Boughton Village
Conservation Area Appraisal
and Management Plan

Adopted - July 2018
Contents

1 Introduction ........................................................................................................................................4
  1.1 Why has this document been produced? .................................................................................. 4
  1.2 What status will this document have? ...................................................................................... 4
  1.3 Public consultation .................................................................................................................. 4
  1.4 How is this document structured? .......................................................................................... 4
2 Policy and Legislative Context ....................................................................................................... 5
  2.1 Why do we need conservation areas? ..................................................................................... 5
  2.2 What does it mean to live and work in a conservation area? .................................................. 5
3 Significance, Location and Designation ........................................................................................ 6
  3.1 Defining significance and summary of significance ................................................................. 6
  3.2 Location ................................................................................................................................... 7
  3.3 Designations ............................................................................................................................ 7
  3.3.1 2018 review ......................................................................................................................... 8
4 Geology and Topography ............................................................................................................... 10
  4.1 Geology ................................................................................................................................... 10
  4.2 Topography ............................................................................................................................ 11
5 Historic Development ................................................................................................................... 12
  5.1 Historic Mapping ..................................................................................................................... 12
  5.2 Prehistoric, Roman and Anglo-Saxon Boughton .................................................................... 16
  5.3 Medieval Period ...................................................................................................................... 16
  5.4 The 17th Century ..................................................................................................................... 17
  5.5 Boughton Hall .......................................................................................................................... 18
  5.6 The 18th Century ..................................................................................................................... 19
  5.7 The 19th Century ..................................................................................................................... 20
  5.8 The 20th Century ..................................................................................................................... 20
  5.9 Future Development ............................................................................................................... 21
6 Spatial Analysis ............................................................................................................................. 22
  6.1 Spatial Summary ....................................................................................................................... 22
  6.2 Views ...................................................................................................................................... 25
  6.2.1 Views Map .......................................................................................................................... 28
  6.3 Trees, hedgerows and open spaces .......................................................................................... 30
  6.3.1 Trees, hedgerows and open spaces maps .......................................................................... 32
Further Information ........................................................................................................................................... 52
Copyright............................................................................................................................................................ 52

Figure 1 Front page; Boughton village sign. Source: DDC.
1 Introduction

1.1 Why has this document been produced?

Daventry District Council is currently undertaking reviews of existing conservation areas within the District, and a review of the Boughton Conservation Area was considered a priority. This Appraisal outlines the special interest of Boughton, and the opportunity has also been taken to produce a Management Plan as well as extend the conservation area where necessary. 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 was undertaken to inform this document, and the specifics are laid out in Section 1.3.

1.2 What status will 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, scopes and aims of the conservation area appraisal were undertaken with the Parish Council. A walk around the village was also conducted.

During the drafting process an exhibition was held in the Village Hall on Wednesday 17th January 2018. It created the opportunity for local people to provide information and also be informed on the drafting process and ongoing schedule.

The draft was released for wider public consultation on Monday 23rd April 2018, for six weeks; during which time hard copies were made 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 further drop-in session was held on Monday 14th May which gave residents a chance to comment on the draft document and discuss any issues which may have arisen.

As part of the reporting process, the Statement of Consultation (July 2018) 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 Boughton, then sets out the historical development of the village, considering each main historical period in turn. Then a spatial analysis of the historic core is provided identifying Boughton’s main characteristics. An architectural analysis then follows. Finally a Management Plan is set out which suggests key areas where improvements to the quality of the conservation area could be made.

Areas which might benefit from enhancement are set out in Section 9.1. Proposed Article 4 Directions are explored in Section 9.2 and inclusions on the Local List of buildings of special architectural or historic interest complied by Daventry District Council are found in Section 9.3.
2 Policy and Legislative Context

Historic England’s latest guidance defines a conservation area as an area which has special architectural and historic merit. 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 as a conservation area.

2.1 Why do we need conservation areas?

Conservation areas protect our nation’s distinct, local heritage. In accordance with Section 69 of the 1990 (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 (2018) also requires Daventry District Council to provide a positive strategy for conservation, allowing for the following:

- the desirability of sustaining and enhancing the significance of heritage assets;
- the wider social, cultural and economic benefits that the conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to the local character;
- opportunities to draw on the contribution made by the historic environment to the character of a place.

Daventry District Council must also outline and implement strategies for the enhancement of these areas. 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 are determined with regard to material planning considerations, which will include this document if adopted as a Supplementary Planning Document.

2.2 What does it mean to live and work in 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 place. Designation gives Daventry District 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.

In the wider context, strategic development can be informed by the significance of heritage assets, including conservation areas.
3 Significance, Location and Designation

3.1 Defining significance and summary of significance

Conservation areas are designated by Local Planning Authorities based on an area’s significance and using guidance published by the statutory consultee for heritage matters; Historic England. Historic England describes ‘significance’ as:

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


The appraisal has found that the significance of Boughton can be summarised as the following:

Boughton village is a characteristic Northamptonshire estate village associated with the adjacent Boughton Park, containing the 17th century landscaped gardens, 18th century remodelled parkland with several structural follies, and the 19th century Boughton Hall. The village core, which is predominantly 17th-19th century, is compact and nucleic. Its character has a high level of coherence created by the extensive use of the pale brown Boughton “Pendle” building stone for properties and walls, alongside slate and long-straw thatch for its roofs. Its medieval street pattern has been well retained; the narrow streets provide a sense of enclosure, whilst the meeting of Butcher’s Lane and Church Street forms a pleasant, green village centre.

The character of the village and that of the surrounding parkland landscape are intrinsically linked through their associative development; views into and out of the village are concentrated on the undulating landscape of the park, and the distant “eye catcher” follies; parkland trees also pepper the village, creating a sense of unity with the park.

Historically the village has developed from Prehistoric and Roman settlements in the east, moving to its current location in the medieval period. The village retains a strong connection with its former church Old St John’s and the adjacent Boughton Green, which are both of considerable historic interest.

Domestic 20th and 21st century development is concentrated on Moulton Lane, Butcher’s Lane and Vyse Road which connect the village to the north, east and south-west. These linear avenues are lined with a variety of mature planting, continuing the prevalent parkland character across the village.
3.2 Location

Boughton is located 4 miles north of Northampton and 12 miles east of Daventry. Boughton forms part of the Spratton Ward.

The surrounding roads have changed little since the early 19th century; the village is located just off the A508 which links Northampton with Market Harborough; Church Brampton and Chapel Brampton lie to the west and are accessed by Brampton Lane; Moulton Lane heads east from the village and connects Boughton to Moulton. The closest motorway to Boughton is the M1, with Junction 16 8 miles to the southwest.

3.3 Designations

The Boughton Conservation Area was designated in January 1971 and the boundary was last revised in November 2002.

At the time of survey, Boughton parish contains 26 grade II listed structures as well as two Scheduled Ancient Monuments, the Boughton Bowl Barrow and Old St John’s Church. Additionally, much of the land to the north and west is within a Special Landscape Area.

Boughton Hall and the Park have played an integral part in the formation and development of the village itself and have their own inherent character. Boughton Park is registered on the Historic Parks and Gardens Register at grade II.

Several areas of green space within the parish have been highlighted in the Boughton Village Design Statement (2017) as Important Open Spaces. These are reflected at Section 6.3.1. Some of these are also being taken forward as Local Green Space designations in the forthcoming Daventry District Council Settlements and Countryside Part 2 Local Plan (draft 2017-18). These are listed at Section 6.3.

Both the ruins of Old St John’s and Boughton Green have also had a significant impact upon the history of Boughton and have therefore been duly referenced in this Appraisal. Old St John’s is grade II listed and is a Scheduled Ancient Monument whilst Boughton Green sits within an area of Green Wedge around Northampton.

The boundary of the existing conservation area is shown below at Fig. 3. Extensions are highlighted at Fig. 4.
3.3.1 2018 review

A review of the Boughton conservation area was undertaken in 2018. As a result of the review this document was produced and several changes made to the conservation area boundary. The map to the right reflects the previous conservation area boundary, which was revised in 2002; as well as the area of study for the 2018 review.

The 2018 review has resulted in three extensions to the 2002 boundary. The small wall to the front of The Corner House on Vyse Road has been included; as has a small belt of trees along the western side of Spring Close. The conservation area now incorporates Nos. 1-8 Swedish Houses which front the south west side of Humfrey Lane.

