Contents

1  Introduction........................................ 4
   1.1  Why has this document been produced?................................. 4
   1.2  What status does this document have?............................. 4
   1.3  Public Consultation ....................................... 4
   1.4  How is this document structured?.................................. 5

2  Policy and Legislative Context.................. 6
   2.1  What is a conservation area? ...... 6
   2.2  Why do we need conservation areas?..................................... 6
   2.3  What does it mean to live and work within a conservation area?.......... 6
   2.4  2017 Review ........................................... 7

3  Summary of Significance ...................... 8
   3.1  Summary of Significance............................................. 8

4  Location, Designation & Boundary ...... 9
   4.1  Location......................................................... 9
   4.2  Designation .................................................... 9
   4.3  The Village and Conservation Area Boundary..................................................... 9
       4.3.1  Settlement Pattern........................................... 9

4.2.3  Boundary Definition.......... 10

5  Geology & Topography......................... 11
   5.1  Geology.............................................. 11
   5.2  Topography............................................. 11

6  Historical Development.................... 12
   6.1  Historic Mapping............................................. 12
   6.2  History................................................. 14
       6.2.1  Pre-history & Roman.................. 14
       6.2.2  Saxon & Norman ....................... 14
       6.2.3  Medieval........................................... 15
       6.2.4  17th, 18th & 19th centuries........... 15
       6.2.5  20th & 21st centuries................. 18

7  Spatial Analysis................................. 19
   7.1  Spatial Summary............................................. 19
   7.2  Views..................................................... 22
   7.3  Trees, hedges and open spaces........................................ 27
   7.4  Scale and Massing................................. 29
   7.5  Walls.................................................... 30
   7.6  Footpaths................................................. 31
   7.7  Public Realm............................................. 32

8  Architectural Analysis..................... 33
   8.1  Building age, type and style............. 33
   8.2  Materials............................................... 34
1 Introduction

1.1 Why has this document been produced?
The Council is undertaking reviews of existing conservation areas within the District, and as part of this programme prioritised a review of the Lower Harlestone conservation area. This document has been produced to outline the special interest of the Lower Harlestone conservation area, which heretofore did not have a dedicated appraisal document. During the drafting process, the areas of Upper Harlestone and the historic parkland set between the two villages were also appraised for their special architectural and historic interest. As a result of that appraisal the boundary now takes in much of the parkland and the built environment within Upper Harlestone. Conservation Area Appraisals and Management Plans are used to help inform the planning process with a view to preserving and enhancing the historic environment. Public consultation has been undertaken to inform this document, as set out in Section 1.3.

1.2 What status does this document have?
This document has been adopted as a Supplementary Planning Document, as such it is a material planning consideration in the determination of future planning applications.

1.3 Public Consultation
This final document has been informed by several rounds of public consultation.

Initial discussions regarding the process, scope and aims of the conservation area appraisal were held with the Parish Council and residents who were involved with the production of the Village Design Statement (not adopted).

During the drafting process an exhibition was held in the Harlestone Village Institute in late January 2017. The exhibition was well attended by members of the Parish and District Councils, local residents and local stakeholders. It created the opportunity for the wider parish to provide information and also be informed regarding the drafting process and ongoing schedule.

The draft was released for wider public consultation on Monday 13th March 2017, for six weeks, during which time hard copies of the appraisal were available for inspection at the major local libraries, the Daventry District Council offices, as well as the Harlestone Village Institute and shop. It was also accessible on the DDC website along with the proposed boundary map and comments survey.

A public meeting was held at the Harlestone Village Institute at the beginning of the consultation, which coincided with a Harlestone Parish Council meeting, in order to explain the consultation process and inform the public how they might comment on the document.

As part of the reporting process, the Statement of Consultation (July 2017) has been published on the DDC website which notes the comments from respondents in full, the response to these made by DDC and any appropriate action taking place as a result of these comments.
1.4 How is this document structured?

This document initially examines the underlying geology and topography of Harlestone Parish, then looks at the historical development of the village, considering each main historical period in turn, and then provides a spatial analysis of the historic core identifying its main characteristics and also identifying ‘positive spaces’ and ‘opportunities for improvement’. An architectural analysis is then provided. Finally a Management Plan is set out which suggests key areas where improvements to the quality of the conservation area could be made.

Lower and Upper Harlestone are two separate villages under Daventry District Council’s Local Plan 1997. They are both served by a single Parish Council, and the Parish also takes in surrounding countryside. The area of study for this appraisal is marked on Figure 1 below, which also shows the two villages and the Parish boundary. The area of study takes in both Upper and Lower Harlestone as one connected historic settlement with the intersecting landscape of Harlestone Park. The revised conservation area will be referred to as the “Harlestone Conservation Area”, but references to the two villages will otherwise remain separate in this document.

This document also sets out a Local List set out in Section 10.4.
2 Policy and Legislative Context

2.1 What is a conservation area?

Historic England’s latest guidance, defines a conservation area as an area which has special architectural or historical merit, the character of which it is desirable to preserve and enhance. This may be due to a high number of designated assets, evidence of past industry or preserved historic settlement, particularly strong character features, or areas with high quality special elements, such as historic parks.

These non-exhaustive aspects contribute to the significance of an area, which can be protected, maintained and enhanced by designation as a conservation area.

2.2 Why do we need conservation areas?

Conservation areas protect our nation's distinct, local heritage.

In accordance with Section 69 of the 1990 Planning (Listed Building and Conservation Areas) Act, Daventry District Council has an obligation to designate areas of special architectural or historic interest, and to undertake appraisals and reviews. The NPPF (2012) also requires Daventry District Council to provide a positive strategy for conservation, allowing for the following:

- the understanding of the significance of heritage assets;
- ensuring new development makes a positive contribution to local distinctiveness;

- encouraging the sustainable use of the historic environment.

The purpose of this Appraisal is to help inform planning decisions on applications that deal primarily within the conservation area but also those that might be adjacent to the conservation area and affect its setting, as defined by Historic England.

Daventry District Council supports this legislation in its current Corporate Strategic Plan 2017-2020. Priority E4 to “Preserve the District's Heritage” outlines measure E4.2 to carry out “more conservation area appraisals” in order to suitably preserve and enhance historic settlements. Planning decisions will be made in accordance with the West Northants Joint Core Strategy, Policy BN5, and Daventry District Council Local Plan (1997) Saved Policies GN2(E) and EN2. Upper and Lower Harlestone are also covered by Local Plan (1997) Policy HS23.

2.3 What does it mean to live and work within a conservation area?

A conservation area has specific boundaries within which there are controls on works carried out which may affect the significance and setting of the space. Designation allows the Council more control over minor works, such as the alteration or demolition of buildings, listed and unlisted, as well as works to trees. This means that planning permission and Listed Building Consent may be required for any proposed works, and advice should always be sought from Daventry District Council before any action is taken.

These forms of protection also create the wider opportunity for more strategic development, and are usually thought of as beneficial by users as they can increase the value of property and land.

---

1 Historic England is a statutory consultee. Their most recent guidance Conservation Area Designation, Appraisal and Management was published in 2016.
2.4  2017 Review

A review of the Lower Harlestone conservation area was undertaken in the spring of 2017. As a result of the 2017 review this document was produced and several changes made to the conservation area boundary. The map below at Fig. 1 reflects the previous conservation area boundary which was adopted in 1997 as well as the area of study for the 2017 review.

Mapping from this point forward shows the revised boundary as resulting from the 2017 review.

Figure 1 Map showing area of study for the 2017 review conservation area.
Parish boundary shown in red.

© Crown copyright and database rights 2017 Ordnance Survey 100023735.
3 Summary of Significance

3.1 Summary of Significance

Historic England defines *significance* thus:

> "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 setting."


The significance of Harlestone Parish can be characterised by the following:

- The high number of listed buildings within the villages, as well as proximity to the Grade II* Registered Althorp Park and a Scheduled Ancient Monument;
- The link to Harlestone Park and Althorp Estates and their effects on the quality of the landscape and architecture;
- Harlestone's unique setting within rolling heathland, contributing to its views and sense of place;
- Its continued rural and agricultural nature;
- The use of local building materials prevalent throughout the settlement, creating a cohesive and strong character.

