Brixworth Village
Conservation Area Appraisal
and Management Plan

Adopted December 2017
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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 prioritized a review of the existing conservation area for Brixworth. Prior to the review in 2017, the Brixworth conservation area was last appraised in 2000. This document has been produced to outline the special architectural and historic interest of the conservation area, which heretofore did not have a dedicated appraisal document.

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 local residents and Councillors with knowledge of Brixworth’s history and development.

During the drafting process an exhibition was held in the Brixworth Community Centre in late April 2017. It created the opportunity for local people to provide information and also be informed regarding the drafting process and ongoing schedule.

The draft was released for wider public consultation on Monday 10th July 2017, for eight weeks, during which time hard copies of the appraisal were available for inspection at the major local libraries and the Daventry District Council offices. It was also accessible on the DDC website along with the proposed boundary map and comments survey.

A public drop in session was held at the Brixworth Community Centre at the beginning of the consultation, and DDC officers attended a further 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 (December 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 Brixworth 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 contributors and areas which could benefit from enhancement.

An architectural analysis is then provided.

The appraisal assesses areas which might benefit from enhancement schemes, which are set out in Section 10.2. Proposed Article 4 Directions are explored in Section 10.4.

This document also sets out entries for the Local List compiled by Daventry District Council, in Section 10.

Finally a Management Plan is set out at Section 11 which suggests key areas where policies detail ongoing improvements to the quality of the conservation area.
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 2014-2017. 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.

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.

See Section 10 of this document for specific guidance on planning controls.

Up to date advice on planning matters can be found on the Government Planning Portal website [www.planningportal.co.uk](http://www.planningportal.co.uk).

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2.4 2017 Review

A review of the Brixworth Conservation Area was undertaken in the summer 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. 2 reflects the previous conservation area boundary which was adopted in 2000 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 2 Map showing previous conservation area boundary from the review in 2000 and the area of study for the review in 2017.

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3 Summary of Significance

3.1 Summary of Significance

The architectural and historic interest inherent in a conservation area contributes to what is known as its 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 Brixworth Parish can be characterised by the following:

Brixworth's historic character is essentially rural. It has retained its medieval street pattern which has at its centre the former historic estate of Brixworth Hall Park, and to the north the spectacular grade I listed All Saints church. Its historic core contains many high quality ironstone and limestone buildings, constructed mainly for agricultural purposes with surviving outbuildings and interesting backland development associated with agricultural practice. The village also holds several impressive civic buildings such as the former Union Workhouse. The Special Landscape Area to the west is characterised by undulating topography which creates impressive views into, out of and throughout the conservation area. Mature planting throughout the conservation area contributes greatly to Brixworth’s rural setting and also the significance of the former Brixworth Hall Park. The village’s historical association with the Pytchley Hunt and associated royal patronage enhance its historic and architectural interest through the grand buildings like the Grange.
4 Location, Designation & Boundary

4.1 Location
Brixworth lies on the eastern side of Daventry District, located approximately 7 miles north of Northampton.

It is situated on the historic turnpike road from Northampton to Market Harborough, now the A508 Harborough Road.

The area of study is shown on the map above at Fig.2.

4.2 Designations
Brixworth is recognised as having special architectural and historic interest, which is partially due to the number of designations within the parish. Designated buildings and landscape features contribute to the significance of the area, enhancing the historic core and its setting. The Brixworth conservation area was first appraised and designated in 1979, and was reviewed in August 2000, and the summer of 2017.

There are seventeen listed buildings in the Parish, sixteen of which are within the conservation area. All of the buildings are listed at grade II, excepting All Saints Church, which is listed at grade I. The Brixworth Market Cross, aside from being listed at grade II, is also a Scheduled Ancient Monument.

Trees greatly contribute to the visual amenity and history of the parish, and at the time of survey there are approximately sixty Tree Preservation Orders and TPO Groupings in or around the conservation area.

Land directly to the west of the village is designated as a Special Landscape Area, covered under DDC Saved Policy EN1, from the 1997 Local Plan.

Brixworth Country Park lies to the south east of the parish and incorporates part of Pitsford Water, a Site of Special Scientific Interest.

The parish also has an adopted Village Design Statement (2005) and a Neighbourhood Development Plan (2016).

4.3 Boundary
The conservation area boundary was reviewed in 2017, where the areas of Brixworth Hall Park and Froghall were incorporated.

Its northern edge runs parallel with All Saints Church, and takes in the churchyard, the Vicarage to the west, Home Farm to the east, and spreads to Station Road and Harborough Road.

Its western boundary follows Station Road south, taking in properties on the western edge, continuing down Church Street incorporating the Rookery, Rookery Cottage and Brock Cottage. At Frog Hall it stretches west to cover the White House, the Swedish Houses and properties on the corner of Newlands. Its southern boundary continues along Newlands, up to Northampton Road, also including historic properties on the northern side of Kennel Terrace. At Northampton Road, the boundary runs south to just past Spratton Road, and takes in the Workhouse, library and Hunt Cottage. Nos 108-116 Northampton Road are included. The eastern boundary travels from Newlands along Northampton Road incorporating Nos 118-126, the former Co-op premises and The Logans on Holcot Road.

To the north, the conservation area covers the George Inn and properties opposite and adjacent. The boundary includes Brixworth Hall Park, The Lodge, the Pound House, the Coach and Horses and the Manor House. Several properties to the rear of these buildings are also included. It then travels up High Street and Silver Street, meeting with the northern boundary on the junction with Harborough Road.
4.4 2017 Conservation Area Boundary Map

Figure 4 2017 Conservation Area showing listed buildings and scheduled monuments.

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5 Geology & Topography

5.1 Geology

Brixworth largely lies on a bed of Oolitic sandstones and limestones. Oolitic refers to the rounded form of the limestone grains, which create the characteristic deep golden colour of the local ironstone when iron oxide is present.

Clay deposits have also facilitated the development of brickworks in the area.

Brixworth’s historical development is closely linked with the use of surrounding land for the quarrying of this stone; much of early Northamptonshire is said to have been constructed of Brixworth Stone. The village itself contains many buildings built of local stone and brick. Figure 5 below details the geological layout of the area.