These extensions in relation to the boundaries of the 2002 conservation area are shown at Fig. 4 below. Henceforth, mapping will show the revised borders of the conservation area as designated in 2018.

Figure 3 Map showing the area of study for the 2018 review, as well as the previous conservation area boundary (2002).
Figure 4 Extensions to the 2002 conservation area boundary as a result of the 2018 review.
4 Geology and Topography

4.1 Geology

Boughton sits on the Northampton Sand Formation stone which is characterised by richly coloured ironstones and sandstones as well as some sandy limestones (known as ‘Pendle’). The local Pendle or Boughton Stone is common within the village and has a distinct pale brown calcareous appearance, as compared to the golden-orange local sandstone.

Historically, local quarries existed near Boughton Green, Bunkers Hill and Boughton Grange; examples of vernacular architecture employing Boughton Stone are also found in some of the surrounding villages (such as Pitsford and Moulton). In Boughton itself Boughton Stone has been significant in creating uniformity within the village, which is integral to its character.
An area referred to as “Brickhill Spinney” lay to the north west of the village, adjacent to the parkland. Local brick buildings are rare, but historic examples share the distinct orange-red hue, which may have come from a single local source.

The group of trees denoting Brickhill Spinney’s layout still exist and can be seen from Harborough Road.

### 4.2 Topography

According to Northamptonshire’s Environmental Character Assessment, Boughton lies within the Central Northamptonshire Plateaux and Valleys area. To the north of the village is a stream which eventually runs into the Nene in Northampton, creating a valley through the centre of Boughton Park. This valley has been manipulated in the immediate and surrounding landscape to create the formal parkland and gardens, and significant features such as lakes and canals.

Boughton is typical of the area in that its landscape has an undulating form and therefore boasts excellent views of the surrounding countryside either side of the historic core.

The topography is such that within the village views are restricted by the sloping streetscape as well as the tightly-grained built environment.

Despite its close proximity to Northampton, Boughton has retained its rural village character.

Several follies were built in the 18th century within the parish, which made use of the varying topography to provide visual interest within the landscape. Some of these follies still exist, all listed grade II, contributing to the historic character of the wider area.
5 Historic Development

5.1 Historic Mapping
5.1.1 Archaeology

The above map shows known archaeology (as of March 2018) within the conservation area and the wider area of study. These information points have been taken from the Northamptonshire Historic Environment Record.

The two scheduled monuments within the area of study are highlighted above within red circles; these are a Bronze Age bowl barrow to the west of Harborough Road and Old St John’s Church, which dates from the 14th century and lies to the north of Boughton Green.
The following historic mapping shows the development of the village from 1813-1912. Four maps then detail the specific development of properties within the village; up to the 17th century, the 18th century, 19th century and 20th and 21st centuries.

Figure 7 1813 OS Surveyors Map. Source: OldMapsOnline.

Figure 8 1912 OS map showing the extent of Boughton village and Boughton Hall.
Figure 9 Pre-18th century development (inset of Old St John’s Church).

Figure 10 19th century development.

Figure 11 18th century development.

Figure 12 20th and 21st century development.
Figure 13

Left: Maps comparing the probable layout of Boughton Park in 1790, as compared to modern day. The development of the village is also clear from these maps. Source: Simon Scott “The Boughton Follies”.

Above: Thomas Badeslade’s 1732 engraving of Boughton Park. Source: Simon Scott “The Boughton Follies”.

5.2 Prehistoric, Roman and Anglo-Saxon Boughton

The name Boughton derives from the Anglo-Saxon *Bucca* meaning ‘he-goat’ farm, presumably referencing farming practices that once existed in the village. However, Boughton is known to have been settled prior to the Anglo-Saxon era with evidence of both Prehistoric and Roman settlements close to the modern centre of the village and in the surrounding area. A Bronze Age bowl barrow (a prehistoric funerary monument) has been found to the west of Harborough Road. Archaeological finds in the south of the adjacent field have yielded both pottery and worked flints of Bronze Age type. A further scheduled barrow (Longman’s Hill) is located to the north of Boughton Park, in Pitsford Parish, and an unscheduled barrow exists at Bunkers Hill to the north east of the village, within Boughton parish.

A concentration of Neolithic arrow heads and Iron Age pottery has been found on and around Boughton Green. Aerial photography from 1980-82 identified a possible prehistoric settlement in the open area to the rear of Spring Close, including a possible Iron Age enclosure system. Further archaeological excavations in 2015 north of Moulton Lane revealed a ring ditch of Iron Age type. The presence of a Roman settlement around the green is suggested by a Roman pottery scatter found in 1969. Other pottery wares and a coin featuring the Empress Faustina I (niece of Hadrian) were discovered on the green itself during the 1970s. These recorded finds suggest that an earlier or secondary settlement previously existed in the east of the parish, which later moved closer to Boughton Park and the current location of the village core.

Excavations related to the Buckton Fields development yielded finds to the west of Harborough Road, south of Brampton Lane, which relate to a possible Romano-British/Iron Age settlement, including boundary ditches and enclosures. To the north of Brampton Lane, a possible Iron-Age (later Romano-British) settlement site was identified, including ditch formations and a Roman well, verifying written evidence from the early 20th century.

Several sherds (pieces) of Roman coursewares were unearthed in a disused quarry at Bunker’s Hill. Supposed Roman cropmarks have also been spotted in the quarry’s vicinity.

An Anglo-Saxon funerary site was discovered in the village between Church Street and Humphrey Lane in 1917, and is noted in the *Royal Commission on the Historical Monuments of England Inventory* (1981). Due to the extensive ironstone quarrying that has taken place in the area it is believed that some archaeological evidence would likely have been lost to industrial activity.

5.3 Medieval Period

The earliest written record of “Boughton” is found in the Domesday Book where it is described as a village comprising of 39 households in the hundred of Spelhoe, making it a relatively large settlement of the time. The landlord of the estate after the Norman Conquest was Countess Judith, niece of William the Conqueror.

Little physical evidence of this period has been found, however the Northamptonshire Historic Environment Record documents the presence of a possible Norman motte and bailey castle within the current Pocket Park, although it is unlikely to have been maintained long after the 11th century.
Additionally, a monastery is suggested to have once stood near to the current Boughton Hall site, and the list description of no.7 Butcher's Lane\(^1\) details that it has possible monastic origins.

During the medieval period an early settlement existed to the north of Boughton Green and Old St John’s Church. The visible upstanding masonry ruins of the chancel, nave and aisle at Old St John’s are of 14\(^{th}\) and 15\(^{th}\) century in date. Boughton Green is an enclosed section of land roughly one mile east from the present day village of Boughton and is still easily defined due to an unchanged medieval road layout on all three sides. It was once the site of a substantial three-day annual fair dating from at least 1353 when, to this end, Sir Henry Greene was granted a royal charter by Edward III. The fair was the second most important fair after the London Fair and was popular even as late as the 19\(^{th}\) century. It was also the site of the last robbery attempted by the infamous highwayman George Catherall (or ‘Captain Slash’) who was caught, tried and hanged in Northampton in 1826. A historic turf-cut maze named the *Shepherd’s Race* was constructed on the green and its form could still be outlined in the mid-20\(^{th}\) century. As time passed the fair gradually lost the elements of racing, wrestling and sale of agricultural wares that had once defined it, eventually functioning exclusively as a cattle market. The last events took place during World War One.

Directly north of Boughton Green are the ruins of Old St John’s Church. Old St John’s was built on the site of an earlier church known to have existed in 1201 and its churchyard incorporates an important spring, again dedicated to St John the Baptist. In the centre of Boughton stands the chapel of St John the Baptist (grade II) which now serves as the parish church. This church may have historically been used as the chantry for the early medieval monastery. The tower, dating from the 15\(^{th}\) century, is the oldest surviving structural element of the chapel and the village core. Located close to Boughton Hall the church was ideally placed for those that worked and farmed nearby. Hence, by the mid-16\(^{th}\) century the chapel is known to have supplanted the role of Old St John’s Church which by then cut an isolated figure on the outskirts of Boughton. Old St John’s had fallen into ruins by the early 17\(^{th}\) century and the tower is thought to have finally collapsed in the late 18\(^{th}\) century (though the adjoining graveyard remains consecrated ground). Meanwhile the former chapel became the heart of the village and was extended and restored during the 19\(^{th}\) century.

