

Creaton Design Statement



*Adopted by Daventry District Council
as
Supplementary Planning Guidance
September 2004*

CREATON DESIGN STATEMENT

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INTRODUCTION

The Village Design Statement, prepared during 2003 and 2004, describes Creton as it is today and highlights the qualities valued by its residents. The Design Statement was initiated, funded and supported by Creton Parish Council but was prepared by an independent team of volunteers in consultation with all households in the village and the Local Planning Authority.

A workshop and consultation/exhibition day were held to ensure that local knowledge, views and ideas were included in this document and represent those of the village. The Design Statement aims to make sure that the local distinctiveness and character of Creton is taken into consideration when local planning decisions are being taken.

Change is brought about not only by large developments, but also by the smaller day-to-day adjustments to homes and gardens, open spaces, paths and hedges, which alter the look and feel of the whole village. The Design Statement sets out the principles, design features and quality standards that should be taken into account by those wishing to build, modify or extend property in the parish of Creton.

The information in this document will be useful to:

- Planners, developers, builders, architects, designers, engineers
- Statutory bodies and public authorities
- Householders and local businesses
- Local community groups

This Design Statement was approved by Daventry District Planning Committee on 7th July 2004 as Supplementary Planning Guidance in conjunction with Daventry District Council Local Plan adopted in June 1997.

Its recommendations will be taken into account when planning applications are assessed. In this way it will support the Local Plan as it affects Creton and assist the work of the Parish Council and the District Council.

1. VILLAGE CONTEXT

Historical Background

Creaton was originally two medieval settlements, Great (or Creaton Magna) and Little Creaton. The name Creaton, meaning farmstead at the rock or cliff, comes from the old Celtic word creig or craig combined with the old English word tun, although the spelling has varied through its history.

Around the village remains have been found of prehistoric, Iron Age and Roman settlements. Creaton was mentioned 4 times in the Domesday Book of 1086 and the entries show that the Normans now had control of the village and its farming community. There is still evidence of the pre-Enclosure ridge and furrow farming on the outskirts of the village, just north-east of The Green. The fields around Great Creaton were enclosed by the Enclosure Act of 1782.

Today all that can be seen of Little Creaton are settlement earthworks located just below Stone Cottage in Grooms Lane. This area is also important historically as it was here that the first president of America, George Washington's great-great grandmother, Amphyllis Twigden was born.

The oldest surviving building in the village is the church of St Michael & all Angels, which was probably founded in the 12th century as the north door and roof bosses are from this period. Over the centuries it has undergone a number of periods of restoration and additions. The church is one of six buildings within the village which have Listed Building status.

The other listed buildings are:

- Granny's Cottage built in the mid 18th century, which is located at the north east corner of The Green.
- The Manor House which is situated at the south-west corner of The Green and was reputedly built in 1604.
- Morningside Cottage (formerly known as Hillside) on the High Street which is thought to date back to the 17th century and possibly incorporates stones and the door surround from Holdenby House, which was partially demolished around that time.
- Further down the High Street at no. 29 is The Dial House, which probably dates from 1650 – 75, despite the date of 1741, which appears on the sundial situated on the front of the house.
- The final listed building is Orchard Manor in The Jetty.

Appendix D highlights their location.

With the exception of Orchard Manor, these buildings are in the Conservation Area which is covered by additional planning powers. Advice should be sought from the Local Planning Authority if changes are planned within the area.

Community

Creton is eight miles north of Northampton on the A5199 (the old A50 Northampton/Leicester road). It is estimated that in 2003 the village had a population of 514 people. The village supports many active clubs and societies, together with a range of social, leisure and education opportunities.

The centres of community activity include Great Creton Primary School, the churches of St. Michael & All Angels and the United Reformed Church, the Village Hall, Post Office and General Stores, Bricklayers Public House and playing field. All new residents are actively encouraged to be involved in the village community. The village is mainly residential and surrounded by agricultural land. There are extensive open views, both into and out of the village, as marked on the map (Appendix A1).