5.2 Topography

According to Northamptonshire’s Environmental Character Assessment, Brixworth lies within the Central Northamptonshire Plateaux and Valleys area. This creates a characteristic undulating street form within the village.

The church of All Saints occupies the most prominent position in the village, and also one of the highest points in the surrounding area. The rest of the settlement slopes away from the church and then rises again south along the Northampton Road. Its valleys and promontories help to shape its many significant views.

Figure 5 Geological Map of Brixworth.

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British Strategic Stone Survey, 2011,
Northamptonshire Green Infrastructure Suite.
6 Historical Development

6.1 Historic Mapping

Historic mapping, in particular Ordnance Survey series maps, show the development of Brixworth over the last three-hundred years.

Archaeology from the village and its environs displays evidence from the Neolithic to modern period, and the presence of All Saints church and evidence of the manor of Wolfage, which lies to the west of Spratton Road and was one of the early manors of Brixworth (SP 737705), denote the long term settlement of the village.

Physically, the village has retained more or less the same plan form in the historic core since at least the seventeenth century, according to the mapping. The original estate is recorded in Domesday, and the street plan is typical of an early medieval ring style settlement. Taken with documentary research it is probable that the central landscape occupied by Brixworth Hall Park was formed by the linking of roads to Harborough in the east and Lutterworth in the west (now Station Road), to form Church Street, High Street and Newlands.¹

¹Northamptonshire Historic Environment Record.
Figure 6 1688 map of Brixworth. Northamptonshire Record Office.
Figure 6 Mid-19th century OS map of Brixworth.

Figure 7 1883 OS Map of Brixworth.
Figure 8 Circa 1912 OS map of Brixworth.
Figure 9: 2017 map of Brixworth.
6.2 History

6.2.1 Prehistory

The Northamptonshire Historic Environment Record shows several possible pre-historic sites on the northern fringes of the modern village. Iron-age settlements have been found in the north and south of the parish which had continued use during the Roman occupation. Prehistoric settlement is evidenced on the land to the north and west of All Saint’s Church. Furthermore, an excavation took place in the south of the parish in 2014, on land between the A508 and the country park visitor centre, yielding evidence of activity from the Iron-Age through to the second century AD.

6.2.2 Anglo-Saxon and Roman

The remains of a Roman villa, shown at number 16 Figure 4, were found during excavations between 1965 and 1970. The site was occupied prior to 70 AD through to the fifth century AD, over which time it doubled in size. Two infant burials were unearthed from below the bathing suit floor.

The most substantial remnant of the pre-medieval era within the village is All Saints Church. All Saints is the largest known surviving Anglo Saxon structure in the country. It has been in use since the seventh century AD, possibly established during the reign of King Offa of Mercia. It formed part of a pilgrimage route for the monks of the Saxon minster at Peterborough, along with the nearby Earls Barton.

Roman tiles decorate its Romanesque arched windows, and its uniquely shaped nave accommodates a hidden ambulatory, suggested to have been used by the pilgrim monks to view reliquaries.

The church was restored in the nineteenth century in order to reveal buried Saxon elements, and the apse was completely rebuilt; a pre-Norman eagle carvimg was found during excavations and is now housed in the church entrance.

The interior contains delicate stained glass from the Victorian era, put in place by the Verdon family in the 1860s. The family, for whom the Lady Chapel was constructed in the thirteenth century, had resided in the parish since the early medieval period.

6.2.3 Medieval

The church is the oldest surviving building in the parish, and the twelfth century market cross remains as a reminder of the early medieval parish.

By Domesday, Brixworth was already classed as an ancient demesne, or portion of land belonging to a private estate, and was under crown control. It passed to the de Curcy family in the twelfth century, and later back to the crown in 1373 under John of Gaunt, placing it in the Duchy of Lancaster. The Verdun family held part of the manor in 1316, when Thomas de Verdun claimed rights of free warren, market and fair holding within Brixworth.

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1. Northamptonshire Historic Environment Record.


2. Northamptonshire Historic Environment Record.

Friends of All Saints Church.


4. Victoria County History, 151.


The manor passed through many hands, and mention of a secondary manor of Wolfage occurs in the early sixteenth century. The supposed remains of this manor have been explored in recent years (2005), linking it to an earlier Saxon settlement in the north of the village. The name Wolfage was supposedly changed to *Briclesword* in 752, giving us the modern name. The Tresham Family of Rushton Hall inherited part of the manor of Brixworth in the late fifteenth century for a short time, by which time it is probable that a house in some form stood on the later site of Brixworth Hall.

### 6.2.4 17th, 18th and 19th centuries

Seventeenth century mapping shows the road layout in a very similar form to what we see today (Fig.6). The oldest remaining dwellings are grouped on Harborough Road, including the Manor House, Pound House, and the Lodge (all grade II). These dwellings have grown around the Brixworth Hall Park estate, which clearly influenced the development of the settlement.

The hall which was demolished in 1950 was constructed during the eighteenth century, on the site of an older manor. Brixworth Hall was of classical design, with surrounding landscaped gardens, enclosed by the extant boundary wall.

Brixworth became famous in the eighteenth and nineteenth centuries for its association with the Pytchley Hunt, whose kennels were sited in the village at Kennel Terrace (now demolished).

Although some mining activity was undertaken in the village during the industrial era, agriculture continued to form the main industry through into the nineteenth century.

### 6.2.5 20th and 21st centuries

The village began to expand along Northampton Road in the nineteenth and twentieth centuries, with Broad Street being constructed in 1915 and Lesson Road in the 1930s. The latter was named after its developer, a local business magnate.

Much building has occurred in the south and east of the village in the later twentieth and twenty-first centuries, as demand for housing increased.

Mining for local Brixworth stone has formed a significant part of the local economy, and shaped the landscape to the north-east. Haddonstone have premises on the Harborough Road industrial estate, along with Mercedes and several other engineering companies.

The village contains one school. A school previously existed at Church Street, and the current Brixworth Heritage Centre was formerly used as an infant school in the late 1940s. In the 1990s the Brixworth Community Centre was opened adjacent to the former Workhouse. This has been a highly successful venture, and it sits well within the historic setting.

