Section 3

south area
Detailed Proposals

The south–eastern approach to Daventry is currently an area of contrasts: the Scheduled Ancient Monuments (SAMs) of Borough Hill and Burnt Walls flanked by fairly low–grade buildings largely used for manufacturing, storage and distribution. In addition, the Burnt Walls SAM and the non-designated historic sites of ‘John of Gaunt’s Castle’ and Daventry Wood are inaccessible to the public and lack interpretation. The proposals for this area, building on the PSCS and work in the SDOS, are to:

• Create a high quality business park, with the specific aim of attracting investment in new, knowledge–based employment to Daventry.
• Provide a further 1,000 homes.
• Regenerate the Marches area, with a view to improving the quality of employment and buildings, and to improving the setting of the SAMs.
• Make positive use of the historic sites and encourage people to engage with them.

It is therefore proposed that this becomes an area of mixed use incorporating high quality employment uses, residential development together with essential and desirable support facilities such as restaurants and local shops.

There is also an opportunity to properly display the heritage of Daventry and enhance its presentation by creating a bespoke visitors centre and associated parking at this key gateway to the town. The visitors centre could interpret all the historic sites in this area, including the former BBC transmitting station on Borough Hill.

The business park will need to have particularly high standards of appearance – including landscaping – and services to attract the desired type of use, which would be offices (use class B1) or ‘high end’ industrial uses (use class B2) such as research and development. This would be supported by provision of a facilities attractive to businesses and their employees, but also of wider use to the town, including:

• A hotel.
• A local centre including suitable eating and drinking establishments.
• An 18 hole competition–standard golf course.
• High quality housing nearby.
• Services for businesses and employees.

The new business park will provide much needed modern office and production space and assist in creating a new image for Daventry. The design of the business park is centred on the Burnt Walls Heritage site and its renovation would provide a setting for the new developments.

Housing in this area would be on both reused previously developed land and in an urban extension. In order to respect its surroundings the design should allow the housing to ‘crumble off’, particularly on the slopes of Borough Hill and at the edges of the urban extension. – Accordingly, lower density housing is appropriate in the areas further to the west and at the edge of Borough Hill with higher density closer to the town centre. The overall density of housing would still comply with the densities recommended in central government guidance.

The integration of open space accessible to the public is also central to this area of development. The proposals indicate the possibility of linking enhanced visitor attractions of Borough Hill, Burnt Walls and the John O’Gaunt’s Castle with a convenient and attractive footpath and cycle way network.

In transport terms, the risk of the area being detached from the existing town will be overcome through the provision of high quality foot and cycle routes, and high quality bus and PRT provision.

Key features of the design of this area are the provision of ‘gateway’ features which make visitors to the town – this being the most used entrance – aware that Daventry is a place of interest, quality and innovation. This is important in securing the desired inward investment, as well as for tourism and local identity.
Burnt Walls Proposals

Burnt Walls is a Scheduled Ancient Monument (SAM) but there is very little to see above ground, the former hunting lodge or moated manor house has long since disappeared. The current District Local Plan protects the site against development, but does not propose an positive use for it, and the current surroundings contain a mixture of generally low-grade buildings which do not relate to the SAM at all.

The proposals for this area therefore seek to:

- Make the public aware of the existence of Burnt Walls and create appropriate public access to it.
- Provide interpretation of Burnt Walls, in conjunction with the related historic sites in the area (‘John of Gaunt’s Castle’, Daventry Wood and Borough Hill).
- Remove unattractive buildings in the surrounding area.
- Make positive use of Burnt Walls as the central ‘green’ feature and focal point of the business park.
- Make Burnt Walls a key point of local identity.

This approach, while generating a profound change in the setting of Burnt Walls, is felt to be justified because the original purpose of the site (as a hunting lodge or moated manor house) has been erased by the passage of time and is irrecoverable. In addition, the physical remains on the site are essentially invisible. It is therefore appropriate to generate a new purpose for the area which, among other things, should actually make it more known, understood and appreciated by the local community. It would also provide a framework for the future management and care of the site. Overall, it is suggested that this is in accordance with the Conservation Principles for the Sustainable Management of the Historic Environment (first stage consultation draft) and the ‘constructive conservation’ approach outlined in ‘Shared Interest’, both recently published by English Heritage.

The proposals are also a response to the need to ensure the integration of the south–east urban extension required by the PSCS with the existing town, a decision which itself will have taken into account heritage considerations.
New visitors centre to serve Burnt Walls, John Gaunt’s Castle and Borough Hill.

Open countryside

New gateway PRT, cycle and footbridge connecting Burnt Walls with John O’Gaunt’s castle

Existing hedgerows retained

Existing hedgerows retained

Open countryside

New gateway PRT, cycle and footbridge connecting Burnt Walls with John O’Gaunt’s castle

Existing hedgerows retained

Burnt Walls historic monument site

A 45 to Northampton

Burnt Walls historic monument site

Community building

New footpaths with display boards giving historic information about local area

High quality B1 office buildings fronting road and Burnt Walls

Image by Chris Etches
Borough Hill
Former railway converted for Bus, PRT, Cycle and Footway

New office development around Burnt Walls

Road link to town centre

Linear park

Visitors centre

New gateway PRT, cycle and footbridge over A45

north area
sections
burnt walls
Existing Stream enhanced to form linear park with cycle and pedestrian links

Footpaths and cycle links from open spaces to community facilities

Apartment buildings located in transition zone between office and residential areas

Existing hedgerows retained

Existing Copse of trees retained

Office buildings addresses public open space

Restaurant bridging zone between offices and public space

Children’s play areas within linear parkland and residential areas

Local centre situated between business park and residential areas

south area
isometric view
office accommodation

image by Chris Etches
High quality industrial buildings

Leisure route and visual connection to Borough Hill

Apartment buildings located in transition zone between office and residential areas

Business park on two sides of the road after footbridge

New gateway PRT, cycle and footbridge

Burnt walls visitors centre

A45

Restaurant / pub

Local centre facilities between office and residential development.