![Map showing conservation area and listed buildings.](image)
4 Location, Designation & Boundary

4.1 Location
Harlestone Parish is located 4 miles north of Northampton. It can be reached from Northampton via the A428. It is part of the Spratton ward of Daventry District.

4.2 Designation
Lower Harlestone was first designated as a conservation area in 1972, and was last reviewed in 1997. No appraisal documents exist for these reviews and as such this is the first instance where both Lower and Upper Harlestone's special significance have been identified.

The village residents have produced a Village Design Statement. This has not progressed to the adoption stage but its contents have informed this document.

Harlestone Parish is recognised as having special significance in terms of its historic and architectural character. The setting of the villages could be affected by development from the Northampton North SUE (Sustainable Urban Extension), which is taken into account in this appraisal. As such this document seeks to ensure robust direction for development control and future policy guidance to adequately protect and, where appropriate, enhance the conservation area.

Harlestone Parish contains 49 listed buildings, 1 Scheduled Ancient Monument and lies adjacent to the Grade II* Registered Park and Garden of Althorp.

4.3 The Village and Conservation Area Boundary

4.3.1 Settlement Pattern
The settlement pattern of Harlestone has largely developed with the influence of the Harlestone and Althorp Estates, as well as the local topography, and its proximity to Northampton. The surrounding sloping valleys have been developed with settlements associated with the latter estate, and are characterised by the farming industry which has supported them. In Harlestone this has led to small pockets of development, mainly workers' housing and various amenities spaced amongst open fields. The current road network in Harlestone has existed in a basic form since the at least the 17th century. In the east of the settlement the Northampton to Dunchurch turnpike, now the A428, was officially designated in 1738, quite probably running along an existing road. Lower Harlestone has grown along this road, with facilities for travellers, including the Fox and Hounds pub, and a smithy. To the west, Upper Harlestone is abutted by Port Road, an ancient trackway to nearby Nobottle, with several properties and farms having developed along its length. Much of Upper Harlestone has grown around these farms, with large, historic areas of grazing land still being utilised today. The landscape punctuating the two areas has been greatly shaped by the historic Harlestone estate, and was for a time a large landscaped park. The manor, Harlestone House, was demolished in 1940; the land is now used by Northampton Golf Club, but much original fabric remains to tell the story of the park. Historic footpaths between Upper and Lower Harlestone enjoy great use,
connecting the two areas and drawing walkers to the village.

Some modern development peppers the village, but it is rare and largely sensitive to the surroundings.

4.2.3 Boundary Definition

The boundary definition is shown on the map at Fig.2. In brief, the designation includes most of the historic built environment of the two villages of Upper and Lower Harlestone, as well as a large proportion of the intervening landscape, once forming Harlestone House Park. The boundary runs west from the A428 along New Road, taking in the southern tree plantations, The Quarries and extending into Upper Harlestone. The conservation area continues around the southern edge of the six Swedish Houses, and continues around the Old Chapel House to Port Road along the northern edge of Switzerland field. The western boundary runs north along Port Road, taking in the properties to the west and east, until just past Vera Lowes Cottage. A small parcel of land which exhibits historic quarry scarring is also included in the designation, and the boundary continues to the wall of Althorp House, whence it runs east along its length taking in the historic remnants of Harlestone House Park. Connecting again with the A428 just north of Lower Harlestone opposite the glebe lands, the boundary follows the historic turnpike including the majority of Lower Harlestone through to Ten Cottages, with the exception of several modern properties on the Harlestone Road. The boundary runs around the mill site to the east of the Fox and Hounds public house. A large amount of the central landscape currently occupied by Northampton Golf Club is included within the designation owing to its link with the historic parkland.
5 Geology & Topography

5.1 Geology
Harlestone lies on a strong line of Northamptonshire Sand Formation Stone, punctuated by stripes of Ooidal Limestone and Lias Clay Group. Sandstone and Ironstone are quarried locally in Harlestone Firs, and have been for hundreds, even thousands of years. These stones are utilised for much of the building within the village which creates a pleasant unity which greatly enhances the significance of the settlement. Clay to the north of the settlement was also used for brick manufacture in the late 19th century, the fruits of which can be seen peppering the village.

5.2 Topography
The topography of Harlestone is inseparable from its special character. It lies in the Northamptonshire Plateaux and Valley area, typified by rolling Liassic slopes. These slopes create dramatic elevated points from which to view the pockets of development which form the village. Manmade landscapes have affected the topography, quarrying has left notable scars in various locations, contributing to Harlestone’s historical interest. Estate expansion created Harlestone Park, which forms a crucial element of its special significance and sense of place. The heathland to the west and south east of the Parish is locally designated as a County Wildlife Site. The wider area is also designated as a Special Landscape Area.

Figure 3 Map showing the geology of Harlestone Parish.
6 Historical Development

6.1 Historic Mapping

The first map below (fig 4) is a 1980’s copy of an 1829 Estate map. The following map (fig 5) is an extract from the 1899 OS map of Northampton.

It is clear from the historic mapping that the basic form of the landscape and settlement of both Lower and Upper Harlestone have changed little over the past 150 years. New plantation to the south of the village by the Spencer estate, now comprising Harlestone Firs, can be seen on the 1899 map. The growth of Northampton towards Harlestone is seen on the contemporary map.

The Northampton North SUE, shown in the following map (Fig 6), will need to be carefully designed to ensure it does not adversely affect the setting and character of the conservation area.

As such this document seeks to ensure robust direction for development control and future policy guidance to define and adequately protect and enhance the conservation area.

Figure 4 1980s copy of 1829 Estate Map of Harlestone. © Northamptonshire Record Office.
Figure 5 Extract from OS One Inch to the Mile, England and Wales Revised Series 1899. Reproduced with the permission of the National Library of Scotland.

Figure 6 Current conservation area and Northampton West SUE and Northampton King’s heath in pink.
6.2 History

6.2.1 Pre-history & Roman

There is extensive evidence of pre-historic settlement in the area of Harlestone, including a Scheduled Ancient Monument to the east of the village, where the remains of pre-historic settlement can be seen from aerial photography. Other finds within the village include flint working remains to the north of the ornamental lake.

Figure 7 Aerial view of Harlestone Scheduled Ancient Monument.

An Iron-age site has been identified at the quarry site on the southern edge of Lower Harlestone, with possible evidence of landscape features dating from the late Bronze Age. This is evidence of the long term occupation of the area, and enhances its historic interest.

Evidence of Roman occupation is also prevalent, particularly to the west, where the remains of a Roman dwelling were excavated in a field named Sharoah in 1927, and a hoard of over 800 coins found.

Further evidence of Romano-British ironworking has been located near to Upper Harlestone in the west. Roman Road runs very near to Harlestone, as does Watling Street, and the proximity of Bannaventa implies more occupation of sites like Harlestone than is currently conceived.

6.2.2 Saxon & Norman

It is highly likely that the name Harlestone stems from Anglo-Saxon or Danish origin, particularly given the names of the adjacent settlements of Althorp and Holdenby. It is variously spelt Erlestone, Herolvestone, and Herolvestune in early records, possibly from the name of a local land owner.

20th century development on Glebe Lane facilitated the excavation of two Saxon loom weights and two blackened hearthstones, so it may be possible that more archaeology may arise if further development occurs.

St Andrew's Churchyard is a possible Saxon site, due to its rounded shape and the presence of a spring beneath its nave.

A middle-eastern gold coin was unearthed during cleaning work on the nearby stables, which implies that an individual from Harlestone took part in the crusades in the 11th century and was buried with spoils.

Harlestone may have been the subject of Viking raids in the early 11th century, and many plots are noted in the Domesday Book as being of a "waste" nature. Harlestone was partly granted to the Count of Mortain by his half-brother William the Conqueror and partly to William Peverel, including three manors. Domesday Book also notes 15 freedmen in the village, a mill and a priest.

The lands of Harlestone fell to the Earls of Derby and Brixtan de Armenters, thence to his daughter Quena.
6.2.3 Medieval

Henry de Bray, a descendant of Quena, held one of the manors of Harlestone in the late 13th century and left extensive records of his works and life in estate books, which are now held in the British Museum.

