loss occurring until the relevant development or part of development has commenced.

5.137 Applicants should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

5.138 Where there is evidence of deliberate neglect of or damage to a heritage asset the Secretary of State should not take its deteriorated state into account in any decision.

5.139 A documentary record of our past is not as valuable as retaining the heritage asset and therefore the ability to record evidence of the asset should not be a factor in deciding whether consent should be given.

5.140 Where the loss of the whole or part of a heritage asset's significance is justified, the Secretary of State should require the applicant to record and advance understanding of the significance of the heritage asset before it is lost (wholly or in part). The extent of the requirement should be proportionate to the importance and the impact. Applicants should be required to deposit copies of the reports with the relevant Historic Environment Record. They should also be required to deposit the archive generated in a local museum or other public depository willing to receive it.

5.141 The Secretary of State may add requirements to the development consent order to ensure that this is undertaken in a timely manner in accordance with a written scheme of investigation that meets the requirements of this section and has been agreed in writing with the relevant Local Authority (or, where the development is in English waters, with the Marine Management Organisation and English Heritage) and that the completion of the exercise is properly secured.¹⁰¹

5.142 Where there is a high probability that a development site may include as yet undiscovered heritage assets with archaeological interest, the Secretary of State should consider requirements to ensure that appropriate procedures are in place for the identification and treatment of such assets discovered during construction.

The National Planning Policy Framework, 2012

The National Planning Policy Framework (NPPF) was introduced in March 2012 as the full statement of Government planning policies covering all aspects of the planning process. Chapter 12 outlines the Government's guidance regarding the conservation and enhancement of the historic environment.

Paragraph 128 of the NPPF outlines the information required to support planning applications affecting heritage assets, stating that applicants should provide a description of the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Paragraph 129 sets out the principles guiding the determination of applications affecting designated and non-designated heritage assets, and states that:

'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal . . . They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.'

Paragraph 131 elaborates that local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets, putting them into viable uses consistent with their conservation, as well as the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 132 requires when considering the impact of a proposed development on the significance of a designated heritage asset, that great weight should be given to the asset's conservation and the more important the asset, the greater that weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss requires clear and convincing justification. It is noted that substantial harm to or loss of a grade II listed building should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance should be wholly exceptional.

Paragraph 133 states that where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm and or loss is necessary to achieve substantial benefits that outweigh that harm or loss, or all of the following apply:

- *“the nature of the heritage asset prevents all reasonable uses of the site; and*
- *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- *conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- *the harm or loss is outweighed by the benefit of bringing the site back into use”*

Paragraph 134 requires that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Paragraph 135 confirms that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. It also states the following:

“In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”

Setting

Paragraph 137 requires local planning authorities look for opportunities for new development within the setting of heritage assets to better reveal their significance. With respect to setting, the policy notes that proposals that preserve those elements of setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably. The setting of a heritage asset is defined by the NPPF as:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of setting may make a positive or negative contribution to the significance of an assets, may affect the ability to appreciate that significance or may be neutral”.³²¹

Paragraph 138 highlights that not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

Consideration of ‘Harm’

The statutory duty to have special regard to the desirability of preserving the special interest and setting of a listed building is a matter which should be accorded considerable importance and weight.

In the event that harm is perceived to arise from proposals, the NPPF provides a policy framework at paragraphs 133 and 134 within which such harm can then be weighed against public benefits bearing in mind the considerable weight to be attached to the statutory duty.

The National Planning Practice Guide (NPPG), published 6th March 2014, provides guidance on how to assess if there is substantial harm. This states:

“What matters in assessing if a proposal causes substantial harm is the impact on the significance of the asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset’s physical presence, but also from its setting.

³²¹

NPPF Annex 2: Glossary

Whether a proposal causes substantial harm will be a judgement for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be addressed. The harm may arise from works to the asset or from development within its setting."

Local Planning Policy

South Northamptonshire Council

The Development Plan comprises the adopted West Northamptonshire Joint Core Strategy (adopted 15 December 2014) and the 'saved' policies of the South Northamptonshire Local Plan (1997).

South Northamptonshire Local Plan Saved Policies 1997 (revised December 2014)

In relation to conservation areas, Policy ENV9 states that:

"A proposal for development in a conservation area will normally only be permitted where:

- (i) the design and scale of new work respects the established character of the area; and*
- (ii) the proposal uses traditional materials appropriate to the character of the area; and*
- (iii) the development does not involve the loss of buildings, walls or other features which contribute to the character of the area; and*
- (iv) in the case of an intensification of a use or an application for a change of use the proposal will be in scale with and not harm the established character of the area."*

With regards to the preservation or enhancement of conservation areas, Policy ENV10 states that:

"The council will seek to preserve or enhance the special character or appearance of conservation areas by:

- (i) resisting the loss of buildings, walls, trees , hedges or other features of importance to that character or appearance;*
- (ii) strictly controlling advertisements;*
- (iii) removing unsightly wires and signs where appropriate and pressing statutory undertakers and utilities to underground their services;*
- (iv) encouraging the development and improvement of under-utilised land and buildings;*
- (v) improving the visual quality of roads, footpaths, street furniture, lighting and signs through its environmental programme;*

(vi) retaining open spaces and important views, where they contribute to the character of the area.”

In relation to the preservation or enhancement of conservation areas, Policy ENV11 further states that:

“Planning permission will not be granted for any development proposals outside a conservation area which have an adverse effect on the setting of the conservation area or on any views into or out of the area.”

With regards to listed buildings, Policy ENV12 states that:

“When considering applications for alterations or extensions to buildings of special architectural or historical interest which constitute development the council will have special regard to the desirability of securing their retention, restoration, maintenance and continued use. demolition or partial demolition of listed buildings will not be permitted. the council will also seek to preserve and enhance the setting of listed buildings by control over the design of new development in their vicinity, the use of adjoining land and, where appropriate, by the preservation of trees and landscape features.”

In relation to extensions and alterations to listed buildings, Policy ENV13 states that:

“A proposal to extend or alter a listed building will only be permitted where the design, scale and materials respect the established architectural and historical character of the building and locality.”

For Historic Parks, Gardens and Battlefields, Policy ENV28 states that:

“Planning permission will not be granted for development which would have a seriously adverse effect on the character or setting of an historic parkland, garden or battlefield.”

South Northamptonshire Local Plan Part 2

Local Plan Part 2, when adopted, will replace the Saved Policies of the Local Plan 1997. The Local Development Scheme (LDS) sets out and timetables the key planning policy documents that the Council will prepare to plan for development in its area. The key components of the Local Plan Part 2 will include Heritage: historic conservation, open space landscape and nature conservation policies and designations. The submission Draft will be made available in Spring 2018.

Guidance

National Planning Practice Guidance (2014)

Whilst not planning policy the Planning Practice Guidance provides a clear indication of the Government’s approach to the application of national policy contained in the NPPF. Where there is conflict between the guidance in the PPG and earlier documents the PPG will take precedence.

Historic England: Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment (2015)

GPA Note 2 provides information to assist in implementing historic environment policy in the Framework and the related guidance given in the NPPG. These include; assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.

Good Practice Advice Note 3: The Setting of Heritage Assets, Historic England (Second Edition) (2017)

Historic England has recently revised its guidance relating to setting and views of heritage assets. The guidance advocates a staged approach to assessment involving identification of the affected assets and setting, an assessment of the degree to which setting and views contribute to the significance of the assets, an assessment of the effects of the proposed development, exploration of ways to maximise enhancement and avoid or minimise harm and the monitoring of outcomes. The guidance also replaces *Seeing the History in the View: A Method for Assessing Heritage Significance within Views* (Historic England, 2011).

The revised guidance clarifies that there is a distinction between views that contribute to heritage significance and views that might be valued for reasons of landscape character or visual amenity. It states that the extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places.

The guidance makes it clear at paragraph 9 that setting is not a heritage asset, nor a heritage designation, rather its importance lies in what it contributes to the significance of the relevant heritage asset itself. The guidance sets out the need for a systematic and staged approach to assessing the impact of development proposals in the setting of a heritage asset. It confirms that such assessment should be based on an understanding of the significance of the heritage assets affected and then the contribution of setting to that significance. Guidance is provided on what potential attributes of setting may or may not make a contribution to the significance of a heritage asset, noting that in any one instance a limited selection of the attributes will be of particular relevance to an asset. These attributes can include:

- the asset's physical surroundings;
- experience of the asset;
- an asset's associative relationships with other heritage assets.

It is identified that views which contribute more to understanding the significance of a heritage asset include the following:

- Those where the composition within the view was a fundamental aspect of the design or function of the heritage asset
- Those where town- or village-scape reveals views with unplanned or unintended beauty

- Those with historic or cultural associations
- Those where relationship between the asset and other heritage assets or natural features or phenomena are particularly relevant.

When assessing the effect of a proposed development on the significance of a heritage asset through effects on setting, matters of location and siting of development; the form and appearance of development; wider effects of the development; and, permanence are highlighted.

The guidance highlights a series of other considerations that are relevant to consideration of the proposed development including 'change over time', 'cumulative change', 'access and setting', 'designed settings', 'setting and urban design' and 'setting and economic viability'.

Principles of Selection for Listing Buildings, Department for Digital, Culture, Media and Sport (2011)

This guidance sets out the general principles applied when deciding whether a building is of special architectural or historic interest and provides a useful framework for assessing and understanding significance of such designated heritage assets.

Blisworth Conservation Area Character Appraisal (2015)

The Blisworth Conservation Area Character Appraisal was adopted by South Northamptonshire Council in September 2015. The appraisal defines the conservation area boundary and analyses the special architectural and historic interest of the area, together with an overview of its setting and key views.

Milton Malsor Conservation Area Character Appraisal (2015)

The Milton Malsor Conservation Area Character Appraisal was adopted by South Northamptonshire Council in January 2015. The appraisal defines the conservation area boundary and analyses the special architectural and historic interest of the area, together with an overview of its setting and key views.

Gayton Conservation Area Character Appraisal (2016)

The Milton Malsor Conservation Area Character Appraisal was adopted by South Northamptonshire Council in March 2016. The appraisal defines the conservation area boundary and analyses the special architectural and historic interest of the area, together with an overview of its setting and key views.

Rothersthorpe Conservation Area Character Appraisal (2013)

The Rothersthorpe Conservation Area Character Appraisal was adopted by South Northamptonshire Council in June 2013. The appraisal defines the conservation area boundary and analyses the special architectural and historic interest of the area, together with an overview of its setting and key views.

Grand Union Canal Conservation Area Character Appraisal (2014)

The Grand Union Canal Conservation Area Character Appraisal was adopted by South Northamptonshire Council in December 2014. The appraisal defines the conservation area boundary and analyses the special architectural and historic interest of the area, together with an overview of its setting and key views.

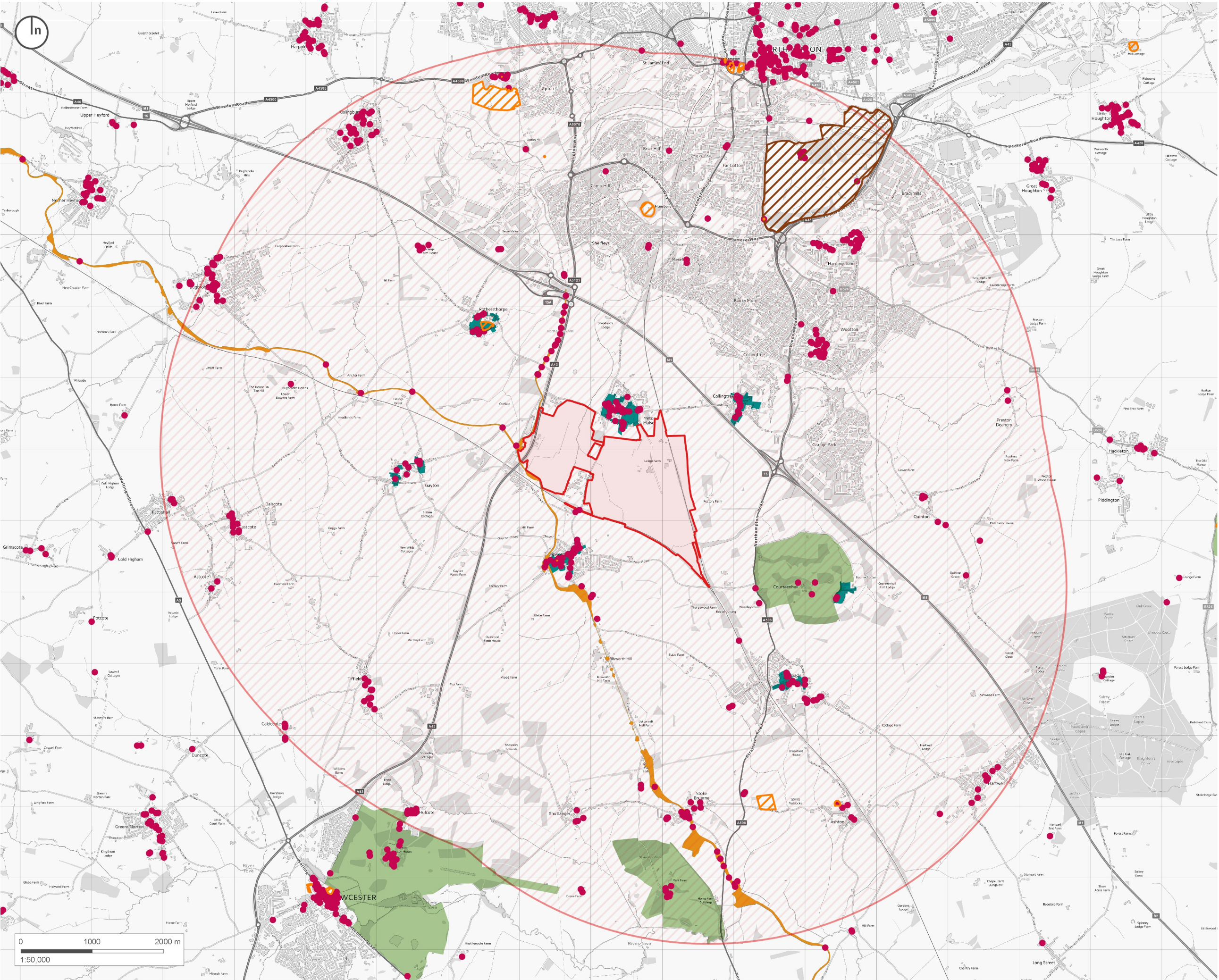
Courteenhall Conservation Area Character Appraisal (2016)

The Courteenhall Conservation Area Character Appraisal was adopted by South Northamptonshire Council in July 2016. The appraisal defines the conservation area boundary and analyses the special architectural and historic interest of the area, together with an overview of its setting and key views.