Economy

Creton's economy has changed since the first half of the 20th century when most villagers were employed on the land or in local trades such as soap, twine and brick manufacturing, the majority now commute to a wide variety of destinations, and most households have at least one car. However, Creton is not just a commuter village as businesses within the village apart from farming include the village shop/Post Office, public house, Highgate House Conference Centre and various home-based services.

Economy Guidelines

It is important to retain Creton's village character as a tranquil place to live and work. In order to ensure that this is preserved it is necessary for future commercial development to consider the following:

- The development of workshops and small business is encouraged but care should be taken to ensure that the scale and character is in keeping with the rural character of the area. Particular attention should be paid to minimising traffic impact through the village. Any new buildings for commercial use should be of high quality and be built of materials that will be sympathetic to those buildings around it. Their impact on the surrounding area should be minimised by the planting of native trees, hedgerows and shrubs.
- Existing buildings should be sympathetically converted in accordance with Local Planning Authority guidelines.
- Businesses should ensure that their operation does not adversely affect the community with unreasonable working hours, pollution of any kind including light, noise and vibrations, and not lead to adverse commercial traffic through the village. Where possible it should enable employment of local village residents.
- The safety of all, especially children travelling to and from the village school, is of paramount importance

2. LANDSCAPE CHARACTER

Geology

The geology in the area of the village of Creaton is a mix of Upper Lias Clay and Northamptonshire Sand and Ironstone.

Local building materials

The main local building materials in the village are Northamptonshire ironstone, generally seen in the older buildings, and a mixture of red and polychrome bricks produced from the two brickworks in the village which existed in the nineteenth century.

Designated character areas & other specific landscape features

Creaton lies within the landscape character area of 'the upper valleys', and within a Special Landscape Area, as designated by Northamptonshire County Council (currently under review). This character designation describes a largely unspoilt rural landscape with a distinctive ridge and vale topography. Creaton lies along the top and on the north-east slope of ridge of Northamptonshire ironstone. The views from this ridge across both east and west valleys are particularly impressive. Both valleys have agricultural landscapes with a mixture of arable and pasture fields, well maintained hedgerows and several copses, two of which are County Wildlife Sites. The most significant road in the parish is the A5199 which is the old turnpike road between Northampton and Leicester and there is a link road through the village which carries heavy goods vehicles to an industrial estate near Brixworth. The other roads within the parish are minor, in many instances single track, and are unsuitable for increased traffic or heavy goods traffic. There is surviving ridge and furrow in fields to the north-east and south-west of the village. (See Appendix B)

There are settlement earthworks from the deserted medieval village of Little Creaton to the south-east of the village. The Village consider that this area should be put forward for designation as a Scheduled Ancient Monument.

Other designations within the village include the Conservation Area, Listed Buildings and two County Wildlife Sites (Creaton Covert and Creaton Pond).



Ridge and Furrow to the north of the Conservation Area

LANDSCAPE GUIDELINES

Action recommended for developers, householders, landowners, community groups.

- Consideration should be given by the local community and developers to planting native species of trees, including Ash, Elm, Beech and English Oak, to retain landscape character.
- Mature trees should be retained wherever possible, and tree roots should be protected by fencing during building work and trench digging and maintained and managed appropriately. (Appendix D provides a location plan of Tree Preservation Order (TPO) and other important trees).
- Where retention is not possible, replacement trees of similar species should be planted.
- Existing hedges should be retained where possible. Hedges should be maintained and managed appropriately. New planting should be of local species rather than fast-growing leylandii. Local species include Blackthorn, Hawthorn, Crab Apple, Holly, Elm, Field Maple, Hazel and Ash.
- Hedges act as green boundaries and provide a suitable habitat for wildlife. Generally layering and coppicing of hedgerows is to be encouraged. However, farmers are specifically advised to seek guidance from the Department for the Environment, Food and Rural Affairs (DEFRA) or similar, for current good practice on farm hedgerow management.
- The ridge and furrow and deserted village earthworks should be retained wherever possible and managed appropriately to retain their character.