### 5.4 The 17\(^{th}\) Century

The oldest surviving non-ecclesiastical buildings in Boughton date from the 17\(^{th}\) century. These properties are grouped around Butchers Lane and Church Street. The Old Bakehouse (grade II) and Obelisk Farm (grade II) are described in their listing descriptions as early-17\(^{th}\) century whilst Merewater (grade II), formerly the Lion Pub, has a date-stone giving the year 1634. There are three other examples of 17\(^{th}\) century buildings on Church Street; the Old Griffin (now No.3 and No.4), Griffin Cottage and No. 15 were all built in the mid- to late 17\(^{th}\) century. The development of these properties was linked to the estate of the former manor which stood near to the site of the current Boughton Hall, owned by Lord Ashburnham in the late 17\(^{th}\) century.

\(^1\) The listing description for 7, Butchers Lane claims it is “reputed to have monastic origins with wall painting in room at first floor left” https://historicengland.org.uk/listing/the-list/list-entry/1054070.
5.5 Boughton Hall

A manor has been recorded within Boughton since at least the Norman period. The de Boughton family subsequently held the manor under Edward I, which passed through to Sir John Briscoe and Lord Ashburnham in the late 17th century. References to the latter manor stipulate that it was situated near the current hall.

The gardens to the south west of the Hall are surrounded by a large stone retaining wall thought to date from the early 18th century. These formal gardens are presumed to have been laid out in their current form by Sir John Briscoe in the 1690s and form the oldest surviving element of the Hall and Park.

The parkland, which lies mainly to the north of the village, but previously stretched eastwards also, was largely redesigned in the 18th century by William Wentworth, Second Earl of Strafford, friend of Horace Walpole.

To the north of the Hall is the main expanse of parkland. Most of the plantations to the north of the Park survive from the 18th century with some 19th century plantings added later. The gothic follies (both inside and outside the Park) are also an 18th century addition and were built by William Wentworth (Earl of Strafford, 1739-91). There has been the suggestion that they were inspired by Old St John’s about a mile to the east which by the mid-19th century was a genuine historic ruin. All of the surviving follies are listed grade II and continue to contribute immensely to the character of both the Hall and the village.

Figure 14 Boughton Hall, built in 1844, now two dwellings. Source: DDC.
The gate piers that mark the divide between the Hall and Boughton were built at a similar time and until recently were adorned by a lead lion and griffin (which feature on the Strafford heraldic coat of arms).

The OS Surveyors map of 1813 (Fig. 6) shows a clearer thorough fare from Harborough Road to the extant gate piers at Church Street.

Clearly the 18th century was the Hall’s zenith; having been described in the 1720s as ‘pleasantly situated upon rising ground which commands a very extensive prospect’². Later, in 1787 the Hall was described by a Hungarian Count as following “the old taste, it offers exciting vistas through the alleys that pass through the garden”.

However, by 1808 the Hall lay deserted and roughly a decade later it was described as being ‘nearly levelled to the ground’. In 1844 it was demolished and rebuilt by Gen. R. W. H. Howard-Vyse to the west of the old site.

Recently, the Hall was subdivided into two units and the associated stables and coach houses act as private dwellings.

The current Boughton Hall is a fine example of polite Victorian architecture which contrasts pleasantly with the vernacular architecture found within the village.

Historically the Hall was a source of employment for the village and its association with Boughton and its residents is of particular importance. Additionally, the parkland provides the scenic agricultural backdrop for the village which accordingly contributes to the character of Boughton.

5.6 The 18th Century

During the 18th century the village grew alongside the Hall. Surviving 18th century developments include Obelisk farm; the Rectory, Honeysuckle Cottage and Nos. 12, 13 and 14 Church Street and were all built around the church and the village’s pre-

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existing buildings. This 17th and 18th century collection of buildings now forms the historic core of the village, many of which are listed.

The Parliamentary Enclosure Acts radically altered the social dynamics of Boughton. The common fields of the parish were enclosed by Act of Parliament of 1756, subdividing them amongst a select number of landowners and excluding many of the villagers. These new borders, created through the introduction of walls and hedgerows, have helped to mould the shape of the village ever since. Very little evidence of the ridge and furrow that would have once dominated Boughton’s surrounding farmland before the Act is now discernible.

5.7 The 19th Century

19th century maps give us the first detailed account of the buildings within Boughton. The earliest example is a surveyor’s map of Northamptonshire in 1813, where Boughton’s historic layout is clearly visible. Some of these buildings no longer survive; for instance, a structure on Boughton Green that has since been lost. Additionally the Hall’s historic location close to the village can be made out; a site it would occupy until 1844 when it was rebuilt to the west. Also, one early 19th century addition, the Methodist Chapel on Moulton Lane can just be discerned. The Whyte Melville is a significant 19th century building and now the only pub in the village (Boughton historically had two more; The Lion and The Griffin). The Whyte Melville is named after the poet of the same name who once lived in the building.

Generally development over the course of the century was modest, increasing the historic core only slightly; though extensions and renovations to existing buildings were commonplace. Some of these new houses were perhaps the first built in the village in centuries that housed a workforce entirely divorced from the Hall; instead they would have worked for the railway or in the nearby mills. A small range of 19th century cottages now sit just opposite from the former Methodist chapel on Moulton Lane as well as a terrace row facing Howard Lane. These additions are of a pleasant, modest style very much of their time. The former make use of some vernacular Boughton stone, though none are or were thatched.

5.8 The 20th Century

The last century saw piecemeal, but sizeable, residential development within Boughton. Most of these buildings are found on Butchers Lane; Spring Close, Moulton Lane, the southern side of Humfrey Lane, a 1960s housing estate along Howard Lane and a row of detached housing leading out of the village on Vyse Road. Many of these newer buildings contribute positively to the wider character of Boughton. Approaches to the village centre, where much of this development is concentrated, are characterised by wide streetscapes with the surrounding buildings set back from the road, allowing for mature trees and grass verges. The houses themselves often possess architectural styles that make them unique within the village.

Others, such as the semi-detached former council houses on Butchers Lane and Humfrey Lane or the 1940s Swedish pine-clad houses form important groups that have particular merit. These newer spaces on the outskirts of Boughton contrast well with the historic, clustered historic centre of the village. The only 20th century structure to be statutorily listed is the 1930s K6 telephone box on Church Street.
Much of Boughton Park remained the same into the 20th century (see Fig.15). Some trees were removed from the former internal avenue structures (see Fig. 12), however several large “clumps” have survived into modern day.

Trees referred to as “The Belt” in the centre portion, which had previously stood adjacent to several silted up pools, was removed and the pools were reinstated during the 20th century. These pools which run along the Nene tributary are now a designated County Wildlife Site.

5.9 Future Development

Buckton Fields

To the south west, at Buckton Fields there will be approximately 1,000 new homes built, with work already progressing on the site. Although within Boughton parish, this allocation has been made to meet the needs of Northampton. The Martin Grant homes development at Buckton Fields utilises largely sympathetic construction materials, including a regular-coursed pale brown stone, similar to the Boughton “Pendle”. Several properties nearest to the conservation area fronting onto Harborough Road are built in this stone.

Northampton Northern Orbital Road

Northamptonshire County Council has, over recent months, consulted on proposals for an orbital road around the north of Northampton. Routes for this road have been consulted upon, but little detail has been provided so far about these route options (e.g. where it would cut or fill and where it would be on an embankment). Some of the routes that have been consulted upon pass through or close to recognised heritage assets in Boughton Parish.

As proposals for the road are further developed, the District Council will seek to ensure that the impact of any alignment fully takes into account its impact on the Conservation Area and its setting, and that appropriate mitigation is provided.
6 Spatial Analysis

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

Church Street

Church Street is a narrow, predominantly residential street which stretches through the centre of the village from the entrance to Boughton Hall to the junction with Moulton Lane, around which the early settlement grew. It has a gentle upwards curvature from west to east, and the parish church of St John commands a dominant position on the crest of the hill. The properties are a mixture of detached former farmhouses and terraced estate cottages. Coherence is created by the almost exclusive use of Boughton Stone, slate and thatch. The presence of pavements to either side creates a more formal character than that of Butcher’s Lane and Spring Close.