Collingtree Conservation Area Character Appraisal (2008)

The Collingtree Conservation Area Character Appraisal was adopted by Northampton Borough Council in November 2008. The appraisal defines the conservation area boundary and analyses the special architectural and historic interest of the area, together with an overview of its setting and key views.

Appendix 2: 5km Radius Plan



- Redline
- Redline buffer 5km
- Conservation Areas
- Registered Park and Garden
- Scheduled Monument
- Battlefield
- Listed Buildings

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5km Radius Plan

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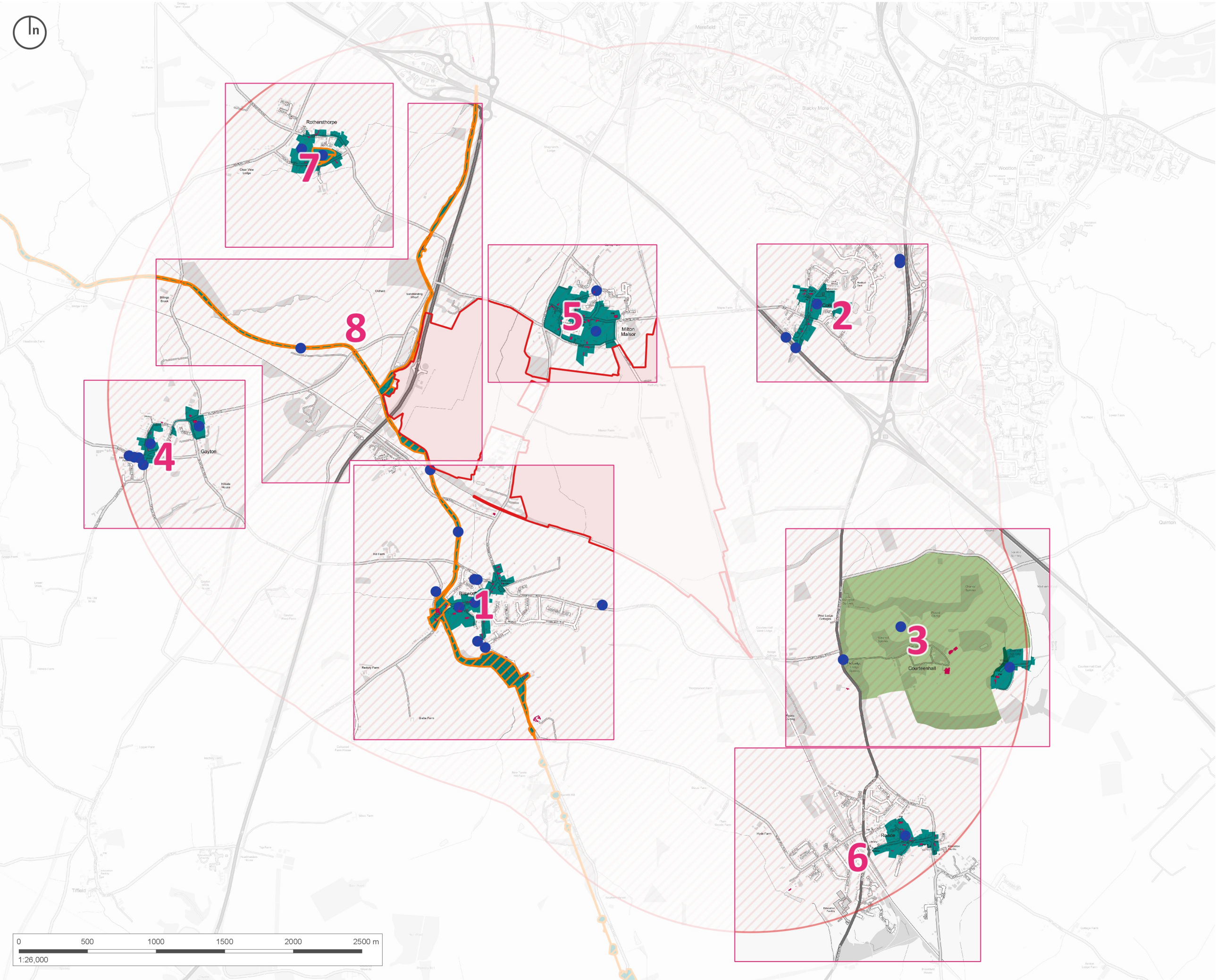
Revision:
1.6

Author:
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Date:
June 2017

Scale:
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Appendix 3: Heritage Asset Plan (Main SRFI Site)



- Red Line Boundary
- Red Line 2km buffer
- Listed Buildings
- Conservation Areas
- Battlefield
- Grand Union Conservation Area
- Courteenhall Registered Park and Garden
- Scheduled Monuments
- Locally Listed Buildings

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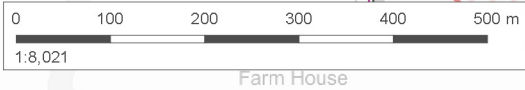
Author:
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Ref No	DESIGUID	TYPE	NAME	GRADE
1	DNN391	LB	Grafton House	II
2	DNN393	LB	Blisworth Mill, including Engine Room and Office	II
3	DNN397	LB	Warehouse adjoining north of Blisworth Mill	II
4	DNN395	LB	K6 Telephone Kiosk	II
5	DNN501	LB	No. 9	II
6	DNN4773	LB	Barn at Stone Works Farm	II
7	DNN4772	LB	Stone Works Farmhouse and attached outbuilding	II
8	DNN4777	LB	Tunnel Hill Farmhouse and attached outbuildings	II
9	DNN4750	LB	Nos. 25 and 27 (Grafton Villas)	II
10	DNN384	LB	The Royal Oak Tavern	II
11	DNN552	LB	No. 1 (Church House)	II
12	DNN580	LB	Blisworth House	II
13	DNN614	LB	No. 11 (Elmtree House)	II
14	DNN703	LB	No. 2	II
15	DNN386	LB	Nos. 12 and 14	II
16	DNN415	LB	Nos. 16 and 18 (Rose Cottage)	II
17	DNN432	LB	Nos. 40 and 42	II
18	DNN442	LB	No. 44 (Peverel Cottage)	II
19	DNN457	LB	No. 50	II
20	DNN469	LB	The Sun, Moon and Stars Public House	II
21	DNN482	LB	No. 3 (Stoneacre)	II*
22	DNN530	LB	Church of St. John the Baptist	II*
23	DNN573	LB	The Old Rectory	II
24	DNN575	LB	Barn at north end of the village on east side of the road	II
25	DNN576	LB	Cliff Hill Farmhouse	II
26	DNN578	LB	No. 1 (Crieff House)	II
27	DNN579	LB	No. 21 (Thackstone Cottage)	II
28	DNN582	LB	No. 31	II
29	DNN584	LB	No. 83 (Laburnum Cottage) & No. 85 (Clematis Cottage)	II
30	DNN590	LB	Nos. 16/18 and 20	II
31	DNN592	LB	No. 22	II
32	DNN594	LB	Nos. 26 and 28	II
33	DNN597	LB	Nos. 1 and 3	II
34	DNN19700	LB	Blisworth War Memorial	II
35	DNN4737	LB	Railway bridge over Northampton Road	II
36	DNN542	LB	Group of 3 chest tombs approx 4m east of chancel of Church of St. John the Baptist	II
37	DNN554	LB	Chest tomb approx 9m north of north porch of Church of St. John the Baptist	II
38	DNN565	LB	Chest tomb approx 14m north of north porch of Church of St. John the Baptist	II
39	DNN572	LB	Chest tomb approx 22m north of north porch of Church of St. John the Baptist	II

Ref No	HER Name
40	Churchyard cross base in St John the Baptist's churchyard
41	Blisworth Conservation Area
42	Grand Union Canal Conservation Area
43	Blisworth Lodge Farmhouse and Barns
44	30 Stoke Road
45	38 Stoke Road
46	Blisworth Baptist Chapel
47	11 Chapel Lane
48	Railway Bridge Over Canal, London & Birmingham Railway
49	The Bays



- Red Line Boundary
- Red Line 2km buffer
- Conservation Areas
- Grand Union Conservation Area
- Scheduled Monuments
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January 2017

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Ref No	DESIGUID	TYPE	NAME	GRADE
1	DNN12217	LB	Church of St. Columba	II*
2	DNN4040	LB	No. 43 (Holmwood)	II*
3	DNN4049	LB	Old bridge 10 yards north east of New Lodge	II
4	DNN4031	LB	The Rectory	II
5	DNN4032	LB	Nos. 4 and 6	II
6	DNN4038	LB	Nos. 21 and 23	II
7	DNN4037	LB	No. 19	II
8	DNN4039	LB	Nos. 25 & 27 (The Wooden Walls of Old England Public House)	II
9	DNN4030	LB	No. 1 (The Gables)	II
10	DNN4034	LB	No. 4 (Rose Cottage)	II
11	DNN4035	LB	No. 44	II
12	DNN4048	LB	Gateway between Old and New Lodges	II

Ref No	HER Name
13	Collingtree Conservation Area
14	Collingtree Grange New Lodge
15	Collingtree Grange Old Lodge
16	M1 Motorway (Maple)
17	M1 Motorway (Ward)



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Heritage Asset Plan (SRFI) (Collingtree)
Map 2 of 8

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January 2017

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Ref No	DESIGUID	TYPE	NAME	GRADE
1	DNN5211	LB	Church of St. Peter and St. Paul	II*
2	DNN12476	LB	The Old Rectory and attached stable block and outbuilding	II
3	DNN4963	LB	Woodleys Farmhouse	II
4	DNN5225	LB	The School and School House	II*
5	DNN5214	LB	Courteenhall House and attached offices	II*
6	DNN5220	LB	Courteenhall House, stable block and attached coach houses, stable and barn	II*

Ref No	HER Name
7	Courteenhall Park and Garden
8	Courteenhall Conservation Area
9	Gate Lodge to Courteenhall Park



- Red Line Boundary
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Heritage Asset Plan (SRFI) (Courteenhall)
Map 3 of 8

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Ref No	DESIGUID	TYPE	NAME	GRADE
1	DNN6124	LB	Church of St. Mary the Virgin	II*
2	DNN6128	LB	Gayton Manor House	I
3	DNN6134	LB	No. 16 (Home Farmhouse)	II
4	DNN6137	LB	No. 17 (Beech House)	II
5	DNN6132	LB	No. 2 (The Weir)	II
6	DNN6149	LB	No. 18 (Evergreen Farmhouse)	II
7	DNN12519	LB	Gatepiers and gates at Gayton House	II
8	DNN6131	LB	Flight of steps and pair of urns approx 40m north east of Gayton Manor	II

Ref No	HER Name
9	Gayton Conservation Area
10	1 Eastcote Road
11	1 Bugbrooke Road
12	Gayton Church of England Primary School
13	3-7 Bugbrooke Road

- Red Line Boundary
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Heritage Asset Plan (SRFI) (Gayton)
Map 4 of 8

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Revision:
1.8

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Ref No	DESIGUID	TYPE	NAME	GRADE
1	DNN6290	LB	No. 4 (Stockwell Farmhouse)	II
2	DNN6267	LB	No. 70 (The Hollies)	II
3	DNN6285	LB	No. 31 (Hobb End Cottage)	II
4	DNN6297	LB	Milton Malsor Manor House	II
5	DNN6303	LB	Barn at Manor Farm	II
6	DNN6301	LB	No. 2 (Manor Farmhouse)	II
7	DNN6288	LB	Nos. 49 and 51	II
8	DNN6293	LB	No. 38 (Thatch End)	II
9	DNN6309	LB	Milton House and Manor Cottage	II
10	DNN6313	LB	No. 33 (Mortimers)	II
11	DNN6312	LB	No. 31 (The Old Rectory)	II
12	DNN6305	LB	Manor House	II
13	DNN6307	LB	Dovecote at Manor House	II
14	DNN6493	LB	No. 6 (The Grange)	II
15	DNN6490	LB	No. 2	II
16	DNN6270	LB	No. 57/59	II
17	DNN6272	LB	The Compass Public House	II
18	DNN6277	LB	No. 65 (The Manse)	II
19	DNN6281	LB	No. 67 (Little House)	II
20	DNN6274	LB	Milton Malsor Baptist Church	II
21	DNN6282	LB	No. 71 (Corner Cottage)	II
22	DNN6499	LB	No. 44 (The Forge) and No. 46	II
23	DNN6498	LB	No. 42 (Lantern Cottage)	II
24	DNN6501	LB	No. 58	II
25	DNN6504	LB	No. 60	II
26	DNN6470	LB	Church of the Holy Cross	II*
27	DNN19705	LB	Milton Malsor War Memorial	II
28	DNN6299	LB	Gates and gatepiers to Milton Malsor Manor House	II
29	DNN12539	LB	Chest tomb approx 6m east of north east angle of chancel of Church of the Holy Cross	II
30	DNN12540	LB	Headstone approx 7m east of chancel of Church of the Holy Cross	II
31	DNN12541	LB	Chest tomb approx 6m east north east of north east angle of chancel of Church of the Holy Cross	II
32	DNN12542	LB	Chest tomb approx 4m east of south east angle of south chancel chapel of Church of the Holy Cross	II
33	DNN6483	LB	Headstone approx 7m east of south chancel chapel of Church of the Holy Cross	II
34	DNN12543	LB	Chest tomb approx 8m south of south west angle of south aisle of Church of the Holy Cross	II
35	DNN6486	LB	Headstone approx 3m south of south aisle of Church of the Holy Cross	II