Despite its development the historic core retains a peaceful, secluded atmosphere which contrasts to the lively activity of Northampton Road.

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*Victoria County History, 152.*

*University of Portsmouth.*
7 Spatial Analysis

7.1 Spatial Summary
The following section summarises the character of the conservation area, undertaken street-by-street.

Harborough Road- High Street- Silver Street
This area is comprised of Northampton Road, travelling from the George Inn through past the Pound and on into the historic core of the village along High Street, taking in Silver Street.

This area lies to the east of the village, where the topography gradually inclines towards the north. Small valleys are concentrated before the Pound and at the junction of High Street and Silver Street, creating interest in both long views of the church and short views of surrounding buildings.

Buildings along Northampton Road towards Harborough Road are closely massed in groups. They mainly comprise detached buildings, set within medium sized plots. Their heights and roof design range, creating a variety of ridgelines. Those at the southern end of Northampton Road, High Street and Silver Street are all set close to the highway, whilst a small open space is created south of the Pound where the road opens and the buildings are separated from the road by a wide grass verge and pavement. This is complemented by the significant group of listed buildings (grade II) comprising The Lodge, The Pound House, The Coach and Horses Inn and The Manor House. The setting of the former park area to the west increases the special interest of this area, and the former entrance to the park is denoted by an expansive brick and stone archway in the southern part of the wall. In this less regularly set out grouping a variety of gable ends and elevations are presented to the road and the rising topography allows views of rooftops behind the ridgelines of the listed properties. The road is lined on the western side by the continuous stone walling and mature trees surrounding Brixworth Hall Park, creating a sense of enclosure. This continues up High Street, and the historic properties along its eastern side mirror the form of those closely massed properties on Northampton Road. These properties have a more diminutive, rural character than the listed properties, which is further expressed in long views of agricultural buildings to the north, and the use of corrugated tin for the roof of the typically agrarian Pitt Farm House. Excellent, long views of the church along High Street over the rooftops are accommodated by its prominent position within the village.

Silver Street branches east, inclining gradually. Views along its length are shortened by its meandering form. The buildings are closely set together on small plots, and the lack of pavements adds to the sense of enclosure and rurality. The church is not often visible along its length due to the belt of trees lining its northern edge, which leads to a sense of seclusion. Stone is still the main building material; however, there is also the occasional use of red brick for several traditional Victorian cottages. Views out of the conservation area at the top of Silver Street meet with Harborough Road. Large trees dominate the landscape, screening the industrial estate beyond, and the views in and out are therefore characteristically rural, despite other activity.

Church Street-Station Road- Froghall
Church Street leads on from High Street and has a quintessentially rural character. The buildings sit close to the highway in their plots and the road is narrow, creating enclosure; the often long frontages and high boundary walls form a strong building line. Coherence is also experienced through the use of local ironstone.
Its topography is level, and the space opens out towards Station Road around the small green on which stands the historic market cross, also a Scheduled Ancient Monument. The area is enclosed by civic buildings, such as the school, former library and the Baptist chapel, continuing the historic feel of the public space. The former fire station on Cross Hill is a charming reminder of the village’s history.

Station Road sweeps north from Church Street. It is wider and inclines gradually, revealing open views at its summit. The Cedars and The Firs on Saneco Lane form an important grouping on the corner of Station Road and Church Street which enhance Brixworth’s rural character. Properties along Station Road are largely detached twentieth and twenty-first century, including Sunnybank, a candidate for the Local List.

Church Street slopes downwards towards Froghall, passing the imposing Rookery, and Rookery Cottage which form an important means of enclosure with the stone walling opposite.

An attractive grouping of buildings sits at the junction of Froghall and Church Street, including Tollard Down, which has a rare front garden.

Several modern buildings have been constructed to the north, including Nos.1 and 2 Froghall, which sympathetically mirror the materials and detailing of Briar Cottage and Frog Hall Farm. The agricultural character is prevalent here, with the use of low stone walling; panoramic views across Frog Hall Farm to the north west greatly enhance the area, however several dilapidated farm buildings are in need of care and use, as they detract from the visual amenity of the view.

The Swedish Houses on Froghall have both architectural and historic interest, and form a pleasant grouping at right angles to the highway.

Strong tree belts sit behind the Rookery and enhance views outwards from Froghall; many of the trees are protected by TPO.

The views out here are characterised by the open countryside and the rolling hills adding to Brixworth’s rural character.

Newlands - Kennel Terrace

Newlands inclines sharply from the valley of Froghall and Church Street. It has high levels of enclosure created by the steep walls of the Grange, and the three storey properties which are typical of this part of the conservation area. The buildings sit in close proximity to the highway, increasing this enclosure, and the coherence of building stone creates a strong building line. Individual, historic, brick-built properties add visual interest.

The highway itself is very narrow, and the rural character is enhanced by the lack of footway alongside the Grange. Another rare garden fronts No.2 Newlands, enclosed by and important hedgerow and low, stone walling.

Demolition and modern building has occurred at the junction with Northampton Road, leading to a leakage of space.

The western end of Kennel Terrace mirrors the three-storey enclosure of Newlands to the rear. The large entranceways into these historic properties also echo the former prevalence of industry, such as blacksmithing, associated with the Pytchley Hunt.

Kennel Terrace once looked out onto open countryside to the south, where there now sits Pytchley Close. Hence, the road more open than at Newlands and has a more urban character than caused by the modern building to the south, and the commercial premises to the east.

The adjacent mews development is partially new build. The historic stone walls, barn conversion and
Nos. 6 and 8 Kennel Terrace blend well due to the use of materials and form. The brick buildings are less successful, but do mirror the previous historic plots somewhat.

Northampton Road- Holcot Road- Spratton Road

The Northampton Road is a long, straight highway which travels through the eastern side of the village, connecting westwards with the Spratton Road, and eastwards with the Holcot Road. The three roads are wide and open, and have an urban atmosphere as compared to the nearby Newlands and Froghall.

The highway is a dominant linear feature, particularly to the south along Northampton Road and Spratton Road.