He completed the construction of his manor, on the site of the current Manor Farm, including various gardens and a mill, which is quite possibly the mill whose ruins stand in Lower Harlestone.

Quarry scars in Lower Harlestone are tentatively dated to the post-medieval period, but are described by Morton in 1712 as "very ancient". It is possible that these earthworks were produced in the construction of de Bray's manor complex.

Under Henry de Bray there was also a remodelling of St Andrews Church, creating much of the building we see today.

The field boundaries of Henry de Bray's lands allow us to discern the road pattern at this point, which denotes the existence of a very similar system to that in place today. Port Road and Harlestone Road exist in some form, as does a road which follows the current path through the golf course from Lower to Upper Harlestone, possibly called the Kings Way.

The second manor of Harlestone was owned by the Lumley family from the 13th century, presumably that previously belonging to the Count of Mortain, and situated in Upper Harlestone on the site of Dovecote House. It comprised a hall, stables, outbuildings and a dovecote. This dovecote still survives as part of the 15th-century dovecote on the site, and is the only building left from the manorial complex. Roger Lumley is named "Lord of Harlestone" in 1316 and his descendant Robert Lumley purchased Althorp in 1364, but it was re-sold in 1414 by his son. They continued to hold the manor in Harlestone until 1500 when Thomas Andrew of Charwelton bought the land, also permitting them to stay in their accommodation.

The third and final estate at this time was owned by the Bulmer family, whose lands were placed into the hands of trustees in 1441 by Sir Ralph de Bulmer, and not mentioned again in literature until the 18th century.

6.2.4 17th, 18th & 19th centuries

The three earliest surviving dwellings within the village are from the late 17th century, all located in Upper Harlestone. Hearth Tax Returns of the late
17-century show that the village had 115 houses, of which 95 had one hearth. Larger properties are indicated by these records, including a property owned by Thomas Andrew which had twelve hearths. Several farms are noted as having two or three hearths. These properties were quite possibly constructed of wood or cob, as was typical, and therefore have not survived being replaced with readily available stone.

During the English Civil War the evidence points towards the majority of Harlestone supporting the Parliamentarian cause, particularly because of its proximity to the staunchly anti-royalist Northampton. The exception is the royalist Sir Lewis Dyve, then owner of Henry de Bray's Manor Farm, whose lands were confiscated and handed to the Andrew family.

Harlestone was a well-connected village. Alongside many enduring internal pathways, road maps of John Ogilvy of 1675 indicate that the current A428 to Dunchurch initially fell to the west of Upper Harlestone, skirting down past Althorp, leading to Kingsthorpe in Northampton. By 1738 the Northampton to Dunchurch turnpike had been established on the eastern side where the A428 now travels. This may explain the current existence of 17-century buildings in Upper Harlestone and a concentration of 18-century buildings in Lower Harlestone, particularly buildings to support travellers like the Fox and Hounds and the smithy.

In 1715 one Thomas Andrew built Harlestone House, a grand neo-classical mansion on the edge of a lake, surrounded by heath parkland. In 1753 they also acquired the Bulmer Estate, which, when added to the sequestered lands of Sir Lewis Dyve, brought the majority of Harlestone under Andrew's control. From here the current form of Harlestone can be seen taking better shape, due to the estate work of the Andrew family.

![Two watercolours of Harlestone Park attributed to Humphrey Repton, early 19th century. © Northamptonshire Record Office.](image)

The enclosure of Harlestone occurred in 1766, with the main gainer being Robert Andrew. Many of the large farms in the area are enclosure farms, including Mill Farm, Glebe Farm and Fleetland Farm. Many of the other farms in the village remain from earlier strip farming, such as Rock Farm.

Between 1809 and 1811 Robert Andrew employed the noted architects and landscape designers Humphrey and John Adey Repton to make alterations to Harlestone House. These changes can be observed in watercolours
paintings by Humphrey Repton himself (Fig. 10). The house was demolished in 1940, but the Grade II* listed stables, the classically designed dam bridge and boathouse, and the paddocks still exist.

In 1829 Robert Andrew sold the Harlestone Estate to Earl Spencer of Althorp. Copies of estate maps from this transaction give great detail regarding land use in the village, with annotations highlighting the various businesses and amenities. Many properties were built in the 19th century under the Althorp Estate, particularly worker’s cottages, like the sets of Ten Cottages in Upper and Lower Harlestone. A quarry face, possibly from this time, is still visible along Port Road, near to Park Farmhouse. The consistent architectural style pervades building of this time in Harlestone and the neighbouring villages. The Althorp Estate is still the major land owner in the village, and some properties may have possible applicable covenants.

The 1834 foundation of the Union for Poor Law Administration saw Harlestone in the Brixworth Union, and the village workhouse was built, now forming several houses on Port Road, Upper Harlestone.

Non-conformist religion was very popular in Northamptonshire, and land for the former Baptist Chapel in Upper Harlestone, now a dwelling, was granted by the Fifth Earl Spencer in 1873.

The remains of brickworks from the 19th century can be found in Upper Harlestone in the form of a large kiln, which provided local people with brick for building.
6.2.5 20th & 21st centuries

The last century saw a decline of agriculture and also the destruction of many fine country houses nationally. Harlestone House was one such victim, being demolished in 1940. The last tenant of the house was the Duchess of Grafton, who formed a fund to build the Village Institute reading rooms in Upper Harlestone, completed in 1924. The land was sold in 1990 by the Althorp estate to the Northampton Golf Club, and their clubhouse occupies the former site of Harlestone House.

Many properties within the village were also sold at this time by Althorp to private owners. Owing to the provision of back land areas, areas for pigsties and garden plots, some infill development to the rear of historic properties has occurred, as well as between dwellings.
7 Spatial Analysis

7.1 Spatial Summary

Spatially, Harlestone Parish is split into several character areas. The three historic areas considered within this appraisal are the two villages of Upper and Lower Harlestone, and the intersecting landscape which divides them, formerly the site of Harlestone Park. These make up the historic core of the Parish.

The village of Lower Harlestone is approached from the south along the A428 which stretches through and out towards East Haddon. Strong tree belts (historic plantations and parts of Harlestone Firs) become immediately apparent to the east and west, creating a strong gateway to the conservation area. New Road strikes west through the strong plantations towards Upper Harlestone along the former park boundary; it is abutted by prominent stone walling and a diminutive lodge house.

The A428 winds through Lower Harlestone, plunging down into the valley; the honey-stone buildings are placed very near to the highway, directing short views to key properties along its length, many of which are listed. There is little modern infill, mainly concentrated to the rear of established historic plots. Harlestone Brook crosses beneath the highway, feeding through picturesque, open farming land to the west. On the horizon, there are sweeping vistas across undulating, open fields, with strong tree belts forming an enclosure to the north and west of the wider Parish. The A428 opens up at the north end of Lower Harlestone, and our area of study turns west towards the collection of buildings comprising St Andrew’s Church, the Rectory, Harlestone Primary School and several traditional dwellings. The Grade II* listed stables are part of what remains of the estate of the demolished Harlestone House.

Historic footpaths criss-cross the fields from the A428 to this grouping, maintaining traditional modes of movement across the Parish. The historically significant Manor Farm is reached via the ancient clapper bridge, glimpsed through individual trees which pepper the line of the stream. Medieval quarry scars beyond provide interesting texture, indicative of the historical link between landscape and built form.

Leaving the conservation area, the western tree belts screen the buildings and the rest of Lower Harlestone from Upper Harlestone and the landscape between them, now occupied by the golf club. This landscape opens out when accessed by various footpaths to the north and south, with vistas of the lake and the undulating landscape of the former park. Structured re-planting mirrors historic mapping, whilst historic plantations once again are seen enclosing the area. The park landscape is characterised by these trees, and the golf clubhouse sits prominently by the lake, on the site of the earlier Harlestone House, its ha-ha marking the previous curvature of the plot.

From here, Upper Harlestone is only approachable on foot through a wooded area, which opens onto grazing land; emerging views such as this are typical across the Parish. From the open space of the green, formalised by the arrangement of several historic properties around a central open area, the road again winds down through Upper Harlestone; it follows the undulating valley line, once again crossing the route of Harlestone Brook, creating a
distinctive loop around open fields. Buildings nestle in closely massed groups in the contours of the landscape, creating typical glimpsed views of a variety of historic ridgelines.