Ref No	HER Name
36	Milton Malsor Conservation Area
37	2 High Street



- Red Line Boundary
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Heritage Asset Plan (SRFI) (Milton Malsor) Map 5 of 8

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Ref No	DESIGUID	TYPE	NAME	GRADE
1	DNN4601	LB	Hyde Farmhouse	II
2	DNN4603	LB	Remains of dovecote at Hyde Farm	II
3	DNN868	LB	No. 39 (Candida Cottage)	II
4	DNN866	LB	Nos. 9 and 11/13 (The Old Forge)	II
5	DNN858	LB	No. 28	II
6	DNN849	LB	No. 22 (Wendy's Cottage)	II
7	DNN855	LB	No. 24 (The Retreat)	II
8	DNN862	LB	Road Baptist Church and attached school room	II
9	DNN835	LB	No. 1	II
10	DNN12538	LB	No. 4	II
11	DNN830	LB	No. 6 (Browns Lodge)	II
12	DNN827	LB	No. 8 (Bramber Cottage)	II
13	DNN816	LB	Church of St. Mary the Virgin	II*
14	DNN5008	LB	Aqueduct	II
15	DNN820	LB	Chest tomb approx 1m south of Church of St. Mary the Virgin	II

Ref No	HER Name
16	Road Conservation Area



- Red Line Boundary
- Red Line 2km buffer
- Conservation Areas
- Grand Union Conservation Area
- Scheduled Monuments
- Battlefield
- Listed Buildings
- Courteenhall Registered Park and Garden
- Locally Listed Buildings

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Project:
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Document:
Environmental Statement

Title:
Heritage Asset Plan (SRFI) (Rode)
Map 6 of 8

Figure No.
(Figure 12.2)

Revision:
1.8

Date:
January 2017

Author:
JH / MS

Scale:
As shown (A3)



Ref No	DESIGUID	TYPE	NAME	GRADE
1	DNN5040	LB	No. 33 Church Farmhouse	II
2	DNN5043	LB	Church of St. Peter and St. Paul	II*
3	DNN5047	LB	No. 20 (Studleigh Cottage)	II
4	DNN5052	LB	The Manor and attached outbuilding	II*
5	DNN5080	LB	Poplars House	II*
6	DNN5082	LB	Outbuilding and brewhouse approx 15m north east of Poplars House	II
7	DNN5084	LB	Manor House	II
8	DNN5086	LB	Dovecote at Manor House	II
9	DNN5050	LB	No. 26A	II
10	DNN5325	LB	Chest tomb approx 1m east of south chancel chapel of Church of St. Peter and St. Paul	II

Ref No	HER Name
11	The Berry (Scheduled Monument)
12	Rothersthorpe Conservation Area



- Red Line Boundary
- Red Line 2km buffer
- Conservation Areas
- Grand Union Conservation Area
- Scheduled Monuments
- Battlefield
- Listed Buildings
- Courteenhall Registered Park and Garden
- Locally Listed Buildings

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Document:
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Title:
Heritage Asset Plan (SRFI) (Rothersthorpe) Map 7 of 8

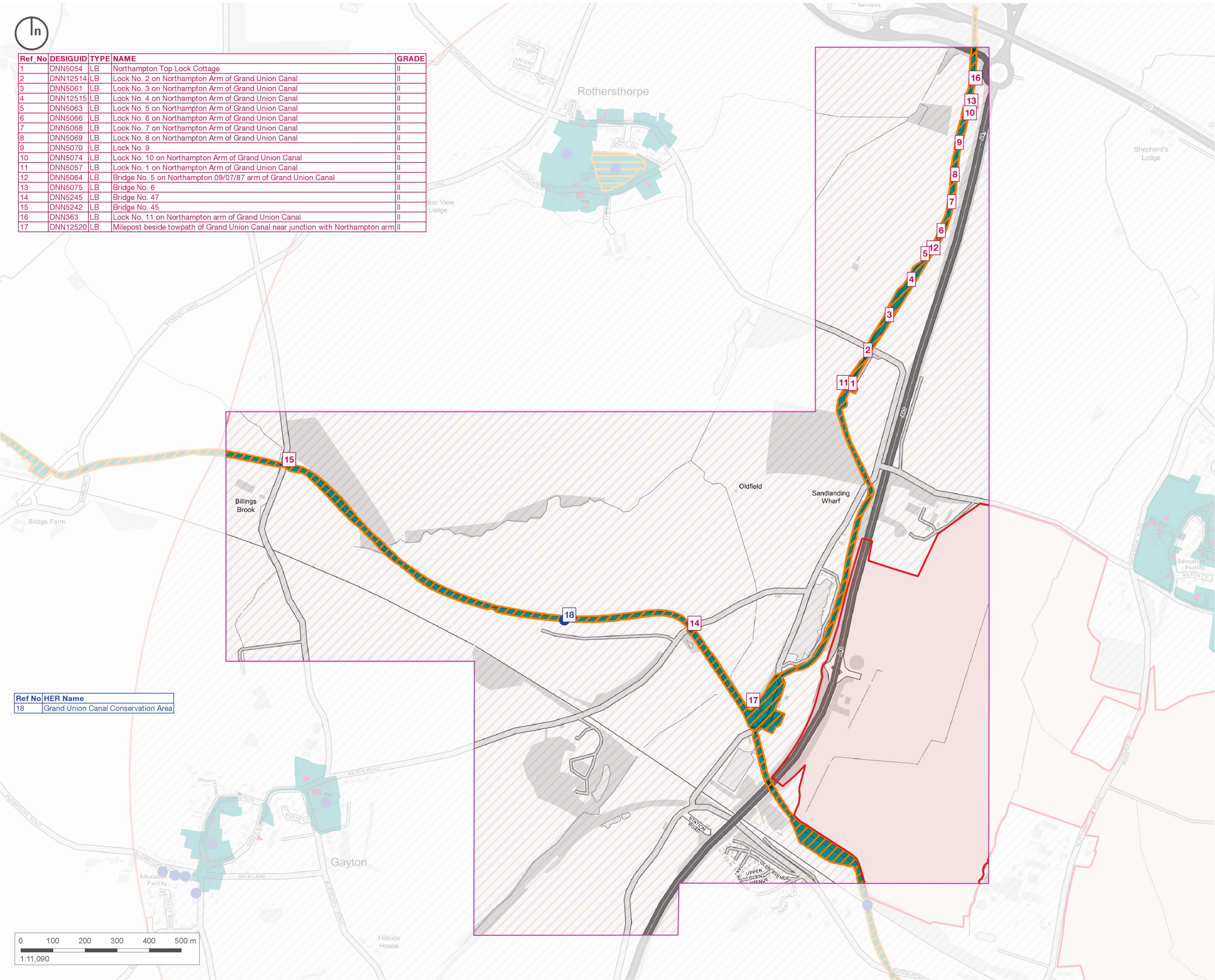
Figure No.
(Figure 12.2)

Revision:
1.8

Date:
January 2017

Author:
JH / MS

Scale:
As shown (A3)



Ref No	DESIGUID	TYPE	NAME	GRADE
1	DNN5054	LB	Northampton Top Lock Cottage	II
2	DNN12514	LB	Lock No. 2 on Northampton Arm of Grand Union Canal	II
3	DNN5061	LB	Lock No. 3 on Northampton Arm of Grand Union Canal	II
4	DNN12515	LB	Lock No. 4 on Northampton Arm of Grand Union Canal	II
5	DNN5063	LB	Lock No. 5 on Northampton Arm of Grand Union Canal	II
6	DNN5066	LB	Lock No. 6 on Northampton Arm of Grand Union Canal	II
7	DNN5068	LB	Lock No. 7 on Northampton Arm of Grand Union Canal	II
8	DNN5069	LB	Lock No. 8 on Northampton Arm of Grand Union Canal	II
9	DNN5070	LB	Lock No. 9	II
10	DNN5074	LB	Lock No. 10 on Northampton Arm of Grand Union Canal	II
11	DNN5057	LB	Lock No. 1 on Northampton Arm of Grand Union Canal	II
12	DNN5064	LB	Bridge No. 5 on Northampton 09/07/87 arm of Grand Union Canal	II
13	DNN5075	LB	Bridge No. 6	II
14	DNN5245	LB	Bridge No. 47	II
15	DNN5242	LB	Bridge No. 45	II
16	DNN363	LB	Lock No. 11 on Northampton arm of Grand Union Canal	II
17	DNN12520	LB	Milepost beside towpath of Grand Union Canal near junction with Northampton arm	II

Ref No	HER Name
18	Grand Union Canal Conservation Area

- Red Line Boundary
- Red Line 2km buffer
- Conservation Areas
- Grand Union Conservation Area
- Scheduled Monuments
- Battlefield
- Listed Buildings
- Courteenhall Registered Park and Garden
- Locally Listed Buildings

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Document:
Environmental Statement

Title:
Heritage Asset Plan (SRFI) (Grand Union Canal Conservation Area)
Map 8 of 8

Figure No.
(Figure 12.2)

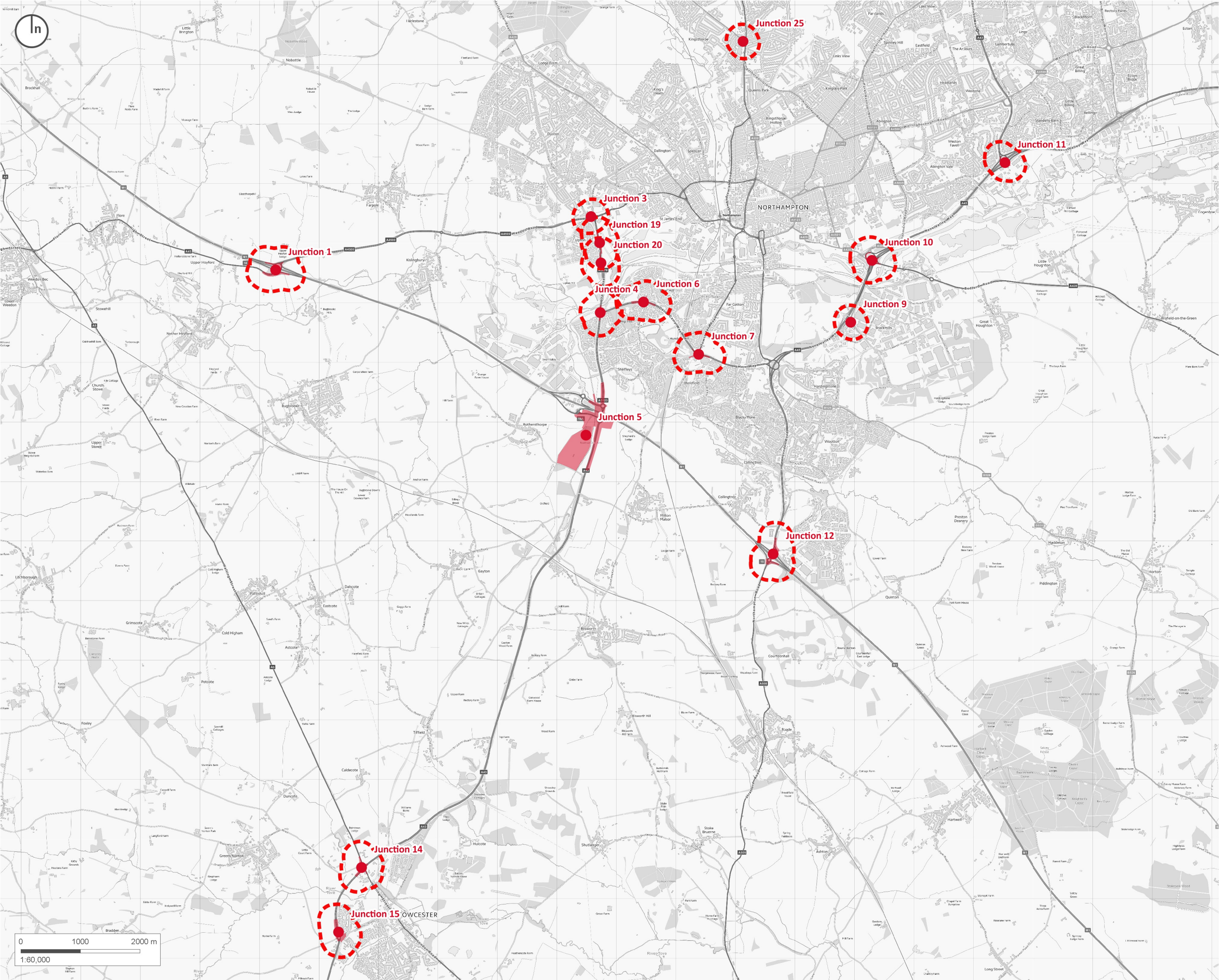
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1.8

Date:
January 2017

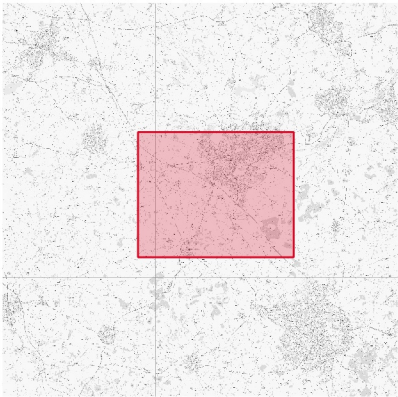
Author:
JH / MS

Scale:
As shown (A3)