The needs of wildlife are the concern of every one.

- Everyone can protect existing wildlife habitats and help create new ones in the form of copses, hedgerows, ditches and ponds, and open spaces of rough grassland. Advice is available from Northamptonshire Wildlife Trust.



Trees on The Green



Hedges in The Jetty

3. SETTLEMENT

Creaton's settlement patterns vary greatly between old, new and infill areas. There are distinct 'zones' of development, although no zone is exclusively of one period (see Village Development Zones, Appendix B). Generally the village is compact with relatively narrow streets, once one has turned off the A5199, which divides the village from east to west. The village has a mixture of new and old housing with varying construction materials. Around The Green, houses are built in traditional Northamptonshire sand and ironstone and/or red brick with thatch or welsh slate roofs. Initial impressions for the first time visitor are of a 'chocolate box' village with thatched cottages surrounding the Village Green.

The Church is central to the village and it is in this area that a number of infill houses have been built; around The Green, Violet Lane and the High Street (which are all within the Conservation Area). Infill over the years has been mainly sympathetic to the building styles of surrounding dwellings although the size of the original gardens has been reduced as a result.

Larger development within the village are; the bungalows along the west side of the Welford Road; council houses along the Brixworth Road; bungalows in Court House Close and houses in the Jetty built in the 1960s and the larger houses and barn conversions in Home Farm Close built in the 1980s.

The use of walls and hedges for most property boundaries enhance the attractiveness of the area. Appendix C identifies the location of important walls.



The main feature of the village is its rural location, set on the side of a ridge, nestling amongst trees and surrounded by open countryside. The wide verges (Appendix C) and green hedgerows, the views of the village from the surrounding area, and the views from within looking out all contribute to the character of the village. (See Appendix A1 and A2 a, b, c)

Settlement Guidelines

- Creaton is a 'Restricted Infill Village' with a defined Conservation Area (see map) in a rural part of northwest Northamptonshire.
- Any new development should respect the settlement pattern and retain the important views identified on the map. (See Appendix A1)
- Infill developments or any extensions to existing properties should also not adversely affect these views, nor the proximity to the countryside that all parts of the village currently enjoy.

4. IMPORTANT PUBLIC & PRIVATE SPACES

Creton has many visually important and aesthetically pleasing open spaces. These areas, comprising both public and private land constitute a vital characteristic of the village – an integral aspect which should be safeguarded and enhanced. Approaching Creton, the visitor is immediately struck by the attractive way its buildings nestle among a wealth of trees. This is particularly apparent in high summer. (see Appendix A2a) Yet from within the village, the intrinsic open areas allow superb panoramic views out over the surrounding countryside. (see Appendix A2b) An environmentally important additional benefit derived from the trees, open space and private gardens - many containing their own ponds - is the rich variety of wild life supported.

The Green, located in the centre of the village is the open area which most characterises Creton. It is a rolling slope of grass planted with five trees, including the Jubilee Oak, bordered by the road, by further mature trees and by a harmonious collection of houses of varying age and size. The Green is crossed by narrow roadways providing vehicular access to the houses. A seat situated on The Green presents an ideal spot from which to appreciate the view between the trees out over the surrounding open countryside. An old stone bench, located by the side of the road to the south east side of The Green, offers the view up and over The Green itself.