Unlike Lower Harlestone, the street pattern of Upper Harlestone has been formed on the line of three roads, as opposed to one main turnpike. Several farm complexes also strike off perpendicular to the road line, creating a less regular pattern of historic development. A further small open space is concentrated at the west fringe of Upper Harlestone; here residential and agricultural buildings cluster around a triangular green, a focal point at the base of the valley. Views up and out sweep across agricultural land towards a belt of trees screening the old brickfield. The buildings form a tight grain looking back to the village.

The Grade II listed dovecote stands as a landmark at the western terminus of Upper Harlestone, abutting a compact concentration of mature trees which form a strong gateway to the village. The surrounding countryside is open, interspersed with trees and provides a peaceful, rural setting to the Parish.

The following sections identify in more detail key spatial features which contribute to the significance of the three historic areas and their setting, summarised above.

Listed buildings, non-designated buildings of local interest, footpaths, and important walls are shown on the following three maps.
Figure 13: Spatial features map.
Spatial Analysis

7.2 Views

Views are integral to the character and interest of Harlestone Parish. The following map, and corresponding photographs, highlight some important and characteristic views.

Figure 14 Map showing views in, out and through the villages. © MapInfo 2017
Spatial Analysis

1. Travelling north into Lower Harlestone along the A428 long views are channelled along the road by tree belts and stone walling, with glimpses of the rural horizon. Short views concentrate on key listed buildings, the estate “Ten Cottages” and the Fox and Hounds pub.

2. Winding short views through Lower Harlestone are channelled by the valley and the strong building line and low walling, which sit very close to the highway.

3. Long views open up westwards across agricultural land and the quarry scars which pre-date the existing buildings, providing both aesthetic and historic interest. These views sweep north taking in glimpsed views, through trees and over fields, of Manor Farm, Harlestone Primary School, St Andrew’s Church and the Rectory.

4. At the peak of the blind summit north of Lower Harlestone adjacent to the Brampton Road, long vistas back into Lower Harlestone focus on nestled rooftops to the south. Glimpsed views of the church tower to the west and very important.

5. Views along Church Lane in the direction of the school have a more distinct rural character, giving a sense of travelling toward the wooded heart of the village.

6. The significant woodland on the fringe of the historic Harlestone Estate park obscures the stables, the church and Manor Farm, creating unexpected and attractive short views.

7. Long views across the Repton designed landscape from the golf clubhouse are characterised by the ornamental lake, strong individual and group plantations and the Grade II listed dam bridge. Converse views from this bridge stretch towards Upper Harlestone, obscured by trees in the distance. Important short views open up on the lake and the boathouse in the foreground.

The parkland intersecting the two villages of Upper and Lower Harlestone is integral to the significance of their setting, and directly contributes to their group and individual aesthetic and historic interest.

8. Leaving the parkland, emerging views of Upper Harlestone along local footpaths are very different in character to the former designed landscape. From the initial flat promontory there are long views to the Paddocks and the Institute across grazing land. Beyond the Institute to the south and west there are important long views of open fields and historic nestled building groups.

9. Short views are afforded of the Builder’s Yard to the south providing a distinctly different semi-industrial character in keeping with its purpose. The short views continue as the road winds down through the village, channelled by the building line and often focusing on listed buildings such as Grafton Lodge,
Spatial Analysis

the village shop, Holly Cottage and the Old Butcher’s House.

10. Characteristic views in Upper Harlestone are defined by the distinctive loop connecting with Port Road. Long views from all points over the central, enclosed rural space are open and afford glimpsed views down towards the rears of village properties.

The curvature of the road reveals a succession of interesting and unexpected short views. These short views provide more detailed close ups of dwellings from various periods, such as the Upper Harlestone “Ten Cottages” and the prominent house at Rock Farm.

11. Around the triangular green at the junction with Cross Hill in Upper Harlestone, long views stretch up over agricultural land toward the brickfield spinney.

Short views in this character area are concentrated on agricultural buildings, many of which are now residential. The building line channels the short views, creating an intermediate sense of enclosure before the landscape opens out of the village into wider, rural views.

12. Long views from the north across the parkland show the designed landscape and contribution of mature tree belts to full effect.

13. The transitioning views along Port Road, from open vistas to enclosed hedgerow framed views, enhances the seclusion of Upper Harlestone.

14. To conclude, the overall setting of the historic villages of Harlestone is characterised by long, rural views of open landscape and heathland. The undulating line of the horizon and tree belts, discussed below, currently obscure development on the fringes of Northampton from views out of and into the village. Retaining this strong visual distinction provided by the uninterrupted, rural views in crucial to maintaining the integrity and significance of the villages.
Spatial Analysis

Figure 15 Long view to Fox and Hounds. See No.1 on Views Map.

Figure 16 Short view through Lower Harlestone. See No.2 on Views Map.

Figure 17 Long view across agricultural land in Lower Harlestone. See No.3 on Views Map.

Figure 18 Long, glimpsed view of the church tower looking west. See No.3 on Views Map.

Figure 19 Long view to nestled buildings in Lower Harlestone. See No.4 on Views Map.

Figure 20 Rural long view down Church Lane. See No.5 on Views Map.

Figure 21 Short, glimpsed view to stables through trees. See No.6 on Views Map.

Figure 22 Long view across Harlestone Park landscape from dam bridge. See No.7 on Views Map.
Spatial Analysis

Figure 23 Long view across grazing land in Upper Harlestone. See No.8 on Views Map.

Figure 24 Short view channelled by strong building line. See No.9 on Views Map.

Figure 25 Short view of Upper Harlestone “Ten Cottages”. See No.10 on Views Map.

Figure 26 Short view through Upper Harlestone towards Park Farmhouse and agricultural buildings. See No.11 on Views Map.

Figure 27 Long, glimpsed view of nestled buildings in Upper Harlestone. See No.11 on Views Map.

Figure 28 Long view towards brickfield spinney. See No.11 on Views Map.

Figure 29 Long view out of Upper Harlestone towards Northampton. See No.12 on Views Map.
7.3 Trees, hedges and open spaces

Trees, hedges and open spaces directly contribute to the character of the Parish and are particularly important with regards to its setting. The following map identifies significant plantations, Tree Preservation Orders and TPO groupings. These features maintain the visual separation of Upper and Lower Harlestone from the ongoing urban extension of Northampton.

Figure 30 Map showing important green features.
At the date of survey the conservation area contains nine Tree Preservation Orders and one TPO grouping to the south of Lower Harlestone in the adjacent to the A428. Tree belts and large plantations are particular contributors to the aesthetic and historic interest of the area, enclosing the two villages and framing the connecting park landscape in the centre. These large plantations channel views into and out of the villages, particularly along the A428 and New Road. They act as a strong means of enclosure and maintain the rural setting of the area.

The central landscape is of high significance to the immediate villages and Parish, but also to the wider area, indicative of the growth of 18th-century estates, the early designs of Humphrey Repton, and associations with the Andrew and Spencer families. The trees are essential to its character. Within the landscape, individual trees of a variety of species enhance the visual amenity of the area, and there are several commemorative trees, including a cedar in the churchyard planted for Queen Victoria’s coronation.

Concentrated clusters of trees form spatial gateways through to different sections of the villages, such as between the grouping of the church school and stables, and the parkland, at the footpath junction between parkland and Upper Harlestone, and in Upper Harlestone by Dovecote House and Vera Lowe’s Cottage.

Those trees which lie adjacent to footpaths also contribute greatly to the aesthetic amenity of various walking trails, and enhance the visual experience of the village, such as by the Green in Upper Harlestone, and past The Pheasantry.

Hedges are particularly important along highways, such as those leading into Upper Harlestone from Cotherstone Lodge, and down Church Lane. They provide a secluded, rural feeling, and contribute to the aesthetic significance of the area.

There are few manicured public open spaces within the two villages; the Green in Upper Harlestone and the small open space which fronts the Institute being the strongest two. The village playing fields are housed within the historic Paddock walls, offering an area of communal, public space. These spaces contrast well with other public open spaces, which are generally agricultural and experienced from footpaths. These latter spaces have a less regular, rural character, and are often shaped by hedges and lines of trees as boundary markers. The parkland constitutes the largest formal open space in the Parish, which is indicative of its former use in association with the Harlestone Estate. This space greatly contributes to the character of the area.