At its western end, the street opens onto the junction with Butcher’s Lane, creating a pleasant, formal green space with views of the gables and thatched ridgelines of Nos. 6, 7 and 8, the listed K6 telephone box, and the Boughton Park gate piers beyond. The remainder of the street heading east has a strong, continuous building line and a prevalent sense of enclosure; a small step back adjacent to the church allows excellent views of the tower and Romanesque doorway, and the sense of enclosure is sustained along the street by stone walls to the front of the Rectory.

There are several significant listed buildings on Church Street, including “Merewater” (formerly the Lion Pub) and Obelisk Farm which exhibits an eye-catching 19th century, neo-gothic porch. The non-designated Whyte Melville pub stands out as the only rendered property on the street. Its eastern end is characterised by two rows of late 18th-early 19th century estate workers cottages, and the prominent “Mullions” and “The Old House”.

A variety of attractive, mature planting is concentrated in the gardens of the Rectory and “Mullions”, and to near to Boughton Park, enhancing the village’s rural estate character.

Butcher’s Lane

Butcher’s Lane winds northwards, perpendicular to Church Street. The lane is entirely residential, apart from the modern Village Hall which sits at its southern end, opposite a small green and the historic former pound (indicated by the enclosure of several low stone walls). It is much less densely built up than Church Street, having a more informal character enhanced by the lack of pavements to either side. It has an agreeable, verdant feel, created by the proliferation of mature trees along its length. Thus, it has a strong character association with the parkland which runs parallel to the west, and excellent views of the Park are afforded northwards to the rear of Glen Cottage.

The lane comprises a mixture of 18th century detached farmhouses, a pair of early 20th century brick semi-detached dwellings, and a pleasant grouping of ex-local authority housing at the junction with Spring Close. A small stone barn halfway down its length belies former agricultural activity. At its northernmost end a line of larger, detached dwellings which sit back behind sizeable front gardens displays early 20th century and later 21st century development; the charming “Adam Close”, “Adamfield” and “The White House” all exhibit the arts and crafts style. “The White House” is an unusual example of a 20th century thatched property, and as such
stands prominently next to the surrounding properties.

“Adam Close” occupies a highly prominent position at the edge of the conservation area, forming a pleasant transition with the more modern architectural styles on Butcher’s Lane, particularly “Adamfield”, and Spring Close.

Spring Close

Spring Close has an informal, secluded character similar to that of Butcher’s Lane; the absence of pavements and the concentration of mature trees continue the leafy, rural atmosphere. The close comprises a small collection of detached 20th and 21st century housing, incorporating two further charming early 20th century properties “Halfacre” and “St Anthony’s”. From the close there are excellent views across Jackson’s Field towards ridgelines on Church Street. From the footpath on Spring Close, there is an opportunity for an open view across Jackson’s Field towards ridgelines on Church Street, including the Church tower and Whyte Melville pub.

Moulton Lane

Moulton Lane is connected to Spring Close by a narrow public footpath lined with a stone wall, which follows the line of Jackson’s Field north to south. It emerges next to the former Methodist Chapel, now a dwelling.

The lane connects the village core (Church Street) with Boughton Green, Old St John’s Church and Moulton village itself, further to the east.

At the junction with Church Street and Humfrey Lane there stands a row of stone estate cottages, forming a transitional space with the 20th century properties which sit along the length of Moulton Lane. In similar style to both Butcher’s Lane and Vyse Road, these detached properties sit back in their plots behind large front gardens, and mature trees soften views, creating an avenue like character. Late 19th century OS mapping shows the lane being tree line, and “Home Close”, “Pinewood”, “Fairfield” and “Elmgarth” were all built by 1943. A mixture of building materials and styles are employed; “Far Close” is built with sympathetic pale stone, and the buff brick and pebbledash of Nos.1-4 Moulton Lane sit comfortably as a grouping on the edge of the conservation area.

Humfrey Lane

Humfrey Lane connects the eastern end of Church Street and Moulton Lane to Vyse Road, forming a loop with an open space at its junction with Howard Lane.

The lane was developed in the late 18th and 19th centuries, later than much of Church Street. It contains a mixture of properties; the eastern section is quite consistent with Church Street, comprising stone terraced cottages and individual farmhouses; steeply pitched, gabled frontages create a strong sense of enclosure, although the building line is more varied than that of Church Street. The lane gently curves, where a small grouping of cottages of varying styles creates lively variety. Further towards Vyse Road there has been some 20th century development, including the striking 1940s Swedish Houses and two ex-local authority brick dwellings, which sit pleasingly against a belt of mature trees (protected by Tree Preservation Orders). Key properties at the western end of Humfrey Lane include “Kimbell Mews” (now a commercial development) and “The Patch”, a thatched, stone cottage, listed at grade II. The front gardens of Vyse Cottage, June Cottage

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3 OS Surveyors Map of Northampton, 1813: Northants Record Office.
and Holyberry Cottage present an attractive formality to the street behind low stone walls with mature, shrubs, hedgerow and fruit trees. The presence of varied and prominent mature trees, such as cedar, pine, maple and hornbeam continue the prevalent parkland character along Humfrey Lane, as does the remains of the ha-ha to the front of “Cotswold” and “Quietways”. Former agricultural outbuildings to the front of “Kimbell Mews” and “Ashley House” contribute to the wider sense of rural character.

**Vyse Road**

Vyse Road is very similar in character to Moulton Lane and Butcher’s Lane.

As the main approach from the south-west, the road borders Boughton Park; initially open views of the parkland are later confined by a prominent copse of woodland and subsequent bend in the road at the junction with Howard Lane. Here views into the village are distinctly avenue-like, lined with mature trees. An 18th century stone barn built into the western wall creates a sense of rural character. Upon reaching the village core a sharp bend climbs Church Street to the right, presenting an open view of Griffin House and Nos.6, 7 and 8 Butcher’s Lane.

Like those on Moulton Lane, most properties on Vyse Road are detached and set back behind large front gardens, with formal hedgerows and ironstone walling for enclosure. There is much variety of architectural style, including the mock-tudor Reydonacres, any many instances of rendered and half-rendered brick buildings, such as Croft House and Winston House. Weldon House and Hillside both sit prominently at the edge of the conservation area, and are constructed of similar pale stone to the Boughton Pendle.

**Howard Lane**

Howard Lane is a meandering road comprising entirely of late 20th century housing. To its south and east lie Obelisk Spinney and Boughton Pocket Park respectively, forming a green fringe to the village, which opens out onto undulating fields leading to Boughton Green.

**Boughton Hall Park**

Boughton Park lies contiguous with the west and north of the village. The A508 forms its western boundary, Vyse Road and Butcher’s Lane its southern and eastern extents and to the north the park borders Pitsford Quarry. Northwards from Vyse Road the plateau, on which the 19th century Hall and 17th century landscaped gardens sit, falls away to the River Nene tributary beyond which it ascends towards Pitsford. Bridges describes the park as “pleasantly situated upon rising ground which commands a very extensive prospect.”

A full character description of Boughton Park is set out in its list description, which can be found at Historic England’s website.

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6.2 Views

Views looking in and out of Boughton are largely shaped by the Hall and its gardens; rolling open countryside, parkland trees and the picturesque village itself. Views that are taken from within the village are often channelled and enclosed. Views looking out of Boughton are characterised by the extended avenue approaches and the scenic surrounding countryside.

Extensive views of the surrounding countryside have already been identified in the Boughton Village Design Statement (2017). These are represented on the Map at Fig. 17 with the letters A-G. This Appraisal also highlights other important views within the village itself, noted on the inset map with numbers 1-9 which also corresponds to numbered views within the explanatory text.

Long Views

The surrounding countryside and adjacent parkland provide a significant rural setting to the built village core. Long views have been identified at Fig. 17; to the west, the undulating landscape of Boughton Park is the focus of major vistas from Butcher’s Lane and the village cricket field. From Vyse Road, views of the parkland stretch north, and are characterised by the strong enclosure provided by mature planting along Harborough Road. Historic copses, such as Brickhill and Little Brickhill Spinney, Dukes Clump and Long Clump sit prominently within the parkland views to the north.

Strong tree belts and individual specimen trees within the parkland views highlight historic field division, former avenues, and create pleasant layering in the valley.

To the north-east of the village, long views are limited by strong tree belts along the main approaches. To the north and east of Moulton Lane, wider views extend across undulating countryside towards Church Furlong Farm, Old St John’s and the tree belts south of Bunkers Hill Farm.