Land use is mixed, with a majority residential interspersed with small commercial businesses and light industrial, including a garage. This produces an active atmosphere, which contrasts with the peaceful seclusion of the historic core.

Properties along Northampton Road, Spratton Road and Holcot Road are mixed in age, with the majority being nineteenth and twentieth century; brick is also utilised much more than stone in this area, creating a strong character through its continuity.

Landmark buildings include the former Union Workhouse on Spratton Road, which is key in long, straight views, and the Logans, Holcot Road, which forms a pleasant gateway to the conservation area.

Brixworth Hall Park

The current housing estate at Brixworth Hall Park sits at the very centre of the conservation area. The land was formerly used as formal parkland-gardens for Brixworth Hall which was demolished in 1950, and retains its parkland character with much mature planting, a large lake and surrounding boundary walling.
7.2 Views

Views through Brixworth are shaped by its commanding position within the Northamptonshire Uplands. The village sits above the Brampton brook and the dramatic, surrounding valley landscape.

The adopted Village Design Statement for Brixworth (2005) and the Brixworth Neighbourhood Development Plan (2015) also both contain assessments of important views.

All Saints Church is visible for miles around, notably from Pitsford on the Northampton Road from the south, due to its prominent siting on the brow of the scarp. It can also be seen in most views which cross the conservation area at shorter distances.

The sinuous highway form which has developed around the former Brixworth Hall Park has created many short views shaped by buildings which are set close to the road within their plots.

Direct views are channelled by the buildings along the north of Church Street and the whole of Northampton Road, and the buildings form a sense of enclosure. The curvature of Church Street to the west, Harborough Road and Newlands produces secluded views which are also enclosed by mature trees within Brixworth Hall Park and the surrounding area.

High Street and Silver Street incline sharply, creating glimpsed and emerging views of All Saints to the north.

Throughout the conservation area, views through to the rear of many properties provide glimpses of outbuildings and sheds, enhancing Brixworth’s rural character.

Mature trees contribute directly to the significance of wide and short views throughout the conservation area. A strong tree belt enhances views to the north-east of All Saints, whilst Brixworth Hall Park contains much historic planting pertaining to the former estate which fills views across the village.

There are wide, panoramic views from the north and west across to Spratton, and through the south west looking over the Special Landscape Area.
Figure 10 Map of important views and also footpaths in Brixworth.
Figure 11 A variety of important views across the conservation area. Source: DDC.
7.3 Trees, open spaces and hedgerows

Trees greatly contribute to the character of Brixworth village. Established planting maintains Brixworth’s important rural sense of place.

At the date of the survey, a total of 59 Tree Preservation Orders and 9 TPO groupings lie within or just outside the conservation area. The following map identifies significant Tree Preservation Orders and TPO groupings.

Mature planting is prominent and visible throughout the conservation area due to Brixworth’s undulating topography. Particular significant groupings include the planting within the grounds of Brixworth Hall Park and trees surrounding The Rookery.

Looking north along Frog Hall, the village is screened by a large area of TPO woodland south of the Rookery, with the church spire rising just behind. Trees to the north create a significant gateway to the conservation area from the footpath which stretches west across the fields.

Protected trees also enhance the setting of properties on Northampton Road, Harborough Road and High Street.

Several Tree Preservation Orders lie on Spratton Road, greatly enhancing the setting of the surrounding historic buildings and creating a clear sense of arrival at the entrance to the conservation area.

Views west into the village along Silver Street terminate with glimpses of the tree tops at Brixworth Hall, but give clearer sight of the church.

Substantial established planting on Harborough Road channels views downhill, before opening out onto the small triangular green of The Pound. The combination of green space and mature planting contributes to the setting of the adjacent listed buildings.

Widespread planting behind boundary walls and in rear gardens softens hard landscaping within the historic core. The gardens of houses built as twentieth century infill are now reaching maturity, contributing to the leafy feel.

Trees and planting confined to the few remaining front gardens along Northampton Road soften the urban character of this area. Turning back towards the centre of the historic core from Northampton Road, again the historic core from Northampton Road frame the view.

Many significant trees fall within the boundary of the former Brixworth Hall Park, contributing to the aesthetic and historic interest of the area. The planting has direct associative significance with the former Park landscape, creating continuity within the wider village setting. Views into, out of and through the conservation area are also greatly enhanced by the presence of the planting, contributing to the rural nature of the village.

A further area of grassed public space lies to the centre of the village, surrounding the market cross. The millennium garden provides a more intimate and secluded garden area for public enjoyment. All of these green areas, together with the churchyard, include seating. Other triangular areas of grass around the village, at Saneco Lane and the junctions of Church Street with Frog Hall and Newlands, together with wide verges along Harborough Road, create visual interest and add to the rural feel.

Informal hedgerows are not highly common within Brixworth; the majority of examples within the conservation area are manicured hedges featured in formal front and rear gardens. Exceptions include hedgerows framing approaches to the conservation area such as that on Station Road, and those
forming part of the boundary to the churchyard. An important, established hedgerow also lies behind the drystone walling parallel with Silver Street, leading towards the church. Despite being few in number, these wild hedgerows contribute to the rural setting of the village, and should be retained where possible. Often, the formal hedgerows soften modern development and create a sense of enclosure, a role which is typically performed in Brixworth by large trees and stone walls.

There are greater controls over works to trees within conservation areas. This includes the topping, lopping, pruning and felling of trees whose diameter exceeds 75mm. Before commencement of works to trees, six weeks’ written notice must be given to Daventry District Council.

A Tree Preservation Order is an order made by Daventry District Council to protect trees, groups of trees or woodlands in the interests of amenity. It includes controls over topping, lopping, pruning, felling, willful damage and destruction.
7.3.1 Trees and Walls Map

Figure 12: Map showing TPOs, important tree belts and important walls in Brixworth.
7.4 Scale and Massing

Historic buildings within the historic core of Brixworth village are generally massed closely together and sit close to the highway within their plots. Many properties are terraced, which creates a strong building line, and forms a strong enclosed feel. Ridgeline heights vary by area, but properties are mainly of two storeys, one room deep in plan form, with the occasional three storey property, such as Nos. 109 and 113 Northampton Road.