Appendix 4: Heritage Asset Plan (Highways)



TPA Redline
TPA Redline 250k buffer.shp



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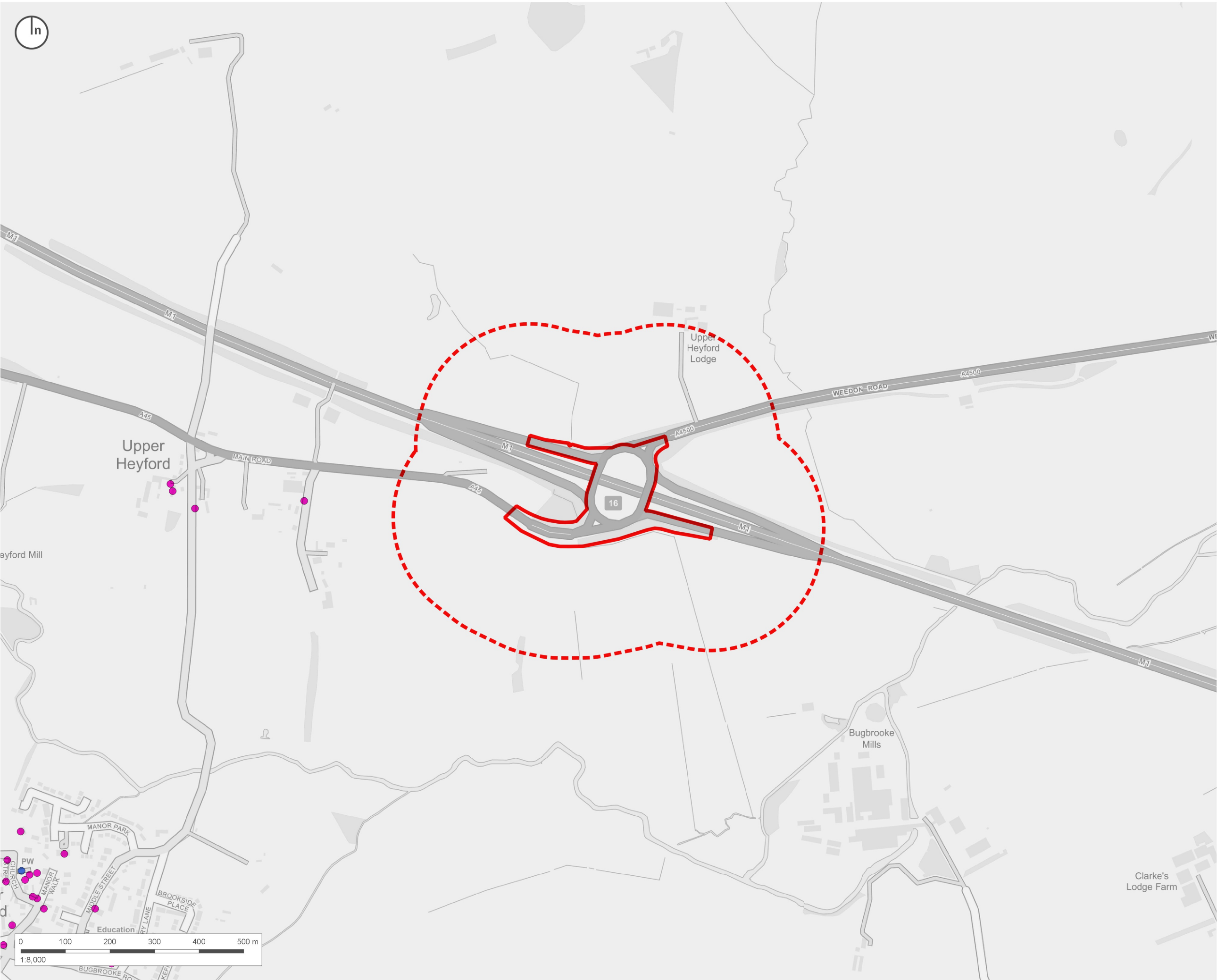
Project:
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Document:
Environmental Statement

Title:
Heritage Asset Plan (Highways)

Figure No.
(Figure 12.3)

Revision: 1.3	Author: JH / MS
Date: July 2017	Scale: As shown(A3)



TPA Redline

TPA Redline 250k buffer.shp

Park and Garden

Scheduled Monument

Battlefield

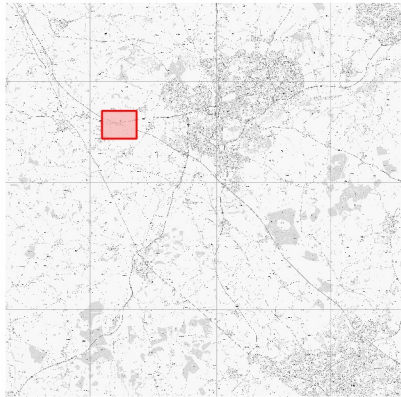
Conservation Areas

Listed buildings

I

II

II*



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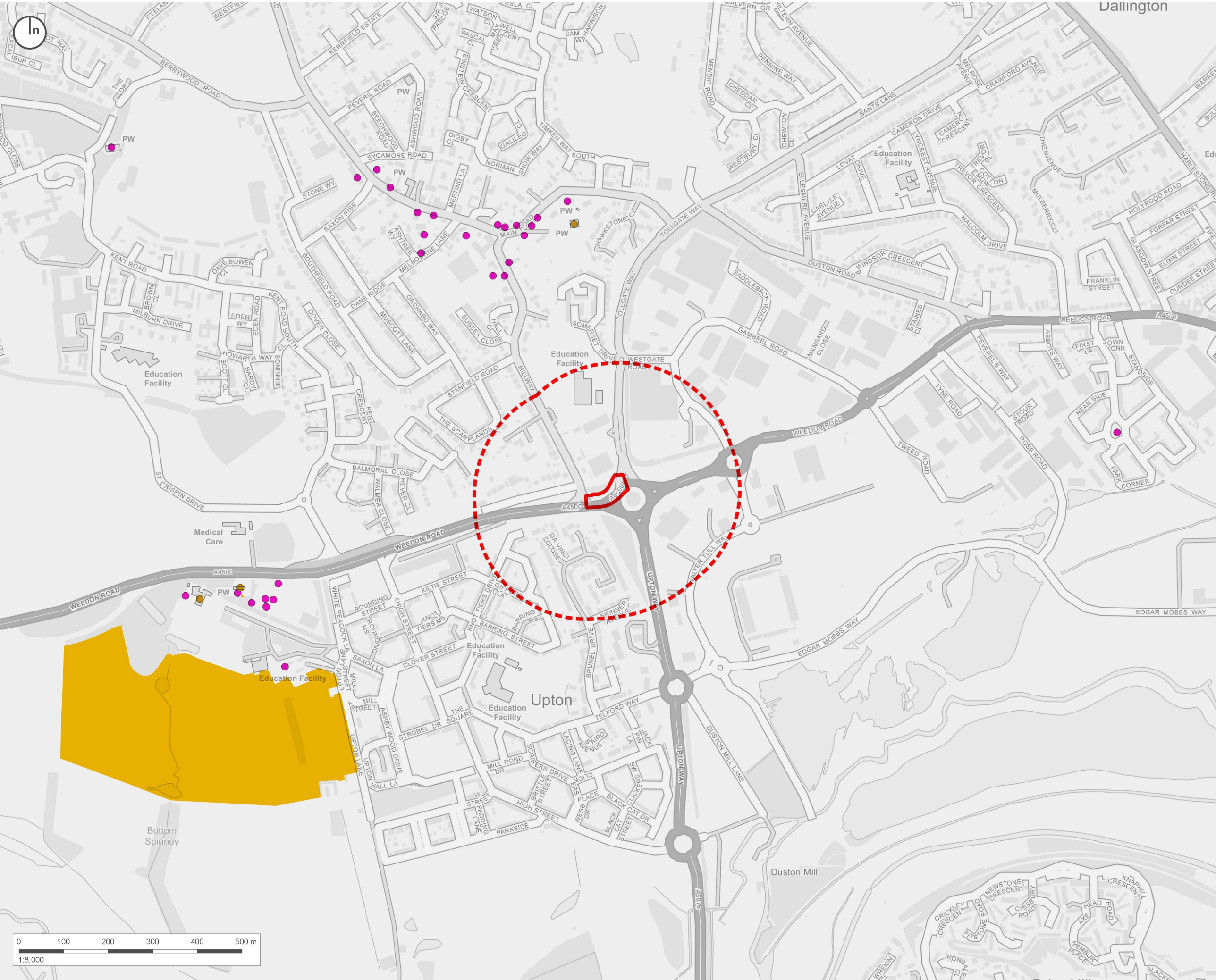
Project:
Rail Central, Northamptonshire

Document:
Environmental Statement

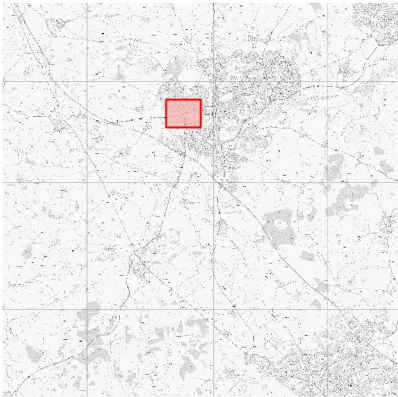
Title:
**Heritage Asset Plan (Highways)
Junction 1 - Junction 16 of the M1**

Figure No.
(Figure12.3) - Map 01 of 14

Revision:	Author:
1.4	JH / MS
Date:	Scale:
July 2017	1:8,000(A3)



- TPA Redline
- TPA Redline 250k buffer.shp
- Park and Garden
- Scheduled Monument
- Battlefield
- Conservation Areas
- Listed buildings
 - I
 - II
 - II*



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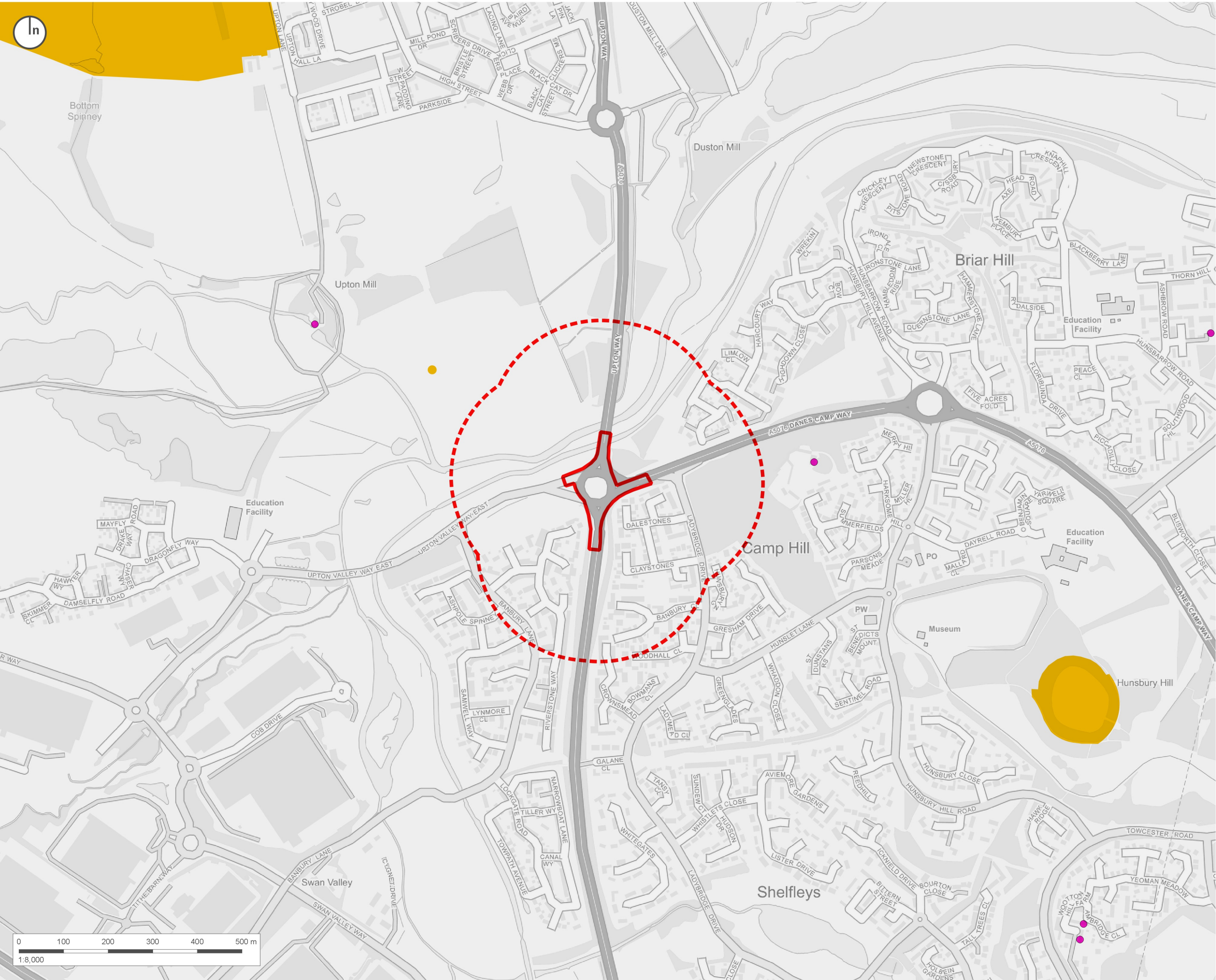
Project:
Rail Central, Northamptonshire