Not only is The Green much valued for its natural beauty, it is also used as an amenity for village celebrations. It is a key feature of the village and should be protected to prevent infringement upon its character e.g. any widening of vehicular access or provision of car parking space, which would result in a loss to The Green (grassy areas) would not be favoured. (Appendix A1 area A)

The Grounds of Creton Lodge This house, originating from the late 18th century, has attractive landscaped gardens and a lake. It is surrounded by many fine trees which can be seen from many vantage points outside the village from the north and east. (Appendix A1 area B)

Little Creton with its historical connection with the New World (see Village Context) is located to the southeast of the village. Settlement earthworks are all that remain of the deserted medieval village. This area should be considered for designation as a Scheduled Ancient Monument. (Appendix A1 area C, Appendix A2b – View 7)

The Playing Field provides a safe place for children of all ages to play. It is well used and highly valued including use for organised sports and games by the village school and by the United Reformed Church. The field is enclosed on all sides by low hedges, but is open to view so the children's safety can be monitored. On the two sides not bordered by roads, it is adjoined by open fields. A public footpath runs across one of these. The Playing Field enjoys, and enhances, the village's open outlook onto the countryside to the north east. The Village believe that it would seriously detract from the area if the adjoining land were to be developed. (Appendix A1 area D)



Creaton Village School, although located on the busy A5199, is protected by high hedges and set within attractive landscaped grounds – a feature much enjoyed by the children and visitors alike. (Appendix A1 area E)



The Churchyard, surrounding the Church, is well maintained and provides a quiet area of open space which links to the past and provides a peaceful final resting place for Creaton's residents. (Appendix A1 area F)

The paddocks within the village not only represent a reminder of the days when many houses owned small parcels of land to keep and graze animals, but also add significantly to the visual character of Creaton. Areas of pastureland adjacent to the village further enhance this characteristic. (Appendix A1 areas G)

The orchards, one alongside Teeton Lane, the other running behind the Church and the properties on the south side of the High Street, coupled with the attractive gardens attached to many houses, are an important factor in creating the village's characteristic of spaciousness. This effect is further enhanced by the roadside verges, in places planted with spring bulbs or other plants – almost a continuation of the gardens. The verges are managed to retain a country village feel rather than an over-manicured suburb. (see Appendix A1 areas H)

The central open area of pastureland to the east of the Welford Road, between Highgate House Conference Centre and the Bricklayers Arms. Visually, this area is important because it continues the sense of open countryside on both sides of the A5199 and affords fine views of the village houses tucked into the dip, with the rolling landscape beyond. (see Appendix A2a – View 2, Appendix B – Zone 3,)



Footpaths and bridleways

Creaton is also fortunate to be surrounded by a network of footpaths and bridleways. These are a well-used and much appreciated link between the village and the rural setting in which it is situated.



It is essential to underline the importance of open spaces of all scales and types to the character of Creaton. All areas, from roadside verges, to private gardens and open fields are very much central to the nature of the village. These parcels of land both within the village and surrounding it typify Creaton. Any future development in the village should take this into careful consideration. Unsympathetic or inappropriate development, whether small or large scale, would erode the character of the village and threaten its survival as an attractive rural settlement. The Village would therefore urge that very careful consideration be given to the location, type and size of any proposed future work, in order to retain these important characteristics.

Open Space Guidelines

Creaton's open spaces are very important to the visual quality of the village and to its form and character. The following areas, as shown on the map (Appendix A1), are identified as important open spaces and should be retained and managed appropriately.

- A. The Village Green – a key feature which should be safeguarded
- B. The grounds of Creaton Lodge
- C. Little Creaton – should be a Scheduled Ancient Monument.
- D. The Playing Field – a precious facility that should be preserved and maintained appropriately
- E. The School Grounds
- F. The Churchyard
- G. Paddocks and the Central open space of pastureland – important elements both within and surrounding the village which underline the dominant rural character of Creaton
- H. Orchards – add significantly to the visual quality of the village

4. BUILDINGS

Height, scale & density

The vast majority of the buildings in the village are of two storeys. However there are several significant buildings within the village that are of three storeys. These include former and current farmhouses, the Old Bakery, Court House and the Manse. All are pre-twentieth century. The vast majority of the buildings in the village are detached or semi-detached with the exception of a row of three cottages in the High Street, the Alms houses, a row of cottages in Home Farm Close, a row of cottages on the Welford Road and a terrace of three new properties in Litchfield Lane off The Green.