Victorian properties along Northampton Road are mainly two storey terraced blocks, with Nos. 110-116 forming a prominent grouping.

Three storey properties are a feature at the western end of both Newlands and Kennel Terrace forming a core with a tight grain. This serves to enhance the strong feeling of enclosure.

A strong grouping is formed by the properties near to the Pound, including Leeside, The House, and The Lodge.

Properties on High Street leading to Church Street gradually become more agricultural in character; farmhouses, either detached or connected via high boundary walls, front the highway with ancillary buildings to the sides and rear. Although detached they continue the sense of enclosure.

7.5 Walls

Free standing walls and those running between properties are a feature of the village. Walls also run alongside most of the highways, either adjacent to the pavement or the road where no provision for pedestrians exists. These walls are many and varied but predominantly of stone, enhancing the street scene and forming an important means of enclosure.

The most significant is the boundary wall of the now demolished Brixworth Hall, which runs in a near circle around the historic core of the village, following the local topography. Glimpsed views of the wall along Church Street open out to much wider views in Harborough Road, including an important view of the arched former gateway to the Park.

Older walls are built of stone and vary greatly in height and depth. Formal stone walls are mainly of coursed Northamptonshire ironstone, often high and joining spaces between gable ends or windowless elevations to create an imposing sense of enclosure, as in Church Street near The Rookery and at The Grange. Lower, dry stone walling associated with buildings of a more agricultural nature is found at the village fringes along Frog Hall and Silver Street, and walls leading to All Saint's church and surrounding the churchyard.

Twentieth century development within the historic core has generally incorporated existing walls, or added new, lower-level stone walling, giving a pleasing sense of continuity. Planting sits immediately behind many of these stone walls, increasing the sense of enclosure.

Leading south along Northampton Road from the George Inn, walls become very different in character. They are much lower and mainly of nineteenth century red brick, reflecting broader changes in building materials. The wall at 110-116 Northampton Road is unusually complete, retaining its attractive redbrick pillars and blue engineering courses. Original brick walls at many properties further along Northampton Road have been removed to create off-street parking in their front gardens, although a few examples do remain.

Important walls line the approach to Brixworth along Spratton Road at the junction of Froghall. The fields to the east are layered with dividing stone walling, a rare feature in the area.
In the south west, Park Farm also presents strong walling to the highway and several public footpaths, which, although outside the conservation area, contribute to the wider historic setting of the village.

Render is not a feature of walls within Brixworth. The walls are variously coped with mortar, upright stones, and some flat stone coping. A number have brick and tile coping, and it is not uncommon to see a mixture of materials and coping in a single wall.

There are stronger controls over the demolition of walls within conservation areas, including for those over one metre in height fronting a relevant highway, and those over two metres in height elsewhere. Those below one metre in height can still be significant and directly contribute to the special historic and architectural interest of the village.

7.6 Footpaths

Footways within the historic core are often narrow, only exist on one side of the road, or do not exist at all in certain areas, such as on Silver Street. This contributes to the rural character of the conservation area and also the sense of enclosure in much of the village.

Footways on Northampton Road and Spratton Road are wider and more standardised.

Several public footpaths cross the north western edge of the village, following historic links to the former railway station site and All Saints Church.

These footpaths provide an important local amenity, increasing permeability within the village, and allow the continuation of historic means of access. They also contribute to Brixworth’s rural character.

Most surfaces across the village consist of modern materials such as blacktop. Reinstatement of appropriate historic surfacing would enhance the character of the conservation area.

Public rights of way are shown at Fig. 10.

7.7 Public Realm

Street furniture within the village is mostly of modern, standard style. Street lighting occurs throughout the conservation area, with luminaries also placed on telegraph poles.

Signage is quite minimal; however, there is scope to consolidate signage within the conservation area in line with Historic England’s Streets for All: East Midlands guidance.

Local finger posts are set throughout the village, at the junction of Northampton Road and Spratton Road, at Holcot Road, and Harborough Road. Their design is typical of the wider area, and contributes to local distinctiveness.

Overhead cables do cut through views and detract from the character of the conservation area. If possible they should be placed underground in the future.

On street parking is necessitated across the conservation area due to limited space for parking within historic plots. This generally acts to reduce visual coherence within the conservation area and development should take account of the effect of parking on the historic environment.

Traffic, including the presence of HGVs, within the village serves to detract from its visual amenity and rural sense of place.

Certain traffic restrictions are already in place within the conservation area, and vehicles which disregard the constraints should be reported to the police.

More information regarding the restrictions can be obtained from the County Highways Authority.
8 Architectural Analysis

8.1 Building Age, Type & Style

In addition to its famous Saxon church, Brixworth’s historic core comprises mainly eighteenth and nineteenth century buildings associated with the village’s agricultural heritage. Several seventeenth century buildings remain, such as The George Inn, Mint Cottage, Home Farmhouse, and Steps Cottage. The Manor House and The Pound House have sixteenth century origins.

The village contains some recent twentieth century residential infill development. The overall character of dwellings within the village remains vernacular, a mix of local ironstone and brick, reflecting the historic availability of local materials from quarrying. Roofs are mainly of tile, although a few properties, such as Mint Cottage (grade II listed), retain their original thatch. A ribbon of nineteenth century development leads out of the conservation area along Northampton Road, and a range of twentieth century residential development of varying size and style circles the wider village. Brixworth’s agricultural heritage is evidenced by many houses with outbuildings, which have themselves been subject to visible historic addition and alteration. The traditional floorplan of historic properties is typically one room deep, often with alleyways running between the buildings, adding interest to the street scene.

8.2 Materials

8.2.1 Stone

The historic buildings and walls of Brixworth are predominantly of locally quarried ironstone and limestone. There is extensive use of square and regular coursed stone in both dwellings and community buildings, such as the church, the workhouse, the village’s many pubs past and present, the heritage centre, the former fire station and the small Baptist chapel. Lias ashlar is a feature of grander historic houses, such as The Grange and The Rookery, although the village’s grandest stone building, Brixworth Hall, was demolished in 1954.