To the south, Boughton Green dominates the foreground in views across the open countryside, and strong tree belts screen development on the fringes of Northampton.

Avenue style planting along Moulton Lane, Vyse Road and Butcher’s Lane contributes to long, channelled views into and out of the conservation area; the vertical emphasis of the trees contributes to the sense of parkland enclosure, whilst the wide roads and set back plots create a sense of formality.

From the southern extent of the park on Vyse Road the view towards the conservation area is shortened by the winding of the road and the strong tree belts lining the highway. This is a distinctive, sheltered view, which differs from the linear straightness of Moulton Lane and the north of Butcher’s Lane, as it follows the curvature of the parkland boundary.

Short views

View 1: Looking west the gate piers for Boughton Hall crest the rise and are made even more prevalent by the substantial flanking walls either side. In the foreground stand the K6 telephone box and an attractive willow tree just behind the wall. Beyond are the tree-tops which populate around the Hall.

View 2: To the north Butcher’s Lane drops as it runs out of the village offering a curving view. At the green, thatched cottages in the foreground and the narrow lane running down evoke a sense of rurality.

View 3: Turning east, Church Street runs uphill to the St John’s parish church which dominates the village. This short winding view takes in the cottages either side of the street.
which step up as the street rises; this gives a particularly attractive view of their varying rooflines.

View 4: From the church, the view back to the green and Nos.6-8 Butcher’s Lane is pleasantly enclosed by the stone buildings and varying eaves along Church Street.

View 5: From Moulton Lane the road curves to the Mullions and the Old House which form an attractive complex of buildings on the edge of Church Street. The notable windows within these two properties enhance views into the conservation area. To the north the view is partially enclosed by a range of attractive cottages. To the south west an important cluster of pine, willow and cedar trees enhance the view.

View 6: On Humfrey Lane, the view at the junction with Howard Lane opens out. The sweeping bend is fronted by six distinctive and prominent semi-detached Swedish Houses. To the rear is a plot of trees (subject to TPOs) which provide an enclosed feeling and enhance their setting and the distinct parkland character. The characteristic design of the houses themselves and their sympathetic layout helps to increase their prominence. Parkland trees to the rear of the Rectory building also serve to enhance the setting of the lane.

View 7: On Vyse Road, a significant channelled view stretches from The Patch to the Green. The view is enclosed by a prominent stone wall to the west, and properties on a raised bank to the east, including the historic Malt-house. In the distance long views along Vyse Road are limited by parkland trees to the north and north-west.

View 8: From the footpath which leads south from Spring Close; important views extend across Jackson’s Field to the varied ridgelines on Church Street and beyond. Southward, the immediate area provides a short view of Jackson’s Field itself, a prominent green space, whilst a strong belt of trees shelters Spring Close and enhances the parkland character in views north.

View 9: Along Vyse Road, the Patch stands out as a prominent building on Humfrey Lane, announcing the extent of the historic core of the village.

View 10: Several glimpsed views are afforded along narrow footpaths, both from Moulton Lane to Spring Close and from Humfrey Lane leading to Obelisk Spinney.
Boughton Follies

Historically, the Boughton follies were constructed to provide a fashionable visual interest to the landscape of Boughton Park.

The Grotto and the Hawking Tower are within the designated conservation area.

Long views of several Boughton Follies, such as Bunker’s Hill Farm and the Obelisk can be experienced from the village. Views of The Hawking Tower, The Grotto, Newpark Barn and The Spectacle are experienced at medium to close range, generally screened by mature planting. Views of The Spectacle have a strong relationship with the nearby ruins of Old St John’s and the 19th century Holly Lodge, showing not only the extent of the former parkland, but also the influence of the ruins on later architectural development.
6.2.1 Views Map

Figure 18 Map showing important views and footpaths. Inset shows views within the historic core.
Figure 19 A selection of images showing important views as shown at Fig. 18. Source: DDC. Numbers 1-10 correspond to those labelled at Fig.18 and referenced in the text at Section 6.2. Numbers 11-12 show views of the parkland from the conservation area.
6.3 Trees, hedgerows and open spaces

Trees contribute greatly to the character of Boughton; trees which contribute significantly to the visual amenity of the conservation area, whether in groups or as individual specimens, are protected by Tree Preservation Orders (for TPOs see map at Fig.2).

Many notable trees are found within the boundaries of Boughton Park; two prominent areas of TPO run along the Harborough Road park boundary and from the Hawking Tower to the perimeters of the Hall itself. Those trees that sit to the west of the park are viewable from several vantages within the village.

Within the village trees are clustered around the historic built environment; significant cedar specimens sit within the former gardens of the Old Rectory. A prominent chestnut on the corner of Church Street enhances the setting of the village green.

Significant trees also lie outside the conservation area and yet still contribute positively to the setting. For example, two massed groups subjected to TPOs to the south of Humfrey Lane and four individual trees on the nearby green offer a leafy backdrop. Approaches to the village are characterised by large, individual trees fronting the highways.

A prominent tree belt sits along Spring Close, adjacent to Jackson’s Field, including pine, maple and mature hedgerow trees. These trees create a sheltered character on the close itself, provide enclosure for views northwards. A layered effect is created by the trees in the foreground (at the churchyard and the Whyte Melville car park) with the tree belts on Spring Close and parkland trees beyond contributing to a leafy skyline view.

This avenue-style planting maintains the character of the formal parkland within the built environment of the village.

Privet, laurel and conifer hedging features on the front gardens on Vyse Road as well as the detached properties on the northern side of Butchers Lane. Further out of the village larger hedgerow is found, for example along the plots of No.40 Hillside and Weldon House which creates a strong sense of enclosure. Wild hedgerow and hedgerow trees are commonly used as field enclosure, both within the park and the surrounding countryside, creating a characteristic layered effect.
The main open space found in the Boughton Conservation Area is Boughton Park. The boundary, which corresponds to that on the Register of Historic Parks and Gardens, is shown on the map at Figs. 22 and 23.

Boughton Park was redesigned to the Picturesque English landscape style, which included the construction of the Boughton Follies. The Hawking Tower, Newpark Barn (renamed Fox Covert Barn) and The Grotto all lie within the current park. Bunker’s Hill Farm, The Obelisk and The Spectacle sit within the wider landscape.

Close to the hall is the cricket field which has a long association with the residents of Boughton. Expanding well to the north, the Park’s landscape is a mixture of rolling pastureland and thick spinneys and plantations that provide a particularly enjoyable setting for the village.

Boughton is surrounded by a variety of open spaces. Many such spaces (such as Obelisk Rise and Obelisk Spinney) help to form a buffer from Northampton. To the east lies Boughton Green which contributes greatly to the historic interest and landscape setting of the village.

To the northwest of Boughton there lies the Hemplow Hills, Cottesbrooke and Bringtons Special Landscape Area (SLA). A large stretch of Green Wedge designation lies between this SLA and the park which enhances the intact parkland setting.

Boughton’s northern topography yielded good quality stone which was quarried extensively, leaving a lasting impression on the landscape. Ultimately, this combination of parkland, farmland, historic industry and forestry is integral to the character of Boughton.

Within Boughton open spaces are often limited in size. Spaces often occur at junctions in the road such as at Butchers Lane, Spring Close and Humfrey Lane. Often at these junctions are small village greens which are well-kept and complement their urban surroundings. Behind the church is the churchyard which also supplies an important open space in the village.

Some larger spaces are found in Boughton, however. One example is Jackson’s Field which sits between Spring Close and Church Street, affording excellent views of the village core. To the immediate south east of Humfrey Lane is the Pocket Park. The park is characterised by a central mound, possibly the remains of a former 11th century motte and bailey castle. The small ponds within the park were historically created through the use of land to the north as sawpits.

This park provides a vital area for recreational activities and is well valued by the local community.
6.3.1 Trees, hedgerows and open spaces maps

Figure 22 Map showing the extent of Boughton Park, Tree Preservation Orders and other significant individual specimens, clumps and belts.

Figure 23 Map showing Important Open spaces, including the extent of Boughton Park.
6.4 Scale and Massing
Most of Boughton’s buildings are domestic in scale. Typically these buildings are tightly massed, two-storey houses fronting narrow streets. Within the village the parish church and Whyte Melville are notable exceptions. Humfrey Lane sees a variety in massing; with its historic eastern side generally tightly-massed, whilst on the western site 20th century development is detached and set further back from the highway. These larger plots with mature planting maintain the former parkland character.