Most of the houses on The Green, in the High Street and the aforementioned row of cottages on the Welford Road do not have front gardens. However these are all pre-nineteenth century buildings, some significantly earlier. The later buildings all have front and rear gardens or space around them contributing to the sense of openness and greenery that is a characteristic of Creaton. Apart from the west end of the High Street the houses in the village are not densely packed and the village is essentially open and spacious in character.

Mixture of sizes, styles and types

The buildings in Creaton represent a variety of styles and building materials reflecting the changing fashions in vernacular architecture, innovations in building technology and the industrialization of the production of building materials over the course of many centuries. The majority are 3 and 4 bedroom detached houses built in 20th century including two developments of bungalows in Court House Close and along the west side of the Welford Road. There are a number of larger houses with 5 or more bedrooms most of which were built prior to 20th century.

The historic core of the settlement is centred around the Village Green. It is here that most of the buildings built in the traditional building materials of stone, thatch and slate are seen, though there are others in the High Street, Violet Lane, Brixworth Road and The Jetty. Brick gradually replaced stone as the predominant building material during the nineteenth century, though some buildings of this period were still built in stone, notably the almshouses on The Green.

There are distinct 'zones' of development within Creaton, though no zone is exclusively of one period (see plan). The earliest buildings are centred around The Green, Violet Lane which includes the Church, and the High Street (Zone 9). Home Farm Close (Zone 8) contains agricultural buildings of the nineteenth century rebuilt as houses dating from the 1980s. The buildings in the Jetty (Zone 7) and Brixworth Road (Zone 6) are predominantly of 1950s and 1960s date though there are earlier buildings in the Jetty including one listed. Grooms Lane and the area of Little Creaton (a deserted medieval hamlet) contain few

buildings all of which are pre-nineteenth century in origin (Zone 5). They include farmhouses, agricultural buildings and Highgate House (Zone 4), a former inn and now a conference centre. There are some new buildings in this area associated with Highgate House. The area of Welford Road (Zone 2) and Teeton Lane (Zone 1) contains buildings of mixed date. Those on the east of the Welford Road are predominantly nineteenth century or earlier. Those on the west and in Teeton Lane are twentieth century in origin with the exception of two cottages in Teeton Lane. Terraces are unusual in the village, except for very early cottages. However, a small terrace, sympathetically designed, has recently been built off The Green.

Boundary walls

Although not a key characteristic of the village there are number of old boundary walls within the Conservation Area which are important. e.g. sand/ironstone of warm orange/rust colour around the churchyard, the north side of Violet Lane around The Green and Pembers Farm; and red brick walls around The Green, Pembers Farm, The Manse, Morningside Cottage and The Dial House in The High Street.

Locally Distinctive Materials

The earliest buildings in Creaton are of stone, thatch and slate. The stone is predominantly Northamptonshire ironstone which, as its name suggests, has a large ferruginous (iron) content and a warm orange/rust colour. Some of the earlier buildings have red clay tiled roofs, e.g. Dial House, Orchard Manor and the Manor House, others that were 19th century in origin or re-roofed in the 19th century have welsh slate roofs. Although some buildings have been re-roofed in modern concrete roof tiles, welsh slate is still the dominant roofing material in the village. There are only two thatched buildings surviving and they are Ann's Cottage at the bottom of Groom's Lane and No.18 The Green. Many of the earlier buildings were almost certainly thatched as is indicated by the steepness of the roof pitch.

There were two brickworks in the parish of Creaton in the 19th century and it is therefore highly likely that much of the nineteenth and early twentieth century brickwork is from the local works. Polychrome brickwork, particularly in chimney stacks, was popular in the village in the nineteenth century and is a characteristic of many buildings.