Figure 12 From top: Cottages, Northampton Road; listed buildings grouping, Harborough Road; three-storey, stone houses, Northampton Road.
The local stone adds a striking range of colours to the street scene, from mellow gold through to the more dramatic patterned effects visible in the deep orange stone of the workhouse portico.

8.2.2 Brick

A number of nineteenth century buildings in the conservation area are constructed wholly from red brick, manufactured locally at the village brickworks or brought in from Northampton. Brick buildings include the former primary school and Methodist chapel in Church Street, dwellings at Newlands and along Northampton Road, notably Nos.116-110. The Hunt Cottage on Spratton Road is notable for its red and blue brick diaper work. The Logans and Sunnybank are attractive early twentieth century buildings of slightly redder brick, both retaining many of their original features.

There are a number of historic brick extensions and outbuildings, constructed later than original stone principal buildings (Fig. 13).

Mid twentieth century brick buildings are red or buff in colour. More recent development, such as that at Hall Farm Close includes a more sympathetic mix of stone with brick detailing, representative of historic properties in the village.

Figure 13 A variety of brick buildings in the conservation area. From top: Northampton Road; Hunt Cottage, Spratton Road; Saneco Lane.
8.2.3 Detailing

Historic stone buildings generally feature very little decorative detailing in the form of quoins and lintels, reflecting the village’s agricultural nature. However, brick detailing adds visual interest to later stone and brick built properties (Fig. 13 right).

8.2.3 Render

Where properties within the conservation area are rendered, the impact is generally to reduce the visual uniformity of the street, detracting from the character of the building and the wider streetscape, whether use is residential as at Newlands, or commercial as at Kennel Terrace. The mid-twentieth century flat roofed former Co-op building on the corner of Holcot Street is rendered as is appropriate for its age and style (Fig.14 right).

Figure 14 From top: typical brick and stone detailing on windows; former co-op, traditionally rendered; rendered terrace, Kennel Terrace. Left; rendered cottages, Froghall.
8.3 Roofs, Gables & Chimneys

Roofing on the historic properties is simple and in keeping with the vernacular character of the village, being mainly of tile or slate, although some thatch does remain, as do corrugated tin replacements for lost thatch. The use of tin for roofing is a characteristic of local architecture and there should be a presumption in favour of its retention where possible. It is common to see a range of roofing materials within a street scene, sometimes even on a single building (Fig. 14). Use of locally made pantiles on outbuildings and as coping on walls indicates Brixworth's agricultural character.

8.3.1 Thatch

Thatch on listed buildings is mainly long straw, with plain ridging and ligger detailing (Fig. 15). As a traditional building material it contributes greatly to the character of the conservation area and should be retained wherever possible.

8.3.2 Ridgelines

Ridgelines are dictated by Brixworth's topography, as well as the scale and massing of its buildings around the boundary wall of Brixworth Hall. In some areas, such as Tollard Down and around The Rookery, there is considerable variation in ridgeline due to the undulating nature of the streets. This variation in ridgeline is particularly dramatic on Newlands close to The Grange, where a number of three storey properties increase the sense of height and enclosure within the street scene. Along Silver Street, Northampton Road and the south end of Newlands, ridgelines are less varied due to the shallower incline of the street and the two storey scale of buildings. Throughout the village, rooflines are obscured at various points by the treetops of established planting. The spire of All Saints church is an extremely important landmark from many vantage points around the village.

Figure 15 Buildings showing thatch and typical varied ridgelines.
8.3.3 Gables

Gables are a feature of the architectural character of Brixworth. Most buildings face the street around the historic core, although a number have gables fronting onto the street, often as a continuation of boundary walling. This enhances the sense of enclosure (Fig.16). Gables at differing angles and of varying sizes add visual interest to the roofscape of the village. Certain properties exhibit the characteristic steep pitch of thatched roofs, despite later retiling, which enhances the architectural interest of the conservation area.

8.3.4 Chimneys

Chimneys are typically in line with the gable and at the apex (Fig.16), although many of the original stone chimneys have now been replaced with brick stacks. A number of chimneys are very tall, particularly those on two storey historic buildings in dipped locations, to take into account the topography, for example at No.5 Newlands. Chimneys on nineteenth century brick buildings often include interesting detail, as at Hunt Cottage with its multiple stacks and variety of pots, below (Fig.16).

Figure 16 From top: varied gables and ridgelines at Saneco Lane; buff brick chimneys at the Grange; brick stacks on a stone property; a variety of stacks and pots at Hunt Cottage.
8.4 Windows

Windows in smaller historic dwellings are generally diminutive in scale, mainly timber casement and painted white, having wooden or stone lintels. Upper storey windows are often set close to the eaves. Although few of these are original, the historic openings have generally been respected and the white colour of the majority creates uniformity.

Sash windows also feature widely throughout the village, and are a particular feature of larger detached buildings, such as Brown House and the Workhouse. Interesting examples exist at The Pound House and The Vicarage of very low window sills (Fig. 17). Later Victorian properties of all types feature sash windows, however many examples have been replaced with inappropriate uPVC alternatives.

A number of historic stone mullioned windows remain, including at The Granary and The George Inn (Fig. 17). Particularly unique windows within the conservation area include the octagonal example to the rear of the former Methodist Chapel, and the iconic Saxon window arches and Victorian stained glass at All Saints church.

Figure 17 A variety of traditional windows in the conservation area.
8.5 Doors, Entranceways, & Porches

A variety of doors may be found across the conservation area.

Historic doors are generally of timber, and those on older vernacular buildings are often of traditional plank construction. Some Victorian properties along Northampton Road retain timber doors, often exhibiting glass elements in the upper section or above which generally serve to enhance their visual amenity. Certain agricultural buildings exhibit wider openings, even where these buildings are now in residential use. At Kennel Terrace two large doors remain, reminiscent of their historic link to the Pytchley Hunt and former use as blacksmith’s workshops.

Porches
Due to the strong building line, which is generally set close to the highway, very few properties have porches. Historic canopies can be seen on Newlands, echoed in successful modern examples around the village.