Building on Vyse Road, far Butcher’s Lane, Spring Close and Moulton Lane comprise of larger, detached buildings built in the 20th century; this has led to a markedly different form of scale and massing. These houses generally sit back in large plots.

There are pavements on Church Street and Humfrey Lane (though narrow in places) none on Butcher’s Lane and Vyse Road possesses only limited pavements with nothing on its eastern side. Where pavements are lacking, there forms a charming rural character.

6.5 Walls
Tall stone walls are a feature within Boughton. The boundary between the village and the Hall’s entrance is formed by a towering wall flanked by gate piers. The Rectory too is shielded behind a wall running along Church Street, and significant walls flank the rear of the Whyte Melville and No.11 Church Street. Smaller stone walls line the front plots of Vyse Road, Humfrey Lane and along the length of Butcher’s Lane, helping to create an enclosed but rural feeling. An old ha-ha wall lies on the south side of Humfrey Lane.
6.6 Footpaths

There are several public footpaths both in and outside the village (see map at Fig.17). In the north, a historic route links the end of Butchers Lane through to Pitsford Quarry on Moulton Lane which offers excellent views of the surrounding parkland. Bunker’s Hill also has a footpath heading south east to Boughton Green. Another footpath heads south from Humfrey Lane to Howard Lane and then on to Obelisk Spinney and behind Ash Rise on the outskirts of Northampton.

A significant pathway links the Cricket Ground to Church Street, passing through the listed gate piers at the entrance to Boughton Hall.

Figure 26 Map showing important walls (inset of village core).

Figure 27 Footpath leading from Humfrey Lane to Obelisk Spinney. Source: DDC.
6.7 Public Realm

Boughton possesses very little in the way of street furniture. There is a small grouping on Butchers Lane, including a decorative village sign and a bench on the green, which is enclosed from the road by a low post and chain fence. The green at the end of Butchers Lane is similarly furnished. Within the village, simple, modern finger posts are used for signage and road names are commonly displayed traditional metal plaques.

The village has a listed K6 telephone box at the junction of Church Street and Butcher’s Lane. An Elizabeth II Type B Pillar box stands to the front of Appletree Cottage, No.31 Humfrey Lane.

The road surfaces are mainly tarmacadam throughout. Telegraph poles and wires are a common feature, particularly on the outskirts of the village and along Butchers Lane. The area with the most signage is within the vicinity of the school, but this is not greatly detrimental to the view down Moulton Lane. Within the historic core road signage is limited.
7 Architectural Analysis

This section provides an analysis of the architectural character of Boughton and features which contribute to its historic and architectural interest. This includes an evaluation of the style and age of its buildings, prevalent building materials and a description of some of the distinctive architectural features within the village. This section has then informed the Design Guidance at Section 8.

7.1 Building Age, type and style

Aside from the church, Boughton’s historic buildings usually date from the 17th and 18th centuries. Most of these buildings were built either to serve the Hall or to house the people that did. Examples of this include the Rectory, Obelisk Farm, the Old Bakehouse, The Old Griffin and Merewater (pubs) as well as cottages. These buildings are mostly clustered around the centre of Boughton and were built in a recognisably vernacular, functional style appropriate for their tenants.

The overall character of Boughton remains vernacular despite 19th and 20th century development. The historic core has retained most of its original features; including local ironstone or Boughton stone walling, thatched or slate roofs and relatively low-key detailing. 19th century development mostly comprises of stone terraced housing with pronounced lintels and slate or tiled roofs. However, many of their original features such as windows or doors have been lost. Stone walling is a common feature.

20th century housing is commonplace but varied. Early 20th century dwellings tend to be detached and elaborate with a variety of styles on show.

More recent examples tend to be former council houses which display limited architectural value; though are often located in such a way as not to distract from the historic setting. There are also exceptions to this; with the Swedish houses on Humfrey Lane which are excellent examples of 20th century architecture.
7.2 Materials

7.2.1 Stone

The historic buildings and walls in Boughton are almost exclusively built of either local ironstone or Boughton stone. Most of the stone is roughly dressed and thinly coursed with rather thick joints. Ashlar stone is uncommon and mostly reserved for the Hall and its outbuildings; though the gatepiers and the Whyte Melville are ashlar. The mix of white Boughton Stone and the vibrant local ironstone gives Boughton maintain an overall uniformity.

7.2.2 Brick

Brick as a building type is a less common feature and aside from a couple of examples of modern infill within the historic core it is mostly found outside the village centre. There are some historic buildings that possess brick detailing, however, particularly to chimney stacks and when roofs have been raised. Some of this brick may have been locally sourced at “Brickhill Spinney”.

20th century larger developments, for example along Butchers Lane and Vyse Road are mostly built from brick; as is the 1960’s housing estate along Howard Lane. The colour and style of brick differs from the traditional red brick of the 19th century, the purplish brick found on the former council houses on Butchers Lane to the sandy brick common in the later 19th century.
7.2.3 Detailing

Though there are few examples of detailing the simple nature of Boughton’s architecture contributes significantly to the charm of the village.

The lack of architectural ornamentation is perhaps best explained by the agricultural and practical function most buildings would have had. Instead decorative detailing is largely reserved for the higher status buildings such as the church and the Hall, although examples of interesting architectural elements on other historic buildings can be found. Some buildings have segmented arches over the windows and doors (particularly on the terraced cottages on Moulton Lane), though lengthy timber beams are more common. The ground floor windows on the Whyte Melville feature pilasters with Doric capitals. Just opposite the road at Merewater there is an elaborate datestone (not original) on the front elevation crowned with a carved frieze and cornice. Merewater also has a small quatrefoil window to the south gable.

7.2.4 Other materials

Pebbledash is utilised on the first floor level of the two council houses on Butcher’s Lane to good effect. On the Swedish Houses there is distinctive black or dark brown stained timber cladding.

Render is seen in the village though is exclusively limited to modern development (such as at the Corner House on Humfrey Lane and the nearby Weldon House). Additionally, the Whyte Melville’s ashlar façade is, unusually, painted white which distinguishes it from surrounding stone properties.

7.3 Roofs, Gables and Chimneys

The roofs of the historic core utilise either thatch or slate materials. The thatched roofs tend to be relatively uniform in design and made up of long straw; the traditional material used for the area. Slate is common for buildings built after the 19th century but has often replaced thatch at one time or another for some of the historic dwellings. For 20th century buildings clay tiles are common. Former agricultural outbuildings have often had their original roofs replaced with tiles; such as the pantiles found on the barn next to Butcher’s and the fish-scale tiles on an outbuilding next to the Old Rectory.

Figure 36 Varying ridgelines along Church Street. Source: DDC.

Figure 37 Uniform cottage ridgelines and chimneys, Church Street/ Moulton Lane. Source: DDC.
Ridgelines add to the character of the village and are emphasised by the undulating landscape which means that the tightly massed buildings are often at different elevations to each other. This is particularly true of Church Street which dips significantly from the church and this is best seen either from across Jackson’s Field or from Butcher’s Lane. Some buildings such as the Old Rectory have complex roofs with different levels and later additions creating an interesting form. The mix in roofing materials, particularly in the historic core draws added attention to the roofs and to the ridgelines.

Chimneys remain a feature on historic properties in Boughton. Most are built on the apex of the ridge or at the gable ends and are predominantly built from brick. Notable exceptions include the various chimney stacks on the Old Rectory or on Obelisk Farm which have been underbuilt with Boughton stone or rendered. There is a variation of stacks although their height and design is usually consistent with neighbouring buildings of the same age.

Gables are a common feature within Boughton and several distinctive gables sit perpendicular to the street. Where Moulton Lane meets Church Street, the prominent gables of the former chapel and the Old House are a particular highlight. Looking down from the church towards Butcher’s green the gable of 6 Church Street displays an attractive, small mullioned window. On the opposite side the stepped gables running up Church Street are particularly charming.
7.4 Windows

On historic dwellings windows tend to be relatively small. Commonly these windows are timber casement with small panes and lead lining. There are a few examples of sliding sash windows (the Old House and Whyte Melville). Some windows have entirely metallic casements and No.42 Church Street features bullseye glazing. Windows in the historic core are usually painted white (sometimes pale green or pale yellow) which adds to the uniform appearance to the village. The former Boughton estate green can still be seen at Nos.6 and 8 Butcher’s Lane and No.2 Swedish Houses.