Agricultural buildings in the village are predominantly brick though the farmhouses are stone or a mixture of the two.



Cob, a mixture of clay and straw, was also used in the village. There are few survivals of this but many of the buildings re-faced in brick were almost certainly cob in origin (see below). Cob was also used in boundary walls. The evidence for cob walls can be seen where the lower portion of a wall is in stone and the upper part in brick. The brick represents the replacement of the cob.



Wall on north side of Violet Lane

Building Details

There are 6 Listed Buildings in Creton (see Village Context). Details are available from the Local Planning Authority. In addition to these there are a number of buildings which, through their architecture, materials and history, add significantly to the character of the village of Creton. These include all the buildings listed below - full details and photographs are shown in Appendix E. It should be noted that this list does not represent an exhaustive buildings survey and that any points made about individual buildings is not the sum of their worth or that any buildings not included are of little or no worth.

1. Ann's Cottage in Grooms Lane
2. Creton House on The Green
3. Creton Lodge on The Green
4. Great Creton Primary School at the junction of Violet Lane and Welford Road
5. Highgate House at the junction of Grooms Lane and Welford Road
6. Jubilee Hall in Teeton Lane
7. The Manse at the west end of the High Street
8. The Old Bakery at the junction of the High Street and Brixworth Road
9. The Old Rectory at the east end of the High Street
10. United Reformed Church
11. Woodbine Cottage in the High Street
12. Three storeyed farmhouses –
 - Church House at the west end of the High Street
 - Court House in Court House Close
 - Creton Grange the junction of Grooms Lane and Brixworth Road
 - Hunters Hill on The Green
 - Green Farm on The Green
 - 5, Horseshoe Close.

BUILDING GUIDELINES

Although there is a variety of building types in the village, it is essential that the character of Creaton's built environment be maintained. Developers should note there is a Conservation Area and particular planning rules will also apply.

FOR NEW BUILDINGS:-

- The keyword should be **QUALITY** in materials and design to avoid a 'mass-produced' look which can be seen anywhere in Britain today.
- Design and proportion of new houses should compliment the zone of the village in which they are to be built.
- Where permission is granted for a new house, or alterations to an existing house, on rising ground, extra care must be taken to ensure it does not dominate its neighbours or detract from views in or out of the village.
- New development will not be allowed if it is too large in scale and massing for the plot size.
- If several new buildings are permitted on one site, variation in design and plan layout will help to avoid monotonous repetition of one house type. A small terrace sympathetic to the character of the village might be considered.
- New development should provide space for off road parking in line with current parking standards. Large areas of hard surfacing in front of houses is discouraged.
- New-built garages should not obscure house fronts. New garages should relate to the houses to which they belong and be in sympathy with surrounding property in terms of size, design, materials and construction.
- New property boundaries should be in keeping with the properties on their particular road.
- The colour, texture and patterns of long-standing locally distinctive materials such as ironstone, mud and polychrome brick should be a source of inspiration for new buildings.
- Cob could be used for boundary walls and, possibly buildings. The material has good thermal properties.
- Concrete block should be rendered in a way sympathetic to existing rendered cob housing.
- New walls in the Conservation Area should be built in a material/colour sympathetic to that locality. New buildings should be set out to the building lines that already exist.
- Any development should retain existing walls wherever possible.