Figure 18 A variety of doors, porches and entranceways in the conservation area.
8.6 Positive Buildings

Many non-designated buildings make a positive contribution to the character and significance of the conservation area. Being within a conservation area, their demolition requires planning permission; however, they may be subject to piecemeal change which should be adequately controlled, due to their special contribution.

Their 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.

As far as is reasonable, there should be a presumption in favour of the retention of these building's architectural and spatial features.

These buildings are shown on the map at Fig.19.
9 Design 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.

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. Development should not obscure important views, particularly of the church.

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. Views of landmark buildings such as the church should not be obscured by new development. New development should also seek to be subservient to surrounding historic properties.

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. Pointing on historic buildings should be done using an appropriate grade of lime mortar. Rendering generally serves to detract from the visual amenity and uniformity of the street scenes in Brixworth, particularly with reference to agricultural stone buildings.

When considering exterior painting and rendering, masonry paints are often not acceptable for use on buildings which pre-date 1919, as they can have a damaging effect on stone and brickwork. In these cases it is more appropriate to use a lime-based render or lime wash.

9.4 Windows

Traditional windows should be retained, maintained and repaired as far as possible. Dormer windows are generally not acceptable on the front elevations of historic properties, and if used on rear elevations should be designed so that they are in proportion with the building and do not dominate the roof slope.

Simple eyebrow detailing should be used in situations accommodating thatch.

If replacement of traditional windows 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;
- uPVC is generally not an appropriate material for use in an historic property.

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. Decorative animals serve to detract from the visual amenity of the conservation area. Several historic properties within the conservation area have historically had thatch replaced with corrugated tin. This is a local feature which contributes to the agricultural character of the village and should be retained.

Ridgelines should be carefully designed so as not to obscure views of historic buildings, in particular the church. Steeply pitched roofs are a common feature of the village. Modern development should seek to sit subservient to historic properties rather than dominating them.

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.

Important trees should be replaced where felling takes place, so as to conserve the green setting of the conservation area.

Views of the Special Landscape Area to the west are especially integral to the setting of the conservation area, as are long distance views of the church from the all directions.
10 Summary

10.1 Significance
The main points of significance of the special architectural and historic interest of the Brixworth Village Conservation Area is summarised below.

- Consistent occupation through from the Neolithic period, with extensive Roman and Saxon archaeology;
- The development of the village in conjunction with All Saints church and the Brixworth Hall Park estate;
- The variety of vernacular and polite architectural styles, married together by a shared palette of building materials, such as local ironstone and red brick;
- The rural atmosphere of the village, created by agricultural industry and the its associated ancillary buildings;
- Strong levels of characteristic enclosure, created by strong building lines and consistent materials;
- Panoramic views of the surrounding countryside, particularly the Special Landscape Area to the west and south;
- Important views to the church from across the conservation area, and surrounding land;
- Varying land use, creating a peaceful residential atmosphere in the village core, and a more lively urban feeling on its fringes.

10.2 Areas of Enhancement
Several areas within the conservation area and on its fringes would benefit from enhancement schemes.

Froghall
Views northwards are currently diminished by dilapidate farm buildings. Farm buildings form a positive contribution to the character of the conservation area where they are retained with an appropriate use and maintained to preserve the visual amenity of the area.

Northampton Road
The architectural and historic interest of Northampton Road is being diminished by cluttered street signage and the loss of original building features. Although this area is not within the conservation area, it forms an important gateway to it, framing long views of the church, and its appearance has a direct impact on the conservation area itself.

Public Realm
Historic surfaces have been lost from the conservation area, where blacktop has been used as a replacement. Future schemes to explore the possibility of reinstatement of appropriate surfacing across the conservation area would benefit the overall character of the village.

Overhead cables serve to detract from the visual amenity of the village and should be placed underground where possible.

Satellite dishes detract from the architectural interest of buildings and should not be sited on the principle elevation or elevations of a building.
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. A Direction made under 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, extensions 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.

The following Article 4 Directions are to be explored in order to maintain the special character of the Brixworth Village conservation area, with locations and development rights to be removed specified.

Removal of permitted development rights under Article 4 of the General Permitted Development Order 2015, with respect to:

- windows;
- doors;
- construction of porches;
- exterior painting of any building;
- construction and demolition of walls, gates and fences;
- removal and construction of chimney and flues;
- the laying of any hardstanding fronting a relevant highway.
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 non-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 Brixworth have been recognised as meriting further protection, and are included within the Local List:

**Church Street**
- The Rookery
- Rookery Cottage
- Tollard Down

**Harborough Road**
- No. 109
- No. 111 The Old Stone House
- No. 113 Riber House

**Holcot Road**
- No.2
- The Logans

**Kennel Terrace**
- Nos 14, 16 and 18

**Newlands**
- The Brown House, 18
- No. 5
- No. 10
- 24 Clayhill Cottage

**Northampton Road**
- Nos 128a, 128b and 128c
- Greens Corner, 126
- Lone Pine House, No 118
- Nos. 108, 110, 112, 114, 116

**Saneco Lane**
- Outbuilding, The Firs

**Spratton Road**
- Former Workhouse
- Hunt Cottage, 4

**Station Road**
- Sunnybank

**Froghall**
- 1, 2, 3 and 4 Swedish Houses
Figure 19 Map showing listed buildings, candidates for the Local List and Positive Buildings within the conservation area.
11 Management Plan

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

The following Management Plan sets out potential threats to the character of the conservation area and how these threats might be mitigated through appropriate policy recommendations. Below are detailed the planning controls which come into force as the result of conservation area designation, and help to preserve and enhance their special historic and architectural interest.

11.1 Planning Controls

Within a conservation area, permission is needed to:

- Demolish a building with a volume of more than 115 cubic metres. There are a few exceptions. Further information can be obtained from Daventry District Council.
- To demolish a gate, fence, wall or railing over 1 metre high next to a highway (including a public footpath or bridleway) or public open space; or over 2 metres high elsewhere
- To carry out works to trees which have a trunk diameter of 75mm or over at 1.5 metres above ground level. This includes felling, pruning, topping and lopping.

Permitted development rights are removed with respect to the following, where permission must be sought:

- Cladding the exterior of a building with render, stone, timber, tiles or plastic, etc;
- Side extensions;
- Rear extensions of more than one storey;
- Installation of satellite dishes and radio antennae which are visible from the highway.