The majority of the tree plantations within the golf club are not included within the 1997 conservation area boundary, but are significant as part of the Repton designed landscape. The NPPF (2012) and Historic England’s current guidance also recognises the impact of setting on heritage assets and includes reference to park landscapes:

7.4 Scale and Massing

The built form of the area is largely vernacular in scale and plan form, with a mixture of residential and agricultural properties. The eaves and ridge heights of the buildings generally differ from property to property creating a lively visual mix. Most buildings are of two storeys, with few larger examples, which are generally detached.

The majority of buildings within Lower Harlestone follow the A428 and are built close to the highway and very closely massed, creating a tight grain. Those which are not directly terraced are often connected by high stone walling.

Many of these properties have rear access, and some have experienced development to the rear of the plots. Agricultural buildings and historic outbuildings are still evident within the streetscape, such as the barn opposite The Old House in Lower Harlestone.

The church, school, stables and rectory form a uniquely historic grouping with several detached residential properties, away from the built forms of Upper and Lower Harlestone.

Farm complexes are usually detached from other properties. Farm houses vary in scale from two or three storeys, and the outbuildings are generally massed closely together. This creates interesting tight groupings, particularly in Upper Harlestone.

The buildings within Upper Harlestone characteristically nestle together in small groups, due to the undulating nature of the landscape. The buildings are closely massed and sit attractively within the valleys.
7.5  Walls

Freestanding walls and those running between properties are very common within the area, and form an important means of enclosure and continuity.

They are generally built of Northamptonshire sandstone or ironstone, and vary in height and depth. Render is not a feature. Properties with larger plots often have walls which are greater in height, for enclosure. Stone walls run alongside the majority of the highways, as in Lower Harlestone along the A428. They often run adjacent to footpaths as well, such as those leading from Harlestone House Lodge to St Andrew's Church.

Many walls within the area are associated with the estates which have owned the land; New Road is bounded by a very important, tall stone wall which demarcates the parkland of the demolished Harlestone House and still encloses the landscape today; the ha-ha which now skirts through the fairway of the golf club is also an important remnant of the Harlestone Estate.

The walls are variously coped with mortar coping, upright stones, and flat stone capping. Several examples have brick and tile coping.
7.6 Footpaths

There are several public footpaths which intersect the villages, following historic routes connecting the two villages through the park landscape.

These footpaths are crucial in maintaining the historic modes of movement through the area and they provide a wealth of views, both within the heathland and in the open countryside.

Some of the footpaths are tarmacked, and are well used by local people and walkers. Some are abutted by stone walling, and often hedges and agricultural post-and-rail fencing. Overgrown vegetation detracts from the amenity of certain footpaths.

Figure 35 Above: The historic ha-ha, an important remnant of Harlestone Park. Below: important right of way travelling from the Village Institute towards Rock Farm.
7.7 Public Realm

The roads are generally narrow and without pavements. Road boundaries are marked with grass verges which maintain rural character.

Street furniture within the two villages is minimal, and often historic such as the two K6 telephone boxes and the commemorative horse trough in Lower Harlestone. There are also two attractive wooden finger posts in Upper Harlestone, and several notice boards throughout.

There are also a number of wellheads throughout the village, of brick and stone, which add historic and aesthetic interest to the street scene.

The villages contain no bus shelters, milestones, or benches, giving an essentially rural feeling to the area.

Most surfaces within the two villages are tarmacked, but some historic surfacing remains in the courtyard of the stables, which has attractive stone setts.

Unfortunately, signage often cuts views of buildings and overhead wires clutter the street scene. Poorly maintained road surfaces also detract from the aesthetic interest of the area.

Figure 36 Anti clockwise from bottom left: K6 telephone box in Lower Harlestone; horse trough, Lower Harlestone; historic setts in the stables; a polychromatic brick well head, Upper Harlestone.
8 Architectural Analysis

8.1 Building age, type and style

Harlestone’s built environment reflects its long history as an estate village. The village is primarily residential, comprising mainly two storey and three storey historic dwellings dating from the late seventeenth century through to the nineteenth century. There are relatively few twentieth century dwellings. Older buildings include the thirteenth century church of St Andrew’s and the sixteenth century stone dovecote in Upper Harlestone.

Although Harlestone Hall is no longer standing, the majority of the village’s pre-1830 buildings are remnants from the former estate. On the site of the former Hall, now Northampton Golf Club, the Repton designed Grade II* Listed stable block, the Grade II listed dam bridge, and the boathouse still provide a tangible link to the past. Beyond the immediate parkland, village buildings, such as workhouse bank (now 85-89 Upper Harlestone), Park Farmhouse and Manor Farm all reflect the village’s agricultural connection to the Harlestone estate. Later construction, undertaken following acquisition in 1829 by the Althorp estate, can be seen in the two Ten Cottages groups, the Pheasantry, and Quarry Farm house, all clearly identifiable as estate buildings from both their function and uniform design.

Later development occurred to the south of Upper Harlestone, including the Victorian terrace on Port Road with its formal front gardens set back from the pavement line, attractive brick and tile detailing and stylised timber front doors.

A further pocket of development includes two Edwardian gable fronted semi-detached cottages, the six distinctive 1940s semi-detached bungalows built using the “pre-fabricated” construction technique and six 1950s semi-detached brick houses. This twentieth century fringe building shows the natural development of the settlement.

Aside from the modern buildings mentioned above, with very few exceptions the overall character of the buildings in Harlestone is
vernacular, being a mix of mainly local stone and thatch, with some brick and tile, reflecting the easy historic availability of materials from local quarrying and brickmaking.

The floorplan of earlier historic properties is typically one room deep, although there are also a number of grander buildings in the village, such as The Rectory.

8.2 Materials

8.2.1 Stone
The historic buildings and boundary walls within Harlestone are constructed primarily of the local golden stone, a Northamptonshire Sand Formation, quarried on the outskirts of the village within the immediate area of Harlestone Firs. Although a quarry adjacent to the village still supplies building stone, this is now used mainly for aggregates, due to the insufficient depth of rock deposits. The widespread and consistent use of this building stone creates cohesion throughout the settlement, and is integral to the village's character. There is extensive use of square and regular coursed stone in dwellings and community buildings, such as the church, the primary school and the pub, as well as agricultural buildings and the well preserved, single storey Dovecote laundry building.

8.2.2 Brick
A small number of historic buildings in the conservation area are constructed wholly from brick. At No. 35-38 Harlestone Road, two contrasting shades, including a light buff, laid in a Flemish bond give the front elevation give an attractive chequered appearance, providing visual balance with the local stone of adjacent buildings to form a pleasing character grouping.
There are few brick buildings in the village. This one in Lower Harlestone contributes due to the delicate colour and pattern of its brick.

Brick extensions on many properties in the village were facilitated by the proximity of the late nineteenth century brickworks in Upper Harlestone. Brick was also utilised in construction of the Althorp estate Ten Cottages on Port Road, the Victorian Terrace, the pair of Edwardian semi-detached cottages and the empty farm buildings at Port Road in Upper Harlestone.

Agricultural buildings, such as this sheep barn in Upper Harlestone, are often brick built.

8.2.3 Render

Use of render and cladding on houses does not form part of the vernacular style of Harlestone, although there are a few notable exceptions. Cotherstone Lodge, being half pebble-dash rendered, half fish scale tile-clad, is one of the earliest known domestic prefabricated buildings designed by WH Lascelles, whilst the prefabricated Swedish Houses are traditionally timber clad; however in both cases the material is appropriate to the vintage of the buildings.

Grade II listed Cotherstone Lodge, a nationally significant pre-fabricated concrete building, which may have influenced other local building.

The Harlestone Village Institute, Upper Harlestone, is an unusual example of the use of render in the village.
The Harlestone Village Institute is unusual, being a rendered building situated within the village, but again the pale rendering and contrasting timber cladding are typical of its period and design style.