Segmented stone arches are found on 18th and 19th century buildings; timber lintels are more common for Boughton’s older buildings (and are either painted black or left bare). Some historic buildings feature elaborate windows which distinguish them. There is a distinctive (and obstructive) bay window on Old House and the mullion windows on Mullions’ front elevation are particularly prominent. Elaborate features are rare, though a unique example of a neo-Gothic lancet arched window can be seen on the outbuilding next to the Old Rectory. The quatrefoil window on Merewater is particularly interesting. Outside the historic core modern replacements are common and this can detract from the otherwise uniform character of the area.

Bay windows are less common, with prominent examples including later editions to the Whyte Melville, the Old House and those at Annandale and Avon Cottage.

Certain properties, including No.51 Humfrey Lane and Jasmine Cottage also have decorative exterior shutters, most probably a 20th century edition.
7.5 Doors, Entranceways and Porches

There are many traditional doors within the village, with both simple plank and more elaborate panel doors being common.

Most doors are situated close to the highway and so entranceways are often shallow, with minimum detailing. Some doorways however are architecturally significant. Merewater has traditional hinge straps across half the planked door and there are attractive hinges capped with fleur-de-lis details on the doors at the church. Planked timber doors are common, particularly on Church Street with a particularly interesting 19\textsuperscript{th} century example at Obelisk Farm. The wooden door for No. 8 Butchers Lane is painted in the ‘estate green’, the only such example left in the village. Beyond the historic centre however modern doors are prevalent both on 19\textsuperscript{th} and 20\textsuperscript{th} century buildings.

Similarly, decorative doorways in Boughton are rare and most typically are supported by unpainted wooden beams or stone mullions.

The doorway leading into the church’s tower is pentagonal and crowned with a rounded arch, in contrast to the trefoil arched window above it. At Merewater there is a block stone archway with a prominent cornerstone at its centre. Otherwise elaborated entrances are sporadic, which in itself contributes to the charming and functional historic character of Boughton. Porches are also rare; again due to the proximity of the doorways to the highway (for example at Honeysuckle Cottage and Jasmine Cottage). Both The Thatch and no.8 Butchers Lane possess thatched porches.
7.6 Positive Buildings

Not all elements of a conservation area will necessarily contribute to its significance. The map at Fig.44 shows the buildings in Boughton which have been assessed as providing a positive contribution in terms of their historic and architectural interest to the overall character and significance of the conservation area.

Positive contribution might be:

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

Modern properties may also make a positive contribution to the conservation area, or may be sited in prominent positions, where their development could have implications for the character of a streetscape. Whilst no further planning restrictions are placed on these buildings purely as a result of conservation area designation, as far as is reasonable there should be a presumption in favour of the retention of these building’s architectural and spatial features.

Some properties make a particular contribution to the significance of the conservation area or its setting, over and above the criteria listed here. These buildings or sites have been included on the Local List of buildings or sites of special interest, discussed in Section 9.3.
8 Design Guidance

The following guidance sets out key design principles for Boughton village. These principles should be taken into account in the design of new development or in the alteration of existing buildings.

A Village Design Statement for Boughton was produced by Boughton Parish Council and adopted as Supplementary Planning Guidance by Daventry District Council in 2017 and is also a material consideration in the determination of planning decisions.

A Design Guide for Northamptonshire has been produced by CPRE which also provides useful advice.\(^5\)

8.1 Extensions
Domestic extensions should be sympathetic to the character of the existing building in terms of proportions, scale, materials, and detailing. Generally, they should be subordinate to existing properties. Designs should take account of their effect on the setting of listed buildings, scheduled monuments and non-designated heritage assets.

8.2 Scale
Boughton village is entirely domestic in scale. St John’s parish church is the dominant feature of the village which should be respected. The effect of building scale on the surrounding parkland character should be taken into account in the determination of planning decisions.

Additions to existing buildings or new development will normally not exceed two storeys, and the ridgeline should respect the ridgeline of adjacent buildings. New development and alterations also should not normally affect the established building line, nor create gaps where previously there were buildings or walls. New development must take account of the effects on established views.

8.3 Materials
The majority of properties within the conservation area are built with either Northamptonshire sandstone and ironstone, or local red brick. The stonework is semi-dressed with flush pointing in lime mortar of a similarly light colour to that of the Boughton stone.

The majority of roofs within the conservation area are of thatch or slate, with some later additions of red-coloured ceramic tile.

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.

8.4 Windows
Traditional windows should be retained, maintained and repaired as far as possible.

Within Boughton the majority of windows within listed buildings are timber casement with small panes and lead lining. Generally these are painted white, although there are some examples of pale green or the previously used Boughton estate green, which has a darker colour and can be seen at Nos. 6 and 8 (door) Butcher’s Lane.

If replacement is necessary, they should be:

- sensitive to the original style;
- generally, timber casement with slender frames, small panes and lead lining;
- if painted, should be light in colour, such as white or pale yellow which are both

\(^5\) http://www.cprenorthants.org.uk/countryside-design-guide
common; or where possible a relevant sensitive colour based on the former window;

- original stone and timber lintels should be retained and every care taken not to damage them if the windows are being replaced; and,

- generally, thick framed UPVC alternatives are not appropriate.

8.5 Doors and Porches
Within the conservation area, traditional doors are of timber, and often of simple plank construction. Sometimes these have small-paned lights in the upper section, often lead lined.

Some properties have six or four-panel doors, also of timber, which are appropriate to Georgian and Victorian properties respectively. These regularly have small-paned leaded lights in the upper sections.

Inappropriately detailed UPVC doors can harm the character and appearance of the conservation area.

8.6 Roofing
Long-straw thatch and slate are predominant within the conservation area. Red-coloured ceramic tile has been used as an historic replacement, and several former agricultural outbuildings retain simple pantiles.

Thatch and slate should be retained in situ wherever possible.

8.7 Setting
Development proposals must take account of the effects on the setting of listed buildings, scheduled monuments and non-designated heritage assets.

Views within, into and out of the conservation area should be preserved and enhanced.

Development must have regard to the effect of proposals on Boughton Park and its historic setting and relationship with the village.
9 Opportunities for Enhancement

9.1 Opportunities for Enhancement

The Boughton Conservation Area itself has experienced little large-scale change since its review in 2002. Development of greater scale has occurred in the surrounding area, such as at Buckton Fields, and growth pressure continues to be present at the fringes of the village and Northampton.

The effects of existing development and increased pressure have created secondary effects within the village which have a wider impact on the character of the conservation area as a whole. This includes an overall increase in traffic, which particularly affects the village at peak times, and can create very poor traffic conditions if larger surrounding roads are closed.

There are also several small commercial businesses within the village which naturally contribute to traffic and parking congestion during the day time. Businesses play a key role in the vitality of the village, and often make sympathetic and practical use of existing historic buildings, such as at Kimbell Mews. The progression of the business also requires further parking provision to ensure that the character of the conservation area is not adversely affected by increased numbers of cars parking on the often narrow roads.

Opportunity 1: Traffic management

Church Street, Moulton Lane and Humfrey Lane currently suffer from heavy traffic flow and increased parking at peak times. Increased traffic puts the historic environment at risk; both the character of the conservation area and the fabric of historic buildings are vulnerable to harm in this way.

Encouraging schemes which divert unnecessary traffic away from the village core, and provide provision for vehicles whilst supporting local amenities would benefit the conservation area.
9.2 Article 4 Directions

Certain development is automatically controlled within conservation areas through the removal of select permitted development rights (see Section 10 Management Plan for more details). However, this does not manage certain aspects of development which can have a significant effect on the character and appearance of a conservation area.

In order to appropriately preserve this character, Article 4 Directions (Town and Country Planning (General Permitted Development Order) Act 2015) can be used to remove particular permitted development rights on specific properties.

As part of the appraisal, the removal of certain permitted development rights through the use of Article 4 Directions has been explored. Whilst the assessment of the expediency of Directions has been undertaken through the appraisal, the making of an Article 4 Direction is a separate process which will follow the conservation area appraisal, requiring focussed consultation with property owners.