Document:
Environmental Statement

Title:
**Heritage Asset Plan (Highways)
Junction 3 - A4500/Tollgate Way/Upton Way**

Figure No.
(Figure12.3) - Map 02 of 14

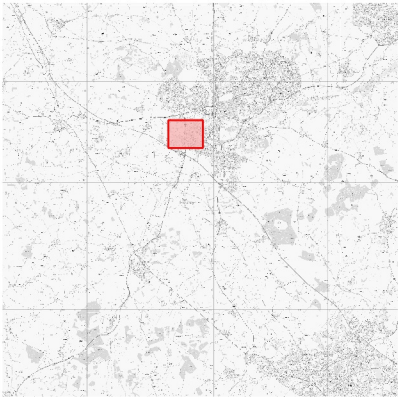
Revision: 1.4	Author: JH / MS
Date: July 2017	Scale: 1:8,000(A3)



- TPA Redline
- TPA Redline 250k buffer.shp
- Park and Garden
- Scheduled Monument
- Battlefield
- Conservation Areas

Listed buildings

- I
- II
- II*



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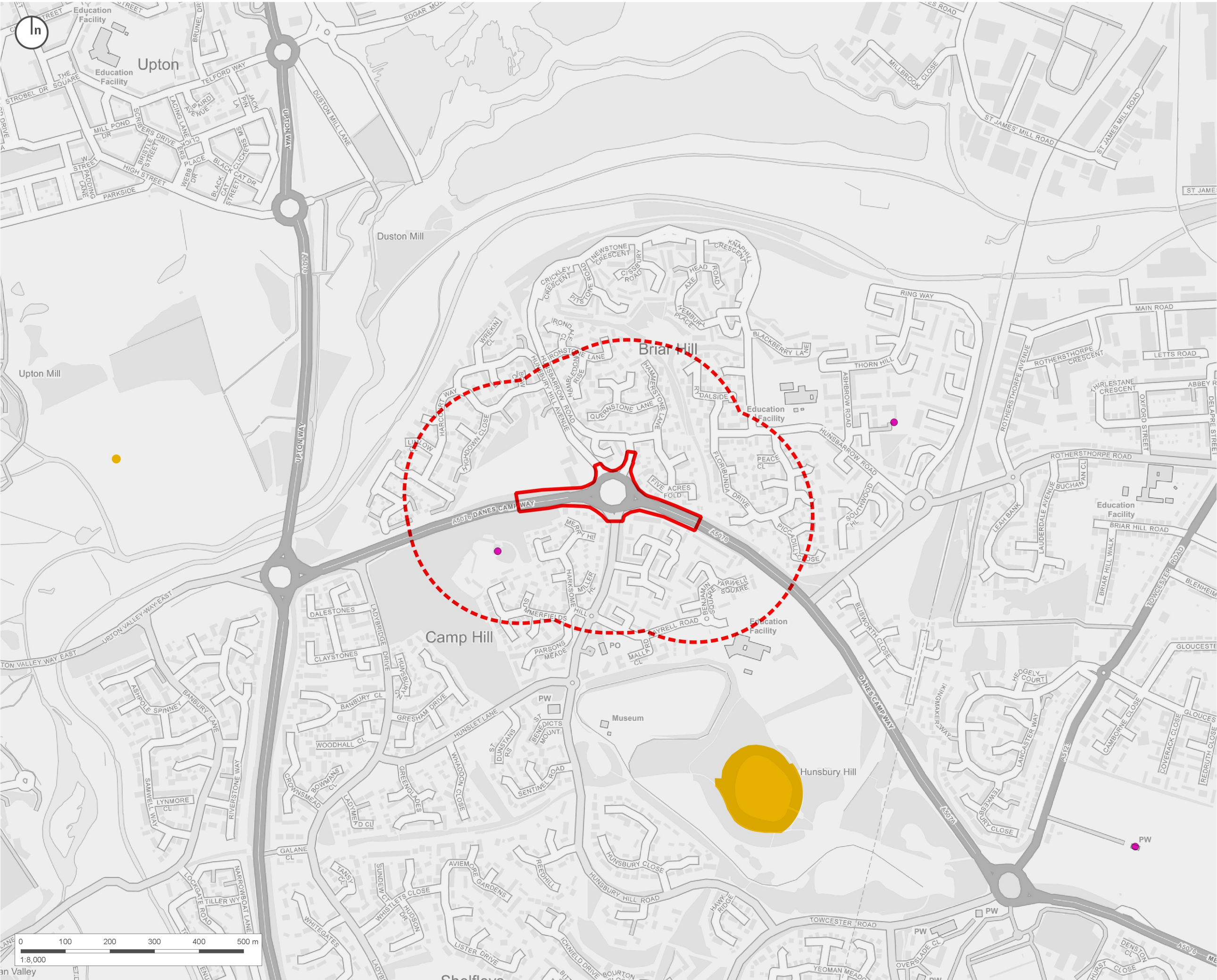
Project:
Rail Central, Northamptonshire

Document:
Environmental Statement

Title:
**Heritage Asset Plan (Highways)
Junction 4 - A5076/A5123/Upton Way
Roundabout**

Figure No.
(Figure12.3) - Map 03 of 14

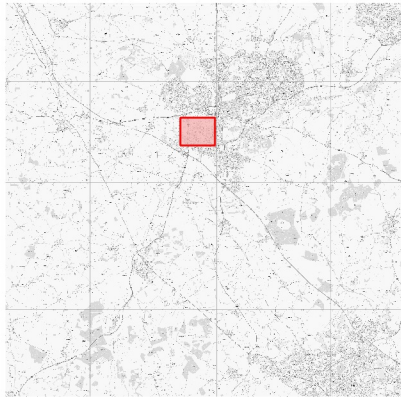
Revision: 1.4	Author: JH / MS
Date: July 2017	Scale: 1:8,000(A3)



- TPA Redline
- TPA Redline 250k buffer.shp
- Park and Garden
- Scheduled Monument
- Battlefield
- Conservation Areas

Listed buildings

- I
- II
- II*



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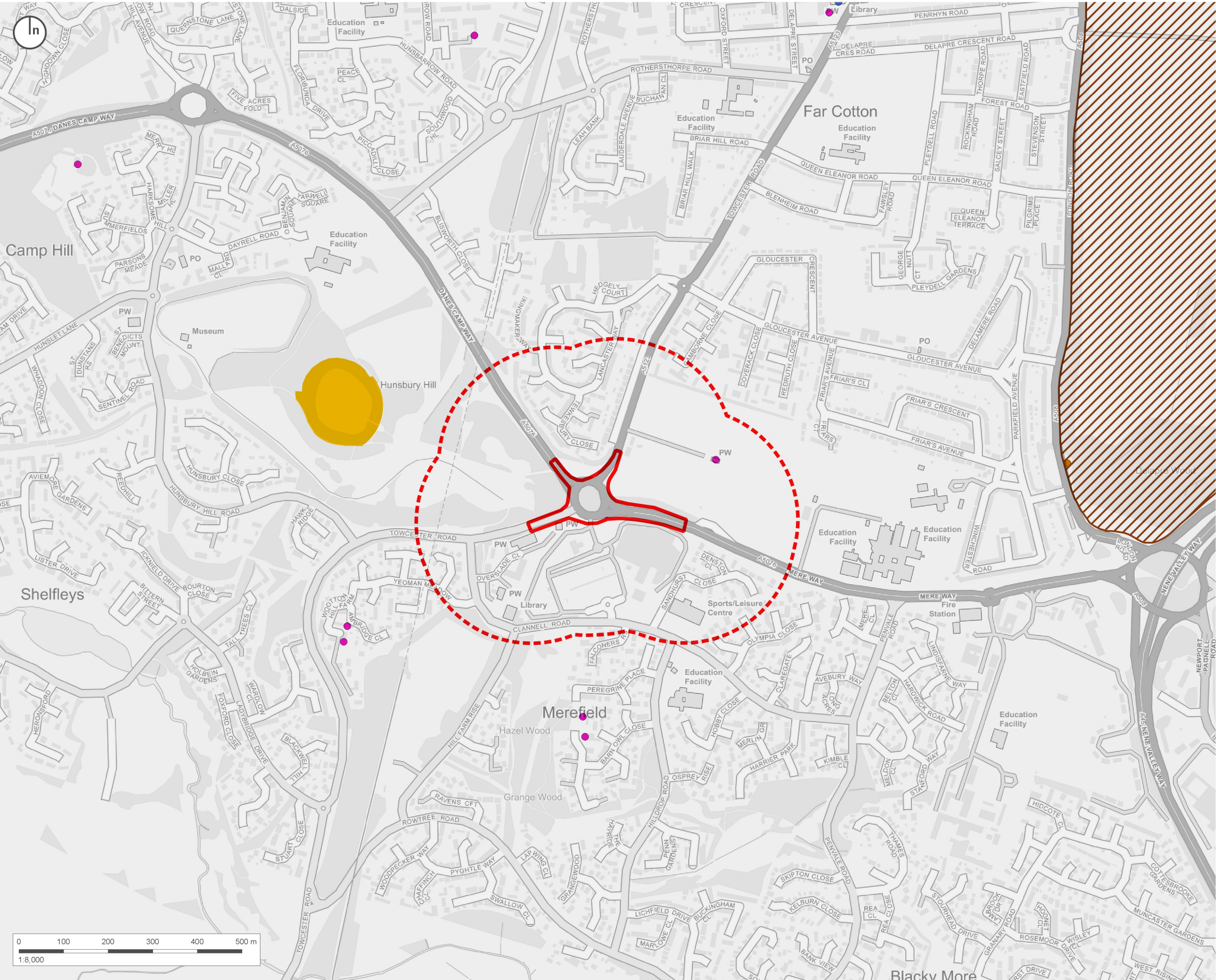
Project:
Rail Central, Northamptonshire

Document:
Environmental Statement

Title:
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Junction 6 - A5076/Hunsbury Hill
Ave/Hunsbarrow Rd/Danes Camp Way**

Figure No.
(Figure12.3) - Map 04 of 14

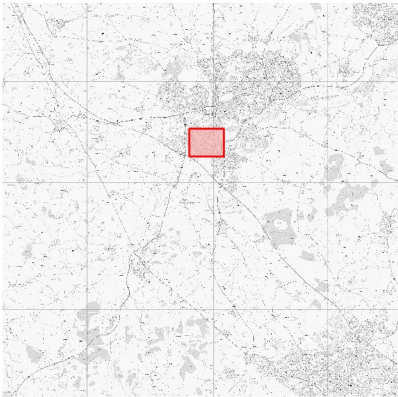
Revision: 1.4	Author: JH / MS
Date: July 2017	Scale: 1:8,000(A3)



- TPA Redline
- TPA Redline 250k buffer.shp
- Park and Garden
- Scheduled Monument
- Battlefield
- Conservation Areas

Listed buildings

- I
- II
- II*



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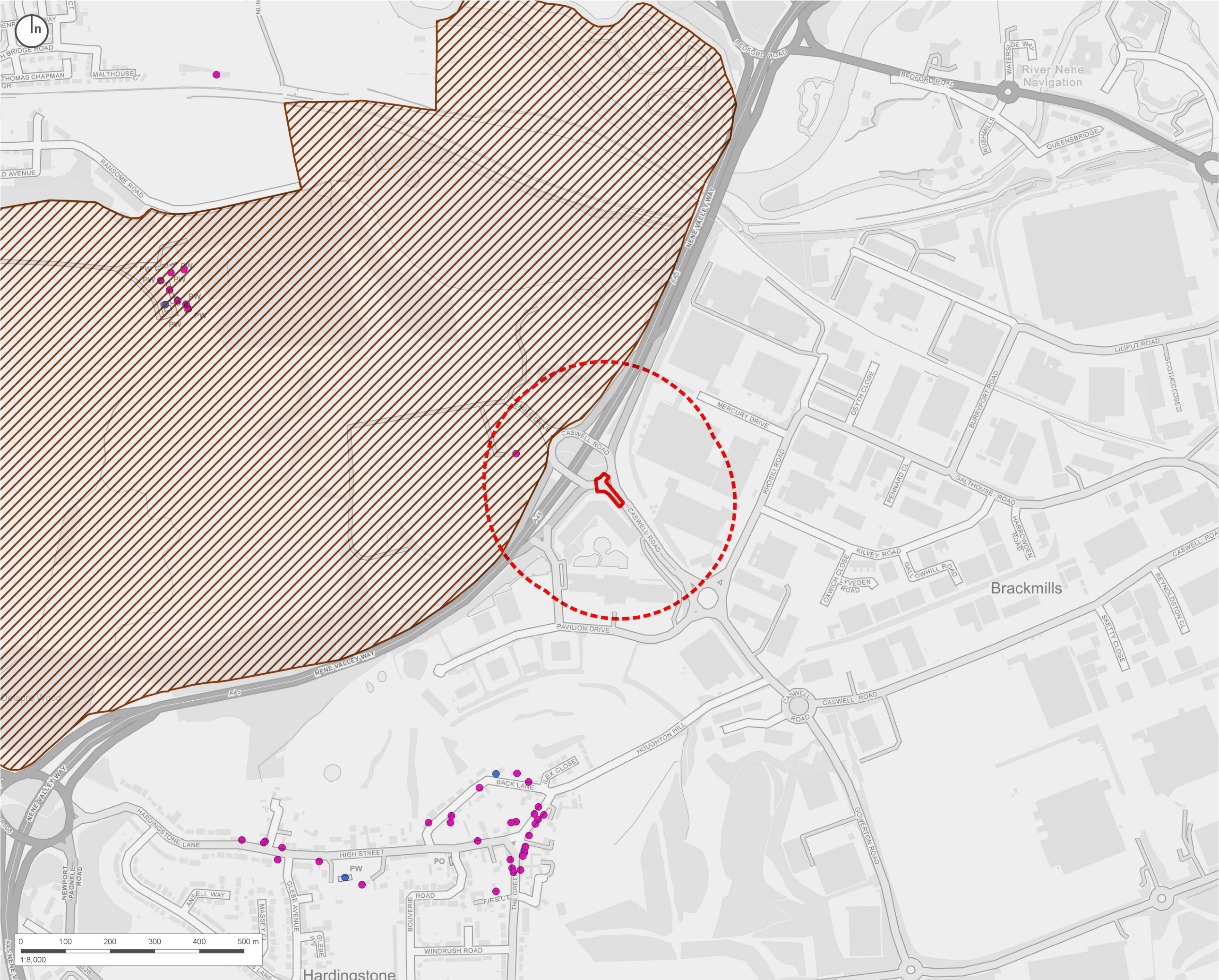
Project:
Rail Central, Northamptonshire