The impact of rendering buildings and walls within a conservation area is generally to reduce the historic character and visual uniformity of the character area. Where inappropriate render and masonry paints are utilised, this may have an adverse effect on the breathability of the building’s fabric, as well as negative implications for maintenance and health. The use of render on the exterior of historic buildings should be firmly resisted in order to retain the consistency created throughout the village by the use of natural stone and brick.

8.3 Ridgelines, roofs and gables

8.3.1 Ridgelines

Ridgelines are dictated by Harlestone’s topography, as well as the scale and massing of its buildings. Much of the village nestles into sloping valleys and hollows, and so a pleasing ridgeline of roofs and chimneys is all that is visible of Lower Harlestone, when viewed across the heathland from Harlestone Road. Similarly, the undulation around Upper Harlestone means that rooflines fit to the contours of the surrounding area so that buildings do not dominate the surrounding landscape.

8.3.2 Roofs

The village roofscape is mixed, but remains simple and vernacular in style, with materials being mainly thatch or slate, and some examples of tiles. Many roofs are of pitched construction, although some larger properties accommodate a hipped roof, such as Grafton Lodge. Some smaller examples of individually styled roofs include the Harlestone Park Lodge in Lower Harlestone, which has a rounded apse-like roof at its south end.

8.3.3 Thatch

Although many properties replaced thatch with tile or slate in the nineteenth century, numerous properties in Harlestone retained their thatch, enhancing the special character of the village. Thatch on listed and historical buildings is mainly long straw, with plain ridging and ligger detailing. Several examples of eyebrow detailing can be seen, such as that at Nos. 10 and 11 Lower Harlestone.
8.3.4 Tiling

Interesting examples of roof tiling in the village include the fish scale design at Lodge Cottage in Lower Harlestone and the striped red and blue tile roofs of the Port Road Victorian cottages, which clearly identifies the row as estate cottages from a distance. Pantiles are found on many agricultural buildings, such as the barn at the junction of Port Road fronting the small green on in Upper Harlestone, and should be retained, or replaced like for like in cases of repair, as they are indicative of the village’s rural heritage.

8.3.5 Chimneys

Chimneys in the village are variously of stone and brick construction, often a brick stack with a stone base. They are typically placed on the apex of the gable end, or occasionally centrally on the ridgeline, as in the case of Quarry House. Estate properties often have similar chimneys, a stone base with a double brick stack and stone moulded cap, and two chimney pots, another expression of uniformity. Chimney pots themselves vary in size and style, including standard cylindrical chimney pots, crested cowls and boiler cowls.

Figure 48 Thatch is common in the village, such as here on The Old Bakehouse. Ligger detailing is also a common local feature.

Figure 49 Dormer windows necessitate eyebrow thatch detailing, often with pleasing results.

Figure 50 Locally made pantiles are a feature of agricultural roofs and should be retained due to their contribution to village character.

Figure 51 Chimneys in the village are mixed in style, mainly built in brick with the occasional example in stone. Placing aerials and satellite dishes adjacent to chimneys on the ridgeline should be discouraged.
Whilst most dwellings face the street, a small number have gables fronting onto the street, adding visual interest to the roofscape of Harlestone. Buildings which retain or have lost their thatch exhibit steeply pitched gables, enhancing the character of the village. Distinctive local elements found on ridgelines include projecting stone gables, ligger detailing, undulating eyebrow detailing and apron detail work. Althorp Estate properties in the village are typified by frontal projecting gables, such as the Pheasantry, Quarry Farm house and the two sets of Ten Cottages in Upper and Lower Harlestone, and often bear a stonework escutcheon as a further mark of their estate status.

Figure 52 Clockwise from left: Thatched roofs are typically steeply pitched; Althorp estate cottages exhibit similar gables and rooflines, particularly frontal projecting gables, as shown at the Pheasantry, one of Blore’s “Ten Cottages”, Lower Harlestone, and Quarry Farmhouse.
8.4 Frontages

8.4.1 Windows

Windows in Harlestone are typically either timber sash, or side hung timber and metal casement, with the number of lights varying throughout. Traditional windows display slim, often unpainted, metal glazing bars. Victorian examples throughout the village are characteristically rectangular, timber side hung, eight light windows with white painted glazing bars. Most window frames in the village are painted white, but some still retain earlier or reinstated stone lintels and mullions. Some agricultural properties, such as the disused brick barns in Upper Harlestone, have top hung, multi light, metal casement windows, more typical of a working building. Additional dormer windows have been inserted into many roofs, particularly those with thatch.

Occasionally, properties have inserted uPVC windows, detracting from the historic frontage of the property itself, but also having an adverse impact upon the surrounding character area, especially any listed buildings in close proximity. uPVC windows are installed for reasons of energy efficiency, but have thick frames which do not replicate the delicate lines of historic fenestration. Secondary glazing to aid timber or metal casement windows should be encouraged as an alternative in order to avoid further incremental damage to the conservation area.

Figure 53 A range of historic windows within the village which contribute to the character of the area.
8.4.2 Doors, Porches and Access ways

Most doors throughout the village are wooden panel with wooden lintels; some later examples contain small glazed panels in the top half of the door. Some doors are painted in bright colours, whilst others remain the natural colour of the wood. This variation in style is common, and where high quality timber has been used, this gives a pleasing visual variation which enhances the significance of the conservation area. In the case of traditional houses, replacement uPVC doors would not be appropriate.

Few of the dwellings in the village would have been constructed with porches. Where porches have been added at a later date, these are mainly constructed of stone with a thatch coat.

In order to maintain the special character and historic interest of the village, any cluttering of the otherwise simple façade of a building with incongruous embellishment should be avoided. Successful modern examples are those sensitively placed in unobtrusive locations, such as to the side of a dwelling or behind a stone wall, and are of simple design using high quality materials. Hence, they do not adversely affect the character area.

Access ways to buildings vary in placement. Many traditional properties adjacent to the road line have side or rear access, facilitated by back roads or small alley ways to the side of the property. Creating new access ways into buildings, particularly through existing stone walls, should be discouraged.

Figure 54 A range of doors and porches which contribute to the character of the village.
8.5 19- and 20- Century Development

Late 19th and early 20th century dwellings to the south of Upper Harlestone are local examples of growth in the village. They comprise of two groups; two Edwardian gable fronted semi-detached cottages, both with front gardens, one with a modern brick extension and garage to the side of the property.

There are also three 1940s Swedish prefabricated properties in Upper Harlestone near the green. They are constructed of dark timber, one storey in height, and each individually placed on small detached plots with front gardens facing the road.

The six semi-detached mid-century council houses adjacent to this site, facing south, are also built of brick.

This pocket of 20th century fringe building shows the natural development of the settlement, in the same pattern of previous residential dwellings.

8.5.1 The Victorian Terrace

This terrace creates a pleasing border to the conservation area boundary, following the historic street pattern. In keeping with dwellings in this part of the settlement they have formal front gardens, are set back from the pavement line and have attractive brick and tile detailing, adding to the character of the area. They have retained their stylised timber front doors, but unfortunately some have had inappropriate uPVC windows installed, which detract from their character.

It is recommended that if possible timber windows be reinstated.

8.5.2 The Edwardian Semi-Detached Cottages

Similarly styled, the brick built Edwardian semi-detached properties have formal front gardens and appealing timber details on the front gables. Both cottages have retained timber sash windows and doors, which greatly add to their significance and the character of this pocket of the settlement.
8.5.3 The Swedish Houses

These six semi-detached properties were built in the 1940s using the "pre-fabricated" construction technique. Their name refers to their country of origin, and as such places them in context with other such period houses throughout Britain. They add significance to the conservation area through these unique qualities of their design.

Similarly to the Victorian terrace, however, they have been compromised by the addition of uPVC windows and would greatly benefit from the retrofit of timber casements. Some later properties utilise wooden fence posts as boundaries as opposed to the stone walling which prevails in other areas of the village. This mixture complements the rural setting of the village as many fields surrounding the settlement use similar wooden fence posts as means of enclosure.

8.5.4 Later Development

A terrace of council houses was built in 1948 facing The Green in Upper Harlestone. These cottages contribute to the setting of the area due to their sensitive positioning and style of design.
8.6 Positive Buildings

Fig. 58 below shows both listed and unlisted buildings which make a positive contribution to the character and significance of the conservation area. This contribution may be made in any of the following ways:

- Through their architectural merit;
- Particular contribution to the local vernacular style;
- As evidence of the settlement’s historical development;
- Through their contribution to the streetscape, or their place within an important grouping of buildings.