Recently built, small terrace sympathetic to the character of the village

FOR EXISTING BUILDINGS:-

- Ironstone can erode rapidly. This process is quickened by repointing in hard cement mortars. Mortar must be weaker than the surrounding stonework and should be lime rather than cement based.
- Cob structures need little, but regular maintenance. A wide eaves and a plinth kept clear from surrounding ground level and vegetation are crucial. Plinths and caps should not be covered by paint or render. Any render or paint applied must be 'breathable' to let water in and out safely. Earth and lime renders and a limewash over, are recommended. If alterations or extensions are planned to a cob structure owners are strongly, advised to employ a professional experienced in building with mud.
- Older brickwork should be retained in its original state, characteristically unpainted. Lime rather than cement based mortar should be used for any repointing.
- Buildings should be maintained using their original or sympathetic materials and details.
- Thatched roofs should be retained and reinstated where appropriate, using longstraw thatch with plain flush wrapover ridges and a single line of liggers at the eaves.
- Replacement doors and windows should retain the same scale and details as the original openings.
- Encouragement will be given to the use of traditional materials. UPVC windows should be discouraged but where they are proposed, either as new or replacement windows, they should respect the form of traditional local window designs. UPVC windows will not be permitted on Listed Buildings.
- Villagers are encouraged to retain stonework in its original state. Repointing should be done with appropriately-coloured lime mortars, flush finished and lightly brushed to expose the coarse aggregates of the mortar.
- Care should be taken to ensure that modern TV satellite dishes are unobtrusive within the Conservation Area.



Old cottages on The Green

6. HIGHWAYS AND STREET FURNITURE

Many small villages, of a similar size to Creaton, tend to have one through road which provides both entry to and exit from the village and little else in terms of traffic bearing roads. Creaton, on the other hand, is not only bisected by the A5199 (Northampton to Leicester and A14 access road with links to the M1 and M6) but also picks up a volume of local traffic from Brixworth. In addition there are access roads from Creaton to the villages of Cottesbrooke, Hollowell and Teeton.

Traffic speed is a major discussion point within the village. There is a 30 miles per hour speed limit which has been recently implemented on the A5199 through the village, but of perhaps more concern is the road link to and from Brixworth. This carries heavy goods traffic from the industrial estate and runs parallel to the village playing fields and further on passes the footpath to the primary school.

Traffic calming measures may need to be considered, but it is acknowledged that such measures often create noise pollution to roadside houses and the accompanying signage would detract from the visual features of the village.

The village green which provides such an appealing focus for the village of Creaton has a seat, a stone bench and waste bins that are very much in keeping with the setting. If the opportunity and funding arose removal of the overhead wires would be an extra bonus.

Highway and Street Furniture Guidelines

- Any traffic calming measures considered should be carried out in consultation with the villagers and must be in keeping with and complement the nature of the village.
- Highway signage should be kept to the minimum required for highway safety.
- Existing levels of street lighting are appropriate but should additional lighting be required in the future it should be downlighting and white light rather than orange.
- The village is fortunate to have a number of grass verges and these should be retained and maintained appropriately. They should NOT be kerbed as the lack of kerbs in certain areas creates a particular green character to the area.
- Any additional street furniture should be introduced in consultation with the Village and should be of good quality and blend with its location.
- Private security lights should be muted and carefully sited to light the required area without forming a hazard to road users or annoyance to neighbours.

7. CONSERVATION - A Self Assessment Guide

If you wish to make external improvements or alterations to your property, paintwork, signs, garden or surrounds, consider the following:

- Look at the front of your property from a distance. Note down its original and distinctive features. Are there any that seem more recent or seem out of character with the original features of your own property or those nearby?
- Now try standing closer to the house and the details of the building. Roof, chimneys, eaves, windows, doors, brick or stonework etc.
- Next, repeat the process on each side of your property in order to get the full picture
- Then examine the guidelines in this document and follow them.
- Consider the changes you have in mind. Will they be in keeping with the characteristics and details you have noted down? If not, consider how else your ultimate objective may be achieved in a manner that preserves the heritage of the property.
- Might the changes you have in mind remove some of the uncharacteristic features you have noted?
- How will the changes affect notable features and facilities in the village, e.g. the shop and school
- Finally, it is suggested that you check your ideas with a builder or an architect, or the Local Planning Authority (DDC) who may suggest improvements.

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STEERING GROUP

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