Document:
Environmental Statement

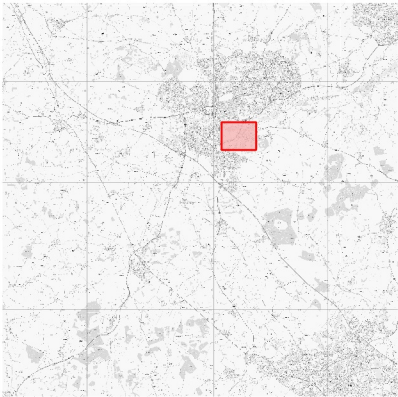
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**Heritage Asset Plan (Highways)
Junction 7 - Towcester Rd/Danes Camp Way/Towcester Rd**

Figure No.
(Figure12.3) - Map 05 of 14

Revision: 1.4	Author: JH / MS
Date: July 2017	Scale: 1:8,000(A3)



- TPA Redline
- TPA Redline 250k buffer.shp
- Park and Garden
- Scheduled Monument
- Battlefield
- Conservation Areas
- Listed buildings
 - I
 - II
 - II*



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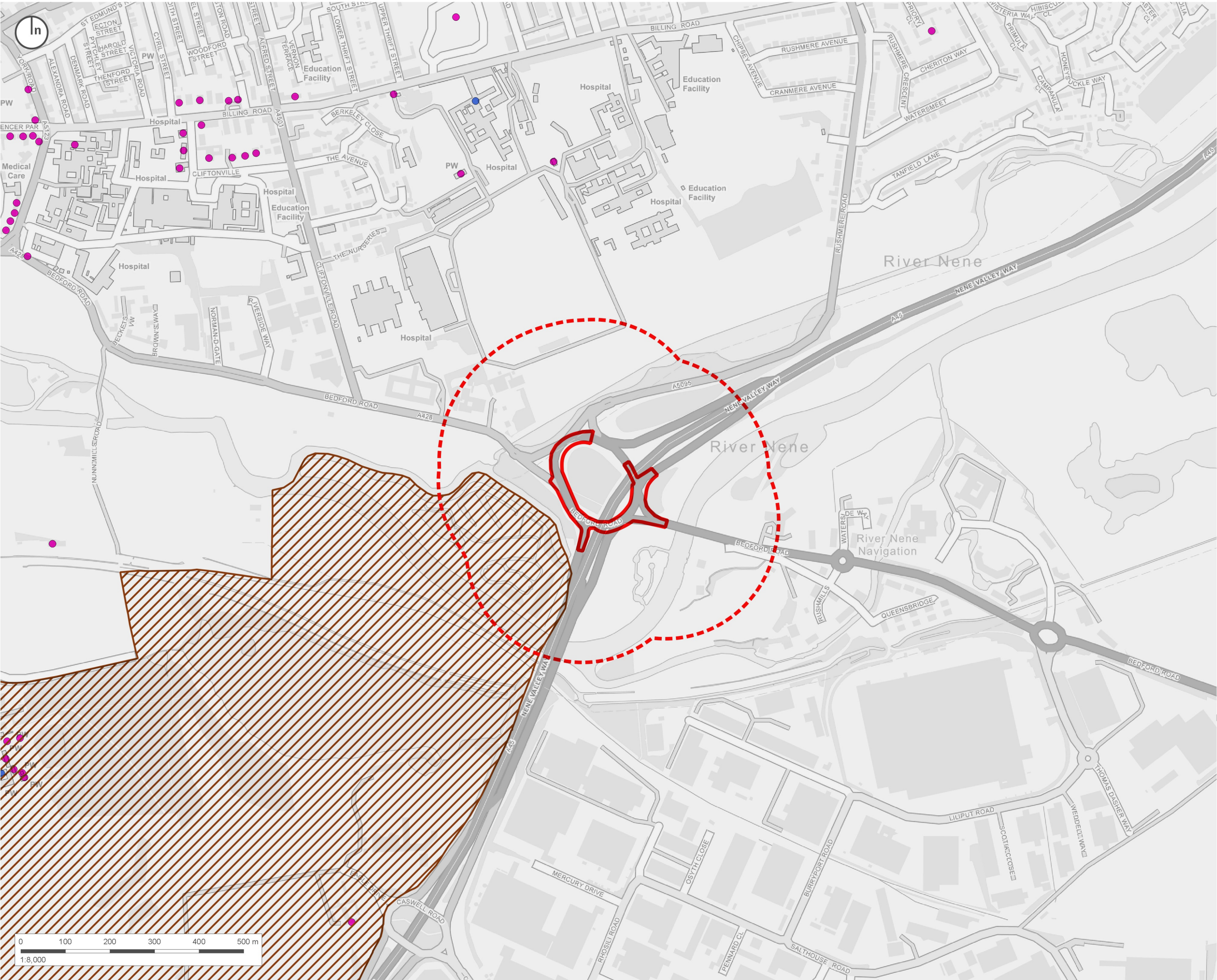
Project:
Rail Central, Northamptonshire

Document:
Environmental Statement

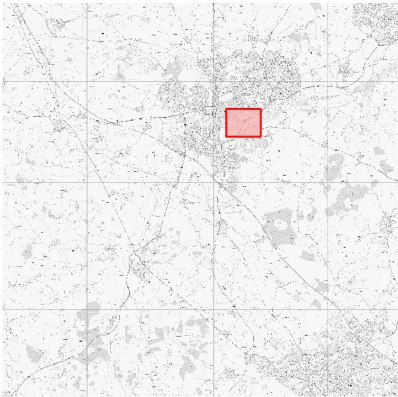
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**Heritage Asset Plan (Highways)
Junction 9 - A45/Eagle Drive/Caswell Road**

Figure No.
(Figure12.3) - Map 06 of 14

Revision: 1.4	Author: JH / MS
Date: July 2017	Scale: 1:8,000(A3)



- TPA Redline
- TPA Redline 250k buffer.shp
- Park and Garden
- Scheduled Monument
- Battlefield
- Conservation Areas
- Listed buildings
 - I
 - II
 - II*



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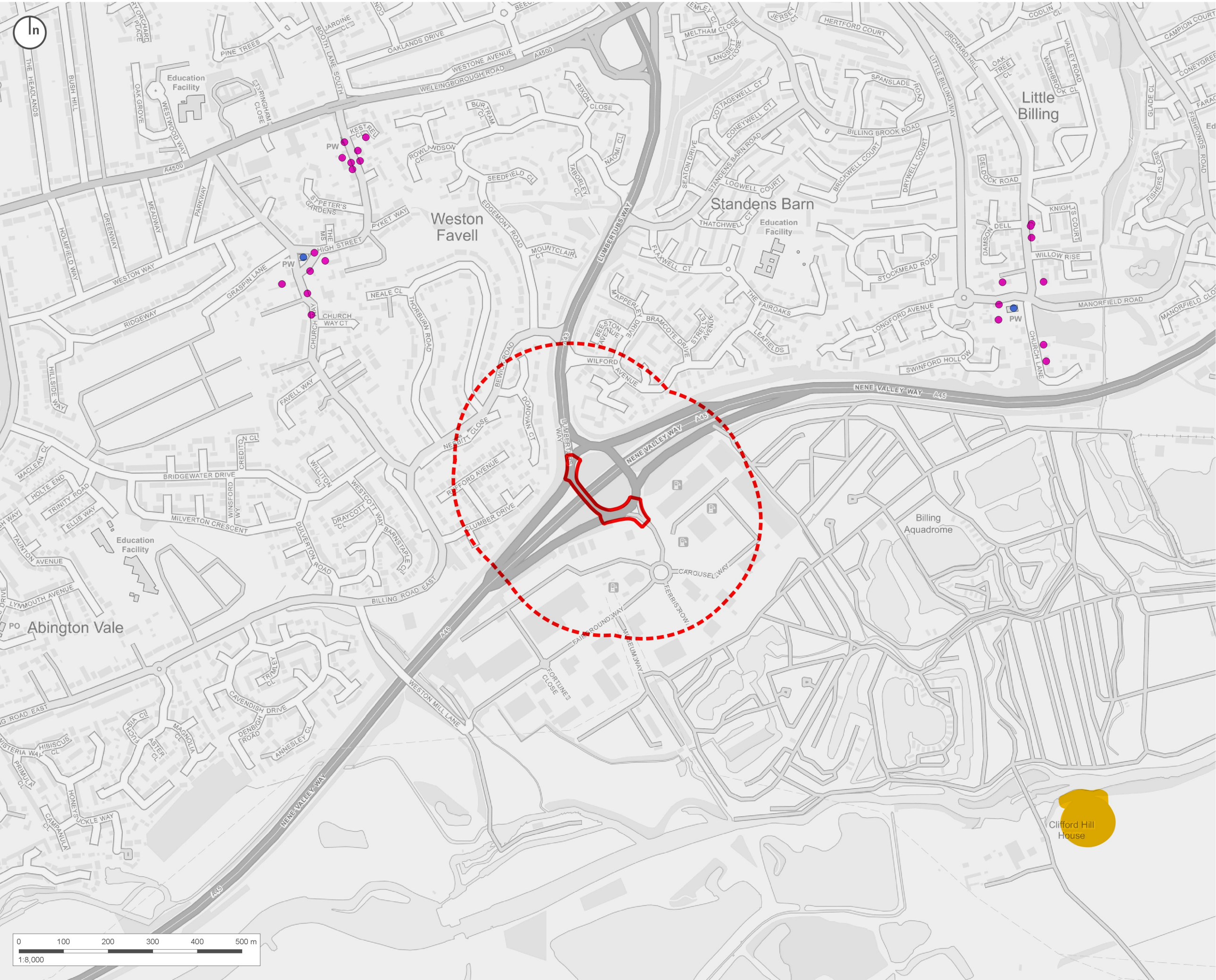
Project:
Rail Central, Northamptonshire

Document:
Environmental Statement

Title:
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Junction 10 - A45/ Nene Valley Way/Bedford Rd/ Rushmere Rd**

Figure No.
(Figure12.3) - Map 07 of 14

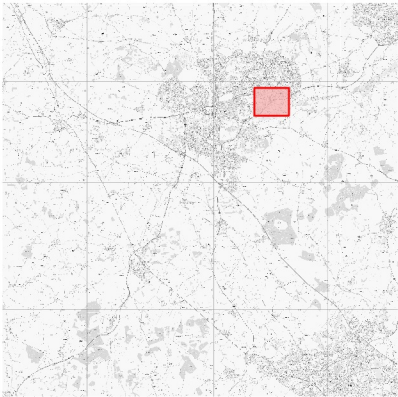
Revision: 1.4	Author: JH / MS
Date: July 2017	Scale: 1:8,000(A3)



- TPA Redline
- TPA Redline 250k buffer.shp
- Park and Garden
- Scheduled Monument
- Battlefield
- Conservation Areas

Listed buildings

- I
- II
- II*



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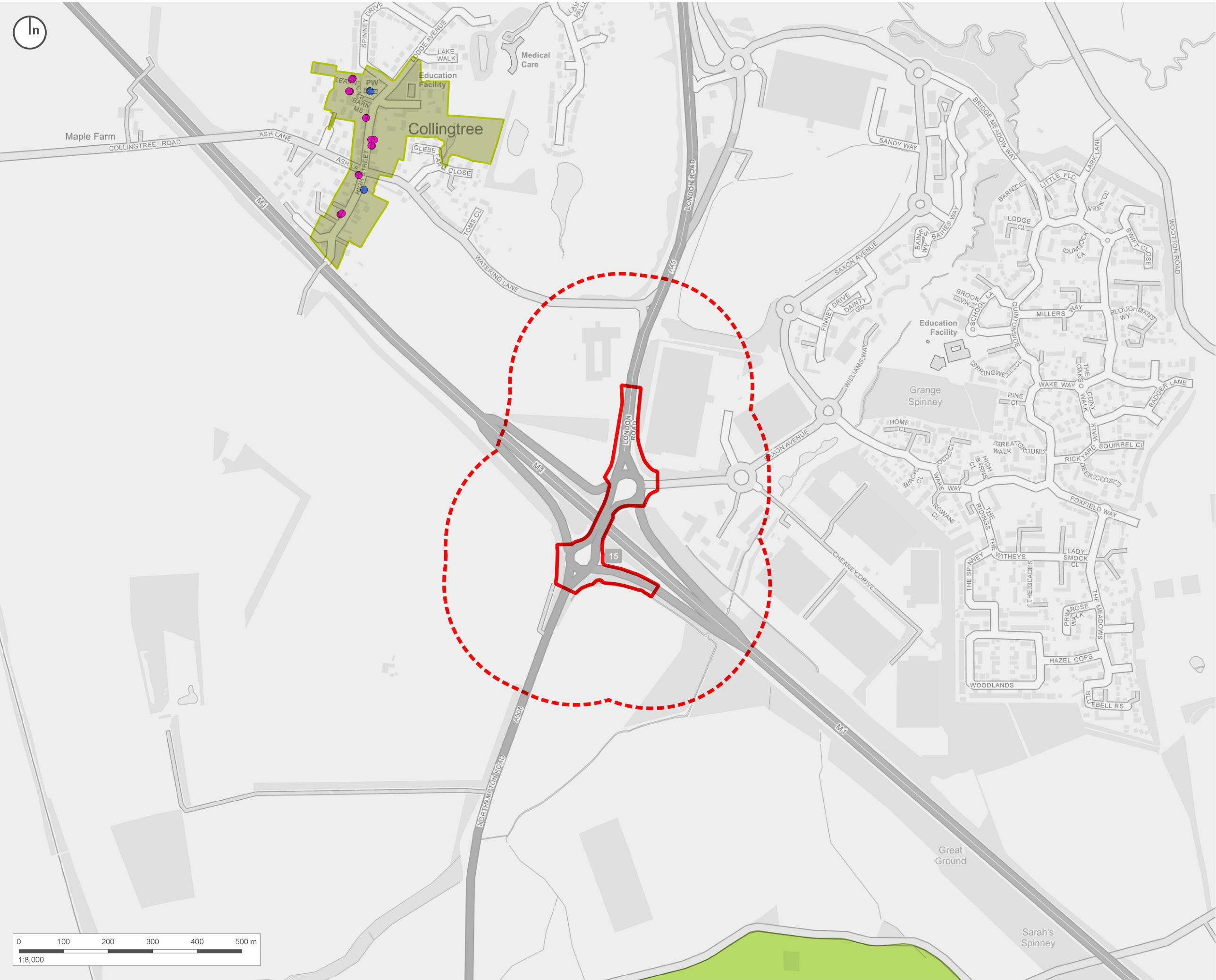
Project:
Rail Central, Northamptonshire