There should be a presumption in favour of retaining these buildings, in all but exceptional circumstances.

Some of those noted are listed buildings which have a national significance and are statutorily protected.

Buildings shown in blue are on the Local List, which, whilst not a statutory designation, will enable them to be protected further within the planning process.
Figure 5.8 Map showing positive buildings, listed buildings and buildings on the Local List.
9 Design Policy and Guidance

The following policies set out key design principles. Advice should always be sought from Daventry District Council before commencing any works. A Design Guide for Northamptonshire has been produced by CPRE which provides useful advice.¹

9.1 Alterations and Extensions
There will be a presumption against proposals for alterations and extensions which adversely affect the character of the conservation area or its setting. Alterations and extensions should be sympathetic to the character of the building in terms of proportions, scale, materials, and detailing.

9.2 Scale
Additions to existing buildings or new development will generally not exceed two storeys, and the ridgeline should respect the ridgeline of adjacent buildings. New development and alterations must not affect the established building line, nor create gaps where previously there were buildings or walls.

9.3 Materials
The majority of properties within the conservation area are built with either Northamptonshire sandstone and ironstone, or local brick. Continuity of materials greatly contributes to the area’s character and development must be sensitively designed with this in mind. The use of local materials if possible is encouraged.

9.4 Windows
Traditional windows should be retained, maintained and repaired as far as possible. If replacement is necessary, they should be:

- sensitive to the original style;
- generally, either timber or metal double casement;
- if painted, should be either white or where possible a relevant sensitive colour based on the originals;
- original stone lintels should be retained and every care taken not to damage them if the windows are being replaced; and,
- there will be a presumption against uPVC.

9.5 Doors and Porches
Traditional doors within the conservation area are all of timber, and usually a vernacular plank form. There will be a presumption against uPVC as a material for doors. Porches should not detract from or overwhelm the visual amenity of the relevant building elevation, and be appropriately proportioned and scaled.

9.6 Roofing
Traditional roofing materials such as tile and thatch should be retained wherever possible. Replacement of thatch for tile is generally not acceptable.

9.7 Setting
There will be a presumption against developments which negatively affect the setting of a conservation area, particularly if they affect views into, out of and through the conservation area.

¹ http://www.cprenorthants.org.uk/countryside-design-guide
10 Opportunities

The appraisal process has identified what features should be preserved and enhanced. It has also highlighted what may diminish the significance of the area and have a detrimental effect on its aesthetic and historic interest. The following sections suggest proposals for its preservation and enhancement.

10.1 Summary of Significance

The following points summarise the significant features:

**Historic association**: with the Harlestone and Althorp Estates, particularly with regards to its designed landscape and estate architecture. The surviving features from the Harlestone estate have high group significance (the dam-bridge, ha-ha, boathouse, paddocks, lake, and plantations).

**Setting and internal character**: the plantations and trees, surrounding countryside and rurality combine to provide a peaceful, unique atmosphere.

**Land Use**: the mixture of residential, commercial and agricultural uses is well balanced and helps shape the character of the area and its rural sense of place.

**Spatial quality**: of the historic development—particularly the linear form of Lower Harlestone and the historic nestled groupings of Upper Harlestone, and the unique spatial grouping of the church, stables, rectory and school.

Also highly important are the separation of the two villages by the parkland and the interconnectivity of footpaths.

**High quality architecture**: consistency of design form and materials (particularly local materials, stone, brick, tile, thatch), which creates cohesion through the two villages.

10.2 Summary of Negative Areas

The following points summarise pressures on the character of the area:

**Inappropriate development**: which does not preserve and enhance noted characteristics or leads to the loss of original features, like windows, doors and roofing materials. Proposals which negatively affect the setting of the conservation area may diminish its internal character as well.

**Change of land use**: a great increase of either residential, commercial, or agricultural use may affect the area’s sense of place in a negative way.

**Works to trees**: as the trees within and around the conservation area contribute so highly to its special character, tree felling could negatively affect its significance.

**Traffic**: increases in traffic could negatively affect the peaceful, rural atmosphere of the conservation area, as well as placing the fabric of historic buildings at risk.

**Risk to the park**: the future risk of breaking-up or incremental watering down of the parkland features, particularly non-designated assets associated with the Harlestone estate such as the ha-ha, paddocks, and boathouse.
10.3 Article 4 Directions

Under the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, minor development can normally be carried out without planning permission. Article 4 of this order allows local planning authorities to limit "permitted development rights", in order to safeguard the area.

Particular aspects of this Direction afford protection from incremental change to the historic environment, for instance, the alteration or replacement of windows and doors, rendering of a property, or other material changes which would affect the external façade of the property and in turn affect its character or the character of the streetscape. Elements of Harlestone’s character are recognised as having sufficient merit as to require further protection via the provisions of an Article 4 Direction. Corresponding “permitted development rights” which it is considered expedient to restrict are detailed in the table below.

In order to put in place an Article 4 Direction further specific consultation will be required. Views on the scope of the Article 4 both what is covered and its geographic coverage obtained during the consultation period will help to finalise the proposed Direction.

<table>
<thead>
<tr>
<th>Property covered by Article 4 Direction</th>
<th>Proposed restriction of Permitted Development Rights</th>
</tr>
</thead>
<tbody>
<tr>
<td>Conservation Area wide</td>
<td>The enlargement, improvement or other alteration of a dwelling (including extensions and altering windows, doors or roof coverings)</td>
</tr>
<tr>
<td></td>
<td>Provision or replacement of a hard surface within the curtilage of a dwellinghouse</td>
</tr>
<tr>
<td></td>
<td>Erection of a porch to a dwellinghouse</td>
</tr>
<tr>
<td></td>
<td>Alteration, replacement or removal of a chimney stack on a dwellinghouse</td>
</tr>
<tr>
<td></td>
<td>Installation, alteration or replacement of solar PV or solar thermal equipment on a dwellinghouse</td>
</tr>
<tr>
<td></td>
<td>Demolition, alteration or erection of a boundary wall, fence, railings or a gate to a dwelling</td>
</tr>
<tr>
<td></td>
<td>Painting the exterior of a dwelling, where the building has not previously been painted, or where a significant change in colour is proposed.</td>
</tr>
</tbody>
</table>
10.4 Local List

The Local List enables Daventry District Council and communities to identify and celebrate historic buildings, archaeological sites and designed landscapes which enhance and enliven their local area. It also provides a level of un-statutory protection within the planning process.

Local Listing does not create further controls in regards to planning permissions, but provides weight in decisions should the asset in question be at risk.

The following heritage assets in Harlestone Parish have been identified as meriting further protection, and are included within the Local List:

- Commemorative horse trough, Lower Harlestone.
- Clapper bridge approx. 50 yds south Lake Cottage, Lower Harlestone.
- The Pheasantry, Lower Harlestone.
- Quarry Farm House, Lower Harlestone.
- Paddock walls, commemorative plaque and attached buildings, Upper Harlestone.
- The Harlestone Village Institute, Upper Harlestone.
- The Dovecote Laundry Building and enamel sign, Upper Harlestone.
- Nos. 109 and 110, Upper Harlestone.
- Nos. 83, 82, 81, 80, 78, 77, 76, Upper Harlestone.
- Nos. 1, 2, 3, 4, 5, 6 Swedish Houses, Upper Harlestone.
- Old Chapel House, Upper Harlestone.
- Workhouse Bank, Upper Harlestone.
- Brick barn to the north of Cross Hill, Upper Harlestone.
- Nos 1 and 2, Heathgates

10.5 Heritage at Risk

Several buildings in Harlestone have been assessed as potentially at risk. These are:

1. Manor Farm and adjacent wellhead, Lower Harlestone;
2. Barn west of A428, south of The Old Bakehouse, Lower Harlestone;
3. Brick barn to north of Cross Hill, Upper Harlestone;
4. Brick kiln, within brick kiln spinney, Upper Harlestone.
5. Stone wall to the south of New Road abutting the quarry.
6. Stone wall leading from Virginia Cottage to Rock Farm.