It is advised that guidance should be sought from Daventry District Council before the undertaking of any works if you suspect they might require planning permission. The unlawful undertaking of any works within a conservation area is a criminal offence and could lead to enforcement action being taken. Up to date advice on planning matters can be found on the Government Planning Portal website www.planningportal.co.uk.

11.2 Threats and Recommendations

The following section details threats to the conservation area and policies recommending appropriate action. Responsibility for relevant action with regards to the recommendation may rest with a number of stakeholders, including the County, District and Parish Councils as well as private owners and developers.

Threat 1: Development pressure

The Brixworth village conservation area is subject to pressure from development occurring on the fringes of the village, as well as potentially inappropriate or detrimental infill.

Recommendation 1:

Applicants and planners should have regard to the elements of significance highlighted in the appraisal, particularly the Historical Development, Architectural Analysis and Spatial Analysis (Sections 6, 7 and 8). Development proposals should be sympathetic to the existing historic environment, preserving and enhancing where appropriate.

Threat 2: Loss of original architectural features

Many non-designated properties within the conservation area have lost original features such as traditional timber fenestration and doors, roofing materials and other detailing. This is detrimental to the character of the conservation area.

Recommendation 2:

Development proposals should have regard to the design principles set out in Section 9 of this
document in order to preserve the architectural interest of the conservation area. Daventry District Council is considering the introduction of Article 4 Directions to certain properties which have retained features of architectural interest.

Works to listed buildings will require consent in most cases.

**Threat 3: Impact on trees**

There are a high number of Tree Preservation Orders within the conservation area, and on its fringes. Numerous trees which are not protected by Tree Preservation Orders contribute directly to the special historic interest of the Brixworth village conservation area. There are also significant trees which are not currently given protection under conservation area designation. Many of the trees which stand within the walls of Brixworth Hall Park were planted by the former estate, prior to the demolition of the hall in 1950. These plantations provide an historic link to the former estate, as well as visual amenity through the enhancement of historic views. Other tree belts and individual mature trees contribute to the setting of the built environment and the surrounding rural land.

**Recommendation 3:**

Under Section 211 of the Town and Country Planning Act 1990 permissions are required to carry out works to trees over a certain size within a conservation area. This includes topping, lopping, pruning and felling.

Development proposals should have regard for the contribution of trees throughout the conservation area as well as their effect on its setting. The Appraisal has identified individual trees and tree belts which are significant to the character of the conservation area in Section 7. The boundary of the conservation area was extended in the 2017 review in order to provide protection to historic trees belts associated with the Brixworth Hall Park estate. It is also recommended that trees highlighted within the Appraisal be protected by Tree Preservation Orders.

**Threat 4: Impact on archaeology**

Brixworth has been inhabited for many centuries and it is recognised that buried evidence for past occupation may survive within the modern settlement. Development proposals have the potential to have a detrimental impact on these remains.

**Recommendation 4:**

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 5: Highways**

Controls over highways are not within the remit of Daventry District Council. It is recognised that highways and the public realm directly contribute to the character of conservation areas, however there is little which can be achieved by the District Council in the short term. Northamptonshire County Council is responsible for the majority of highways matters. There are also strict regulations surrounding the safety of the public realm, to which the councils must adhere.

Traffic management should be undertaken in order to preserve and enhance the conservation area where possible.

Areas of historic paving material or sympathetic surfaces are vulnerable to damage or removal during utilities work.

**Recommendation 5:**

Development proposals should have regard to the impact of traffic levels on the historic environment.
Where possible, historic paving materials and surfaces should be retained after any works to the highways. Where possible, Daventry District Council will seek to ensure that the public realm does not detract from the character of the conservation area.

**Threat 6: Public Realm**

The condition of the public realm has great effect on the quality of a conservation area, and should be maintained to a high standard by all stakeholders. Street furniture within the Brixworth Village conservation area is generally modern in style. Several locations have been noted within the appraisal where street furniture of varying types clutters the street space and detracts from the character of the current conservation area.

Overhead cables particularly detract from views through the conservation area.

**Recommendation 6:**

Where possible street furniture within the conservation area should be consolidated and kept to a minimum in order to prevent cluttering the street space. Good design should be encouraged to enhance the conservation area.

Where possible overhead cables should be placed underground or consolidated.

Where possible works should be undertaken with reference to Historic England’s *Streets for All: East Midlands* guidance.

**Threat 7: Areas which could benefit from enhancement**

Two areas have been highlighted within the appraisal as locations which could benefit from enhancement, these being Froghall and Northampton Road. Both areas currently detract from the character of the conservation area. Froghall is characterised by extensive views across the Special Landscape Area which are being diminished by the presence of disused agricultural buildings. Northampton Road has many Victorian and Edwardian buildings of architectural and historic interest which are not being included in the designation due to the loss of original features and incremental damage as a result of permitted development. Both of these sites detract from important entrances to the conservation area.

**Recommendation 7:**

Froghall should be considered for an enhancement scheme involving the re-purposing of the agricultural buildings if possible, to maintain the rural character of this area of the village.

Properties along Northampton Road would benefit from the reinstatement of traditional features, such as timber fenestration. Article 4 Directions could be explored to preserve remaining original features of character.
Sources

This document was produced with reference to:

British Strategic Stone Survey, English Heritage

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


Historic England (2016) Local Heritage Listing


Historic England (2006) Streets for All: East Midlands


Northamptonshire Green Infrastructure Suite

Northamptonshire Record Office

Northamptonshire Historic Environment Record


Internet Sources

www.british-history.ac.uk
www.daventrydc.gov.uk
www.heritagegateway.org.uk
www.historicengland.org.uk
www.brixworthhistory.org

www.visionofbritain.org.uk (GB Historical GIS / University of Portsmouth, Brixworth PLU/RegD through time | Industry Statistics | Persons aged 20 and over by Sex and 1861 Occupational Order, A Vision of Britain through Time.)

Further Information

Information regarding conservation areas can be found on our website at:
www.daventrydc.gov.uk/ConservationAreas

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

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