Document:
Environmental Statement

Title:
**Heritage Asset Plan (Highways)
Junction 11 - A45/A43 Rounabout
Lumbertubs**

Figure No.
(Figure12.3) - Map 08 of 14

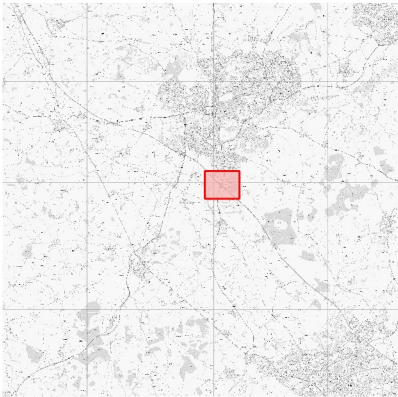
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Date: July 2017	Scale: 1:8,000(A3)



- TPA Redline
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- Park and Garden
- Scheduled Monument
- Battlefield
- Conservation Areas

Listed buildings

- I
- II
- II*



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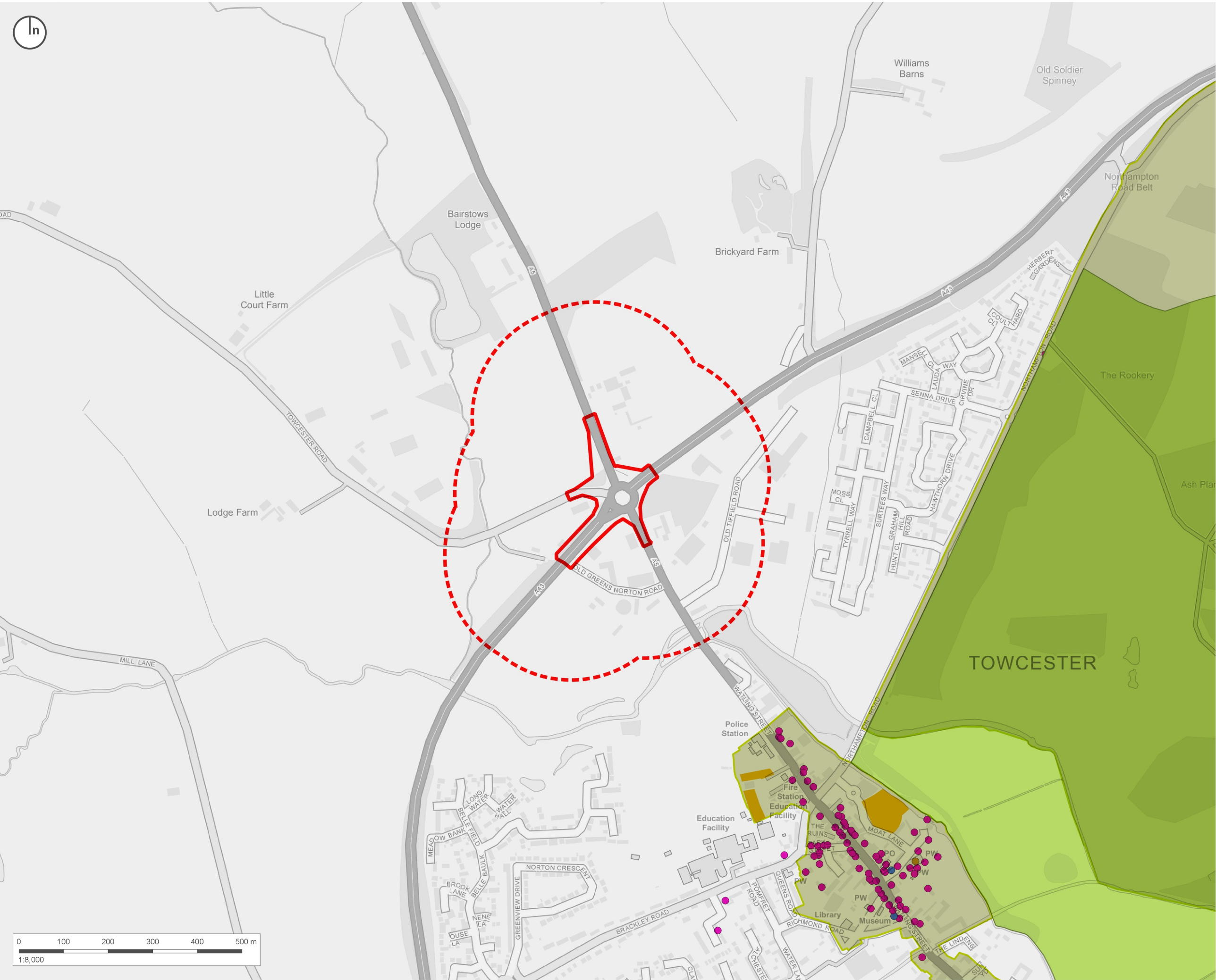
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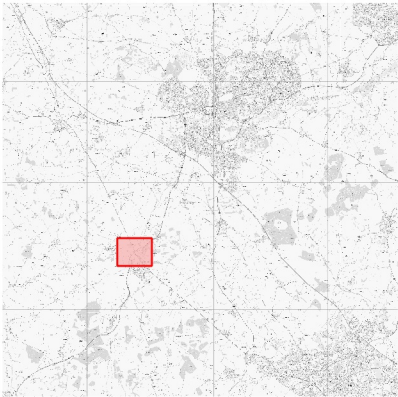
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Junction 12 - Junction 15 of the M1**

Figure No.
(Figure12.3) - Map 09 of 14

Revision: 1.4	Author: JH / MS
Date: July 2017	Scale: 1:8,000(A3)



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- TPA Redline 250k buffer.shp
- Park and Garden
- Scheduled Monument
- Battlefield
- Conservation Areas
- Listed buildings
 - I
 - II
 - II*



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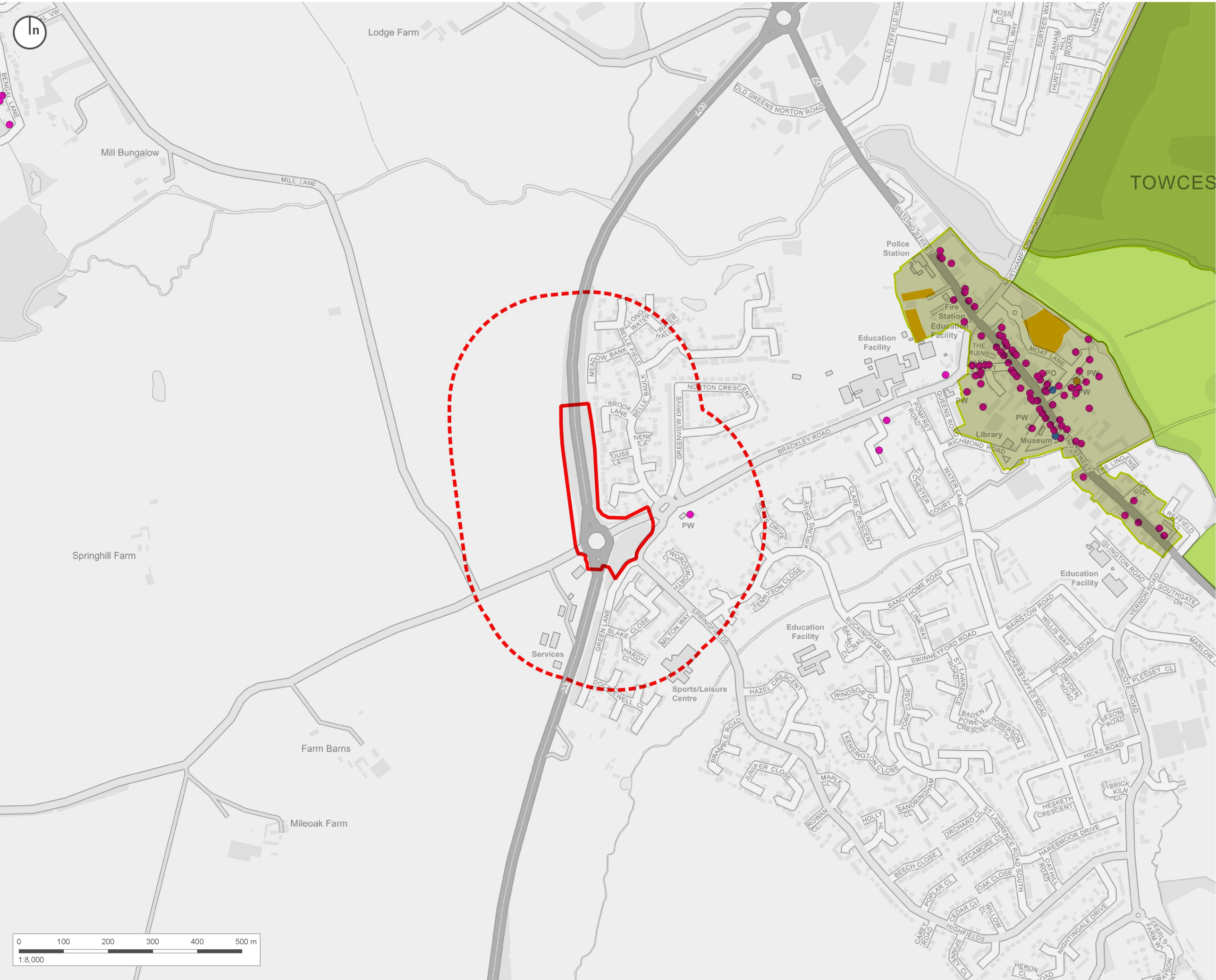
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Document:
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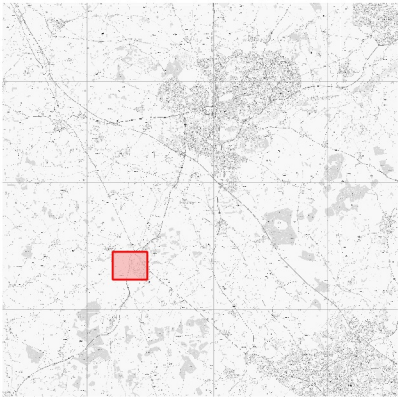
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**Heritage Asset Plan (Highways)
Junction 14 - Tove Roundabout/A43
Towcester Bypass/A5**

Figure No.
(Figure12.3) - Map 10 of 14

Revision: 1.4	Author: JH / MS
Date: July 2017	Scale: 1:8,000(A3)



- TPA Redline
- TPA Redline 250k buffer.shp
- Park and Garden
- Scheduled Monument
- Battlefield
- Conservation Areas
- Listed buildings
 - I
 - II
 - II*