These buildings are at risk mainly because they are either vacant, have experienced vandalism, or have potential for residential development which could adversely affect their character.

They would be less at risk if they had appropriate uses, or if used for appropriate development, treated in a sensitive manner in line with the policies in this document and other relevant policies.

Fig. 59 below shows buildings on the Local List in blue and Heritage at Risk in green.
Figure 59: Map showing Local List buildings and Heritage at Risk.
11 Management Plan

The Conservation Area Appraisal is used by planners to inform planning decisions, matters of enhancement and during appeal processes.

This Management Plan sets out appraised threats to the character of the conservation area and how these threats might be mitigated through appropriate policy recommendations.

11.1 Threats and Recommendations

Threat 1: Inappropriate Development

Lower and Upper Harlestone are currently designated as “Restraint Villages” under saved policy HS23 of the Daventry District Council Local Plan. Additional residential development is permitted in the Restraint Villages where it consists of the re-use of suitable buildings, providing it would be in keeping with the character and quality of the village environment.

However, a threat to the character of the area is seen in the incremental change manifested in unsuitable alterations and additions. This includes inappropriately sited extensions and the replacement of traditionally built timber windows and doors with modern uPVC alternatives.

Inappropriate additions and alterations to the facades of buildings is a particularly germane threat in Harlestone, as many properties are visible from multiple viewpoints. The installation of photovoltaics, satellite dishes, external alarm systems and changes to outbuildings can negatively affect the significance of the conservation area.

Recommendation 1

There are many examples in the village of well-designed and sensitive developments and alterations, noted in the body of the appraisal, which should provide guidance for future work in the village.

In order to mitigate the threat of incremental damage, new development must be sensitive to existing dwellings and premises. Appropriate, high quality building materials should be utilised in repair and replacement work; the particular use of Harlestone Stone where available is greatly encouraged, with work executed to high standards.

New buildings must respect existing development patterns, and must not overwhelm those structures already present. The retention of the historic roof-scape of the village is essential to its character, and so appropriately sensitive roofing materials must be utilised. Appropriate juxtaposition in terms of materials and scales in keeping with existing properties will be encouraged.

Resistance shall be made against repairs and alterations which adversely affect the character, appearance, significance, or setting of the area. Conversely, there will be presumption in favour of those alterations or repairs which appropriately preserve or enhance character, appearance, significance or setting.

Threat 2: Public Realm- Street Furniture

Street furniture in Harlestone is minimal. However, certain aspects detract from aesthetic significance of the public realm. Telegraph poles and wires are sometimes poorly sited, cutting views across the conservation area. Similarly, whilst signage is obviously necessary, items sometimes cut into sightlines, or harm the
Spatial Analysis

special significance of buildings to which they are adjacent.

Recommendation 2

Where possible street furniture should be consolidated or removed where not necessary in order to keep it to a minimum, as per Northamptonshire County Council policy and Historic England guidance *Streets for All: East Midlands, 2006*. Daventry District Council will seek to work with the County Council to ensure appropriate street furniture management.

Threat 3: Public Realm - Maintenance

Instances of disrepair and poor maintenance will affect the overall character and significance of the conservation area. Within the public realm, poorly surfaced roads and pavements can affect views into, out of, and through the conservation area, mitigating its special quality.

Property maintenance is also an important aspect of caring for the historic environment and protecting the significance of conservation areas. Poorly maintained properties can diminish the character of an area, as well as having negative effects on the health and value of the property itself.

Recommendation 3

Highways maintenance is the remit of the County Council, conducted in accordance with their *Network Management Plan, 2013*. Daventry District Council will work with the Highways Authority to seek to ensure future works preserve and enhance the conservation area.

Maintenance of properties is the responsibility of the owner. Daventry District Council reserves the right to serve an Urgent Works Notice (UWN) to an owner in order to carry out emergency works to Listed Buildings. An UWN can also be served on an unlisted building in a conservation area, subject to the approval by the Secretary of State.

Threat 4: Traffic

The effects of traffic have been judged as a potential threat to the material fabric and setting of the conservation area.

Traffic along the A428 is busy during peak times, having an unavoidable effect on the atmosphere of the village.

Upper Harlestone experiences a lower volume of traffic flow than Lower Harlestone, mainly contained to those vehicles accessing residential and commercial properties within the village. There is some use of Port Road as a through road for vehicles, and an increase in this resulting from the development of sites on the fringe of Northampton, such as the Northampton North SUE, either during construction or after completion would give rise to concern.

Aside from at peak commuting time, the village enjoys a quiet rural setting which greatly contributes to its overall character. Excessive vehicular use of streets such as Port Road would negatively affect the conservation area’s significance.

Recommendation 4

The District Council has no direct authority over highways, which is under the charge of Northamptonshire County Council. Recommendations are made in accordance with Historic England guidance, particularly *Conservation Area Designation, Appraisal and Management, Historic England Advice Note 1 2016*, and *Streets for All: East Midlands, 2006*.

Consideration will need to be given to traffic management associated with any nearby large developments. This should include actions to ensure that potentially increased traffic flow will not harm the fabric, character or setting of the conservation area.
An integrated approach to townscape management including traffic controls is most appropriate for ensuring protection for the historic environment.

**Threat 5: Anti-social behaviour**

Acts of vandalism, trespass and theft have occurred in the area, centred on currently redundant or seldom used buildings belonging to the Althorp Estate, such as Manor Farm. The isolated nature of the settlement and curiosity surrounding redundant historic buildings may encourage anti-social behaviour, which may in turn put significant properties such as Manor Farm at risk.

**Recommendation 5**

Owners are able to respond to anti-social behaviour threats; alarm systems and CCTV have already been utilised on some properties, and are appropriate if sited so they do not harm the fabric or significance of a building. Further protection will be afforded by people presence, created through the sustainable and appropriate reuse of historic buildings, which is highly encouraged.

**Threat 6: Risk to Trees**

As discussed in the appraisal, trees and plantations are key to Harlestone’s character and special significance. Most of the trees are currently well managed by the Althorp Estate and Northampton Golf Club, however, should management change the plantations could become at risk.

**Recommendation 6**

A long term Tree Management Strategy or programme of Tree Preservation Order reviews looking specifically at Harlestone could help protect the plantations into the future.

**Threat 7: Impact on Archaeology**

Upper and Lower Harlestone have been inhabited for many centuries and buried evidence for past occupation may survive within the modern settlements. Development proposals have the potential to have a detrimental impact on these remains.

**Recommendation 7**

Development which involves below ground excavation should have regard to the potential for remains of archaeological interest. Professional advice should be sought, and appropriate assessment undertaken.

**Threat 8: Walls at Risk**

Stone and brick walling within Harlestone Parish contributes positively to the character of the conservation area. The appraisal process has highlighted several walls within the conservation area which might be at risk from biological growth and poor maintenance, and as such require attention to preserve their significance.

**Recommendation 8**

Good maintenance of walls should be encouraged in order to preserve this aspect of the significance of the conservation area. The possibility of grant funding could be explored in the future should such funds become available.
Spatial Analysis

Sources
This document was produced with reference to:


Department of Communities and Local Government (2012) *National Planning Policy Framework*


Harlestone Village Design Statement (2011) (unadopted)

Historic England (2016) *Conservation Area Designation, Appraisal and Management*

Historic England (2016) *Local Heritage Listing*


Further Information
Information regarding conservation areas can be found on our website at:

[www.daventrydc.gov.uk/ConservationAreas](http://www.daventrydc.gov.uk/ConservationAreas)

Information regarding local history can be found at the Northamptonshire Record Office or Northamptonshire Libraries.

Copyright
Ordnance Survey maps are reproduced under licence. © Crown copyright and database rights 2017 Ordnance Survey 100023735.

OS maps may not be reproduced without the permission of Ordnance Survey. Images have been reproduced with permission from Northamptonshire Record Office.

The text and images in this document are subject to copyright and may not be reproduced without appropriate referencing.

Figure 60 Back Page: Harlestone Features.

Internet Sources

[www.british-history.ac.uk](http://www.british-history.ac.uk)

[www.historicengland.org.uk](http://www.historicengland.org.uk)