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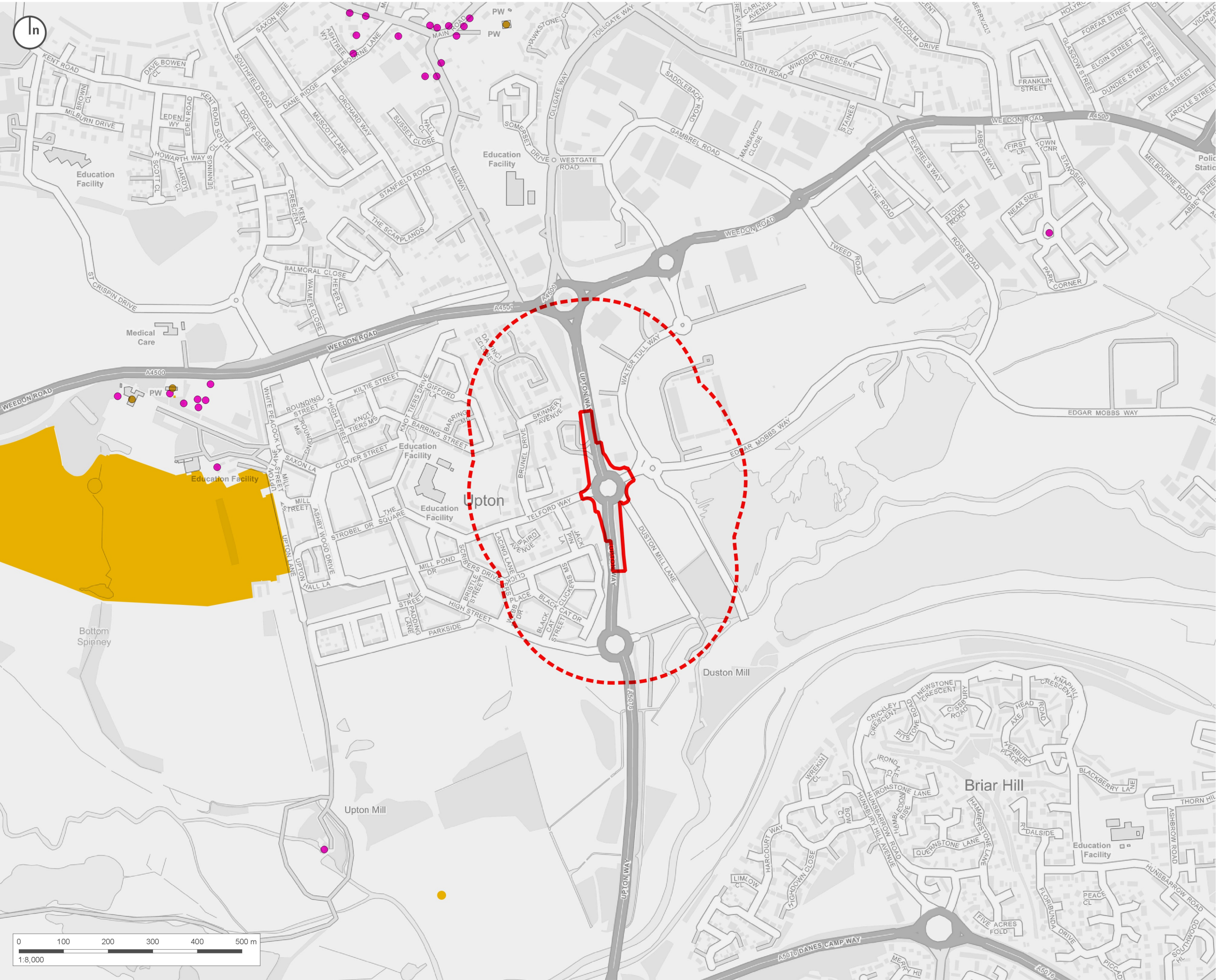
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Document:
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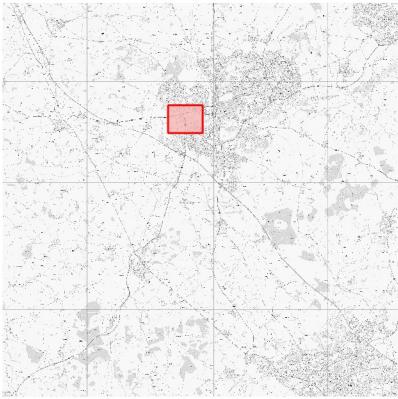
Title:
**Heritage Asset Plan (Highways)
Junction 15 - Abthorpe Roundabout/A43
Towcester Bypass**

Figure No.
(Figure12.3) - Map 11 of 14

Revision: 1.4	Author: JH / MS
Date: July 2017	Scale: 1:8,000(A3)



- TPA Redline
- TPA Redline 250k buffer.shp
- Park and Garden
- Scheduled Monument
- Battlefield
- Conservation Areas
- Listed buildings
 - I
 - II
 - II*



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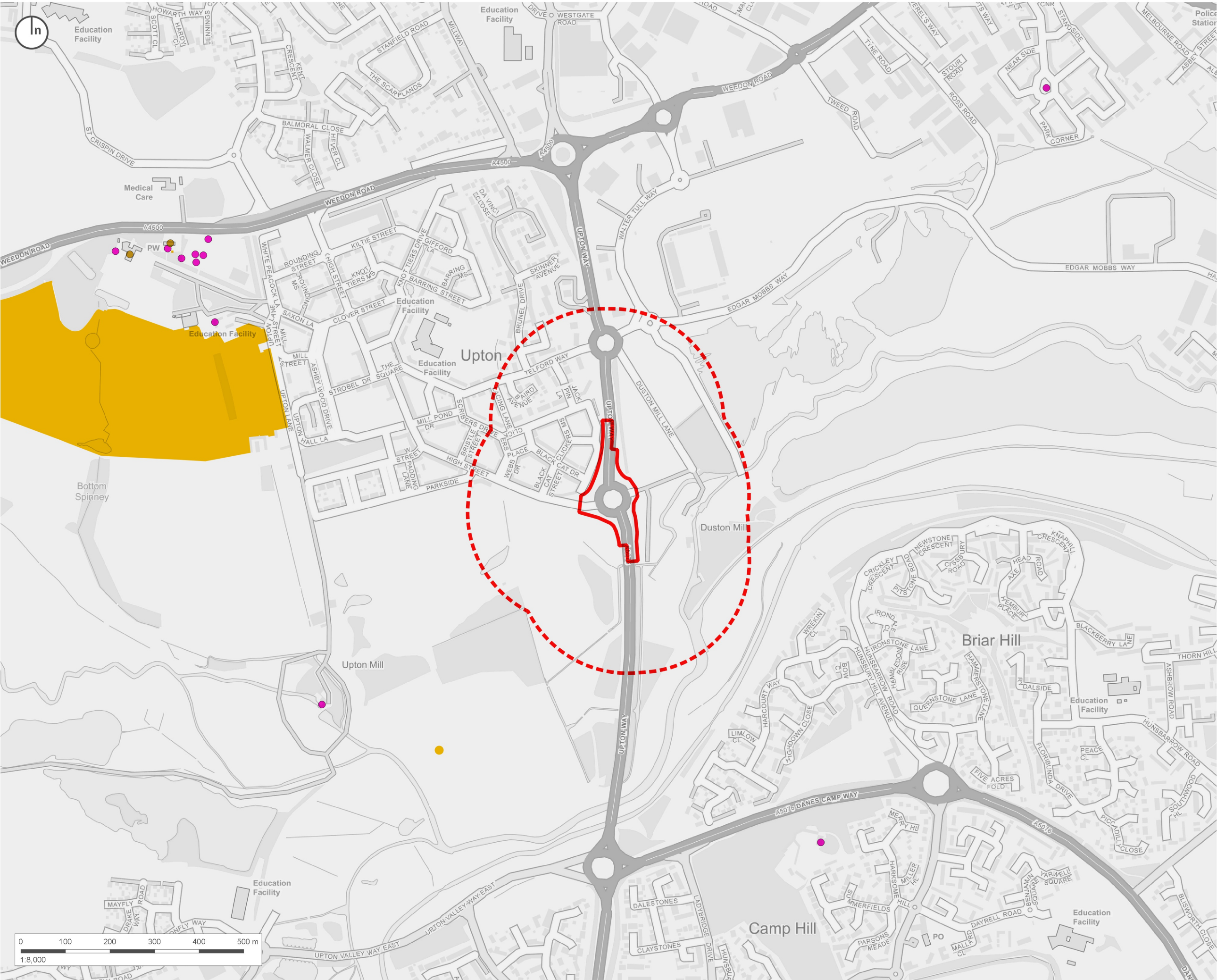
Project:
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Document:
Environmental Statement

Title:
**Heritage Asset Plan (Highways)
Junction 19 - A5076, Upton Way/Telford Way/Walter Tull Way**

Figure No.
(Figure12.3) - Map 12 of 14

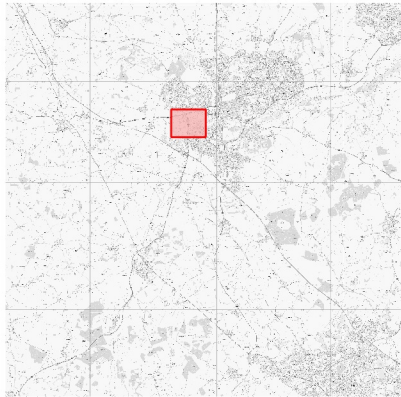
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Date: July 2017	Scale: 1:8,000(A3)



- TPA Redline
- TPA Redline 250k buffer.shp
- Park and Garden
- Scheduled Monument
- Battlefield
- Conservation Areas

Listed buildings

- I
- II
- II*



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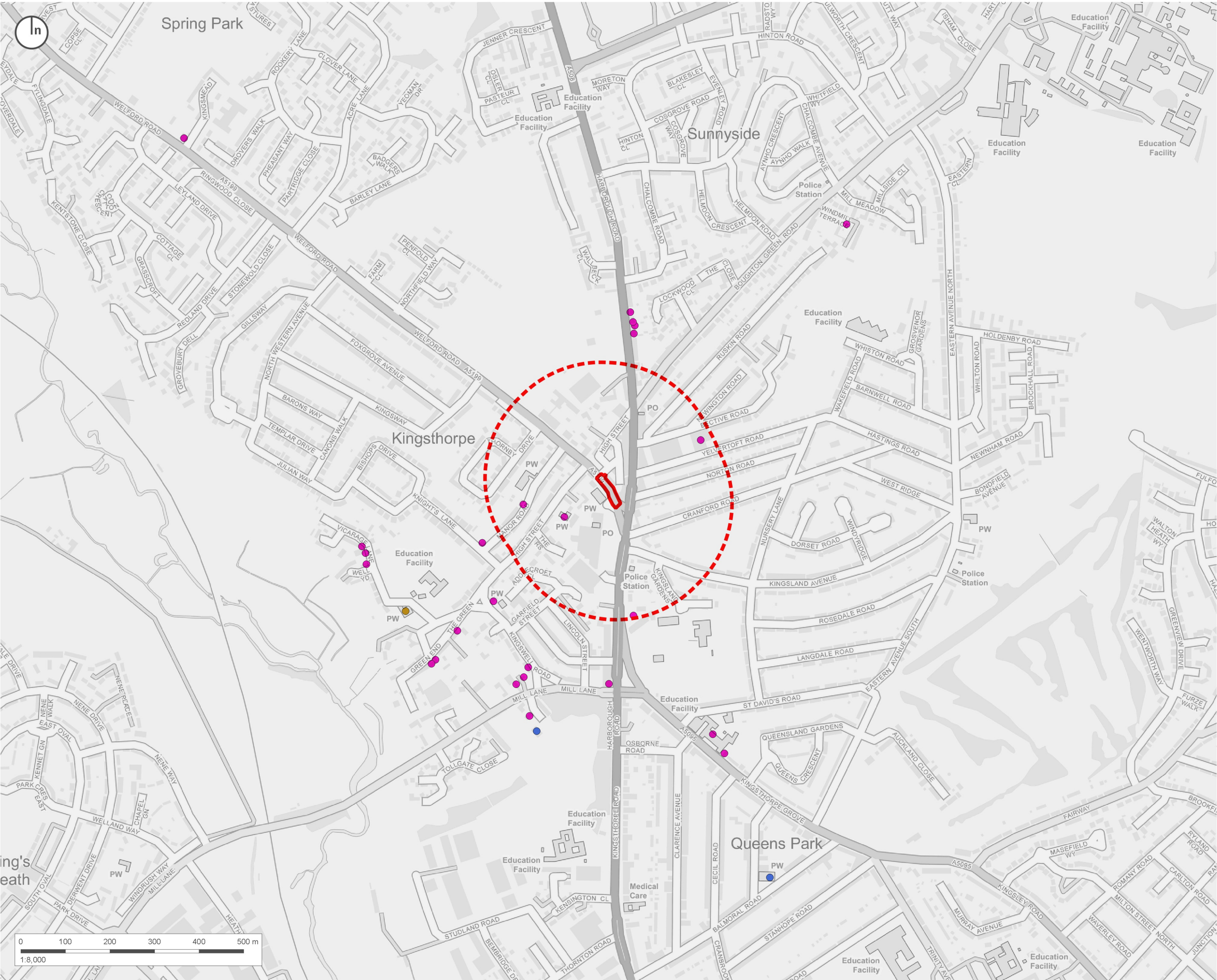
Project:
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Document:
Environmental Statement

Title:
**Heritage Asset Plan (Highways)
Junction 20 - A5076, Upton Way/High Street/Dustan Mill(Stub)**

Figure No.
(Figure12.3) - Map 13 of 14

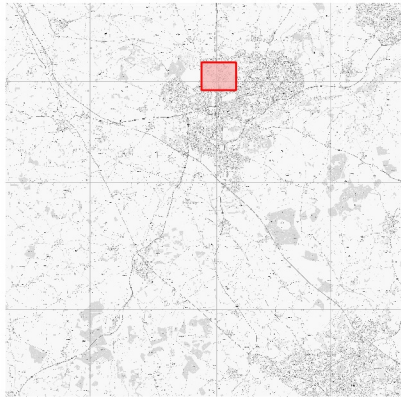
Revision: 1.4	Author: JH / MS
Date: July 2017	Scale: 1:8,000(A3)



- TPA Redline
- TPA Redline 250k buffer.shp
- Park and Garden
- Scheduled Monument
- Battlefield
- Conservation Areas

Listed buildings

- I
- II
- II*



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Project:
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Document:
Environmental Statement

Title:
**Heritage Asset Plan (Highways)
Junction 25 - A508, Harborough Road/Wellford Rd/Harborough Rd/Cranford**

Figure No.
(Figure12.3) - Map 14 of 14

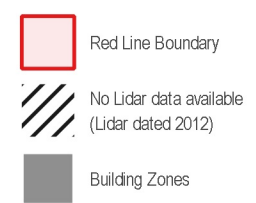
Revision:
1.4

Author:
JH / MS

Date:
July 2017

Scale:
1:8,000(A3)

Appendix 5: LIDAR Plan



Scale:
As shown (A3)

Turley Office
1 New York Street
Manchester
M1 4HD

T 0161 233 7676