The following proposals highlight those permitted development rights whose removal it is felt would benefit the amenity of the conservation area, alongside the locations at which it is recommended they be removed:

<table>
<thead>
<tr>
<th>PD Rights</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alteration of windows</td>
<td>Butcher's Lane</td>
</tr>
<tr>
<td></td>
<td>• Butchers</td>
</tr>
<tr>
<td></td>
<td>Church Street</td>
</tr>
<tr>
<td></td>
<td>• No.42, Kips</td>
</tr>
<tr>
<td></td>
<td>• No.18, Hollies Gate</td>
</tr>
<tr>
<td></td>
<td>• Jasmin Cottage</td>
</tr>
<tr>
<td></td>
<td>• The Old House</td>
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<tr>
<td></td>
<td>• Mullions</td>
</tr>
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<td></td>
<td>Humfrey Lane</td>
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<tr>
<td></td>
<td>• No.49</td>
</tr>
<tr>
<td></td>
<td>• No.51</td>
</tr>
<tr>
<td></td>
<td>• Nos.1-6 Swedish Houses</td>
</tr>
<tr>
<td>Alteration of doors</td>
<td>Church Street</td>
</tr>
<tr>
<td></td>
<td>• No.42, Kips</td>
</tr>
<tr>
<td></td>
<td>• Jasmine Cottage</td>
</tr>
<tr>
<td></td>
<td>• The Little Cottage</td>
</tr>
<tr>
<td></td>
<td>Humfrey Lane</td>
</tr>
<tr>
<td></td>
<td>• No.49</td>
</tr>
<tr>
<td></td>
<td>• No.51</td>
</tr>
<tr>
<td>Alteration of roofing materials (Article 4</td>
<td>Butcher’s Lane</td>
</tr>
<tr>
<td>Direction outside the conservation area)</td>
<td>• The White House</td>
</tr>
<tr>
<td>Demolition (Article 4 Direction outside the</td>
<td>Butcher’s Lane</td>
</tr>
<tr>
<td>conservation area)</td>
<td>• Adamfield</td>
</tr>
<tr>
<td></td>
<td>• Adam’s Close</td>
</tr>
<tr>
<td></td>
<td>• The White House</td>
</tr>
<tr>
<td></td>
<td>• St Anthony’s</td>
</tr>
<tr>
<td></td>
<td>• Halfacre</td>
</tr>
</tbody>
</table>
9.3 Local List

Certain buildings, sites or landscapes can make a particular contribution to the significance of the conservation area or its setting.

The creation of a Local List enables Daventry District Council and communities to identify and celebrate these historic buildings, archaeological sites and designed landscapes which enhance and enliven their local area. It also provides a level of non-statutory recognition within the planning process. Local listing does not enact further planning controls, but does provide weight to the asset’s retention, should it be at risk. Local list candidates are judged by criteria assessing their age; condition and quality of architecture, their amenity within local street scenes and their value in comparison to similar assets.

Locally listed buildings are shown at Fig. 44.

The following heritage assets in Boughton have been assessed as meriting recognition and have been included on the Local List:

**Church Street**
- Whyte Melville
- Mullions

**Butchers Lane**
- Adam Close
- Adamfield
- The White House

**Humfrey Lane**
- Nos.1-6 Swedish Houses

Figure 45 From top: The White House, Butcher’s Lane; The Whyte Melville, Church Street; Adam Close, Spring Close. Source: DDC.
9.4 Heritage at Risk

There are currently no sites within the conservation area which are considered “At Risk” from neglect, decay or inappropriate development.

Whilst not within the conservation area, Old St John’s Church makes a significant contribution to the setting of the conservation area, and is currently listed on Historic England’s national Heritage at Risk Register.

Old St John’s Church, Boughton

On an annual basis Historic England compiles a register of “Heritage at Risk” throughout England. This programme identifies those sites that are most at risk of being lost as a result of neglect, decay or inappropriate development. Assets on the register are graded by priority risk from A (Immediate risk of further rapid deterioration or loss of fabric; no solution agreed) to F (Repair scheme in progress and, where applicable, end use or user identified; or functionally redundant buildings with new agreed but not yet implemented).

There is one entry on the national register within Boughton Parish, the ruins of Old St John’s church.

The church is listed at grade II and is also a Scheduled Monument. On the 2017 register it was listed at Priority Category C (Slow decay; no solution agreed), however recent action has been undertaken with support from Historic England to stabilise the ruins and carry out essential conservation and maintenance.

Within its Heritage at Risk listing, it is stated that the ruins are vulnerable to biological growth (ivy covers much of the structure), which has led to the displacement of stonework in certain areas. Furthermore, due to their more isolated position at the edge of the village, it is understood that the ruins are prone to anti-social behaviour.

Through Historic England’s work, longer term solutions through repair are being sought.
10 Management Plan

The Conservation Area Appraisal is used to determine planning decisions, inform matters of enhancement, and during planning 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. Detailed below are the planning controls which come into force as the result of conservation area designation, in order to help preserve and enhance the area’s special historic and architectural interest.

10.1 Planning Controls

Within a conservation area, express permission is needed to:

- Demolish a building with a volume of more than 115 cubic metres;
- 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.

Six weeks written notification to the District Council is required:

- To carry out works to trees which have a trunk diameter of 75mm or over 1.5 metres above ground level. This includes felling, pruning, topping and lopping.

Within conservation areas 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 store;
- Installation of satellite dishes and radio antennae which are visible from a relevant highway.

It is advised that guidance should be sought from Daventry District Council before the undertaking of any works if you are not sure whether they require planning permission.

The unlawful undertaking of any works within a conservation area is a criminal offence and could lead to enforcement action being undertaken.

10.2 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: 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 1:

Development proposals should have regard to the design principles set out in Section 8 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 2: Development Pressure

Both piecemeal and large scale development have the potential to detrimentally affect the character of the conservation area and its setting. Particular pressures arise because of
Boughton’s proximity to Northampton, and proposals for a Northern Orbital Road.

**Recommendation 2**

Development proposals should have regard to the established form, scale, design and materials used within the conservation area as highlighted in this appraisal and other planning documents.

Development will normally be supported provided it preserves and enhances the character of the local vernacular.

**Threat 3: 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 as Highways Authority. 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 3:**

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 4: Impact on Boughton’s Parkland Character**

There is a high number of TPOs within the conservation area, including prominent historic groupings and specimen trees within Boughton Park and its setting. The prevalent parkland character is essential to the special interest of the conservation area, including the village core.

Visual links between the Park and the village, including those of the Boughton Park follies, also sustain and enhance the rich character relationship between the heritage assets.

**Recommendation 4**

Trees within the conservation area are protected under Section 211 of the Town and Country Planning Act, requiring six weeks written notification to be provided to the District Council for works including topping, lopping, pruning and felling.

Trees contribute greatly to the character and setting of the conservation area and there should be a presumption in favour of their retention where appropriate.

Development proposals should have regard for the contribution of trees throughout the conservation area as well as their effect on its setting. Trees which are assessed as significant and making a contribution to the character of the conservation area, where felled, should be replaced with trees of appropriate species and size. New development should include appropriate landscaping in keeping with the character of the local area.

The Appraisal has identified individual trees and tree belts which are significant to the character of the conservation area in Section 6.3.

Appropriate regard should be given to the contribution of visual links between the village and the park and its setting, as set out in the appraisal on the Views Map at Section 6.2.
Threat 5: Impact on archaeology

Several sites of archaeological importance spanning several thousand years have been identified in Boughton parish. The area has the potential to yield further archaeology which would enhance our understanding of its development and the development of the wider landscape. Development proposals have the potential to have a detrimental impact on these remains.

Recommendation 5:

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 6: Heritage at Risk - Old St John’s Church

Old St John’s Church sits apart from the main village core, whilst still making a large contribution to the historic interest of the conservation area’s setting. Old St John’s is currently listed on the Historic England Heritage at Risk Register, and is listed at risk from anti-social behaviour in the area.

Details of Heritage at Risk are set out at Section 9.4.

Recommendation 6

Encourage and support the sensitive conservation and enhancement of Old St John’s church. Support actions which encourage improvements to the condition of Old St John’s such that it will be removed from the Heritage at Risk Register. Encourage actions which better reveal the significance of Old St John’s and the neighbouring Boughton Green.

Threat 7: 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 Boughton Conservation Area is minimal and generally modern, with the exception of the K6 telephone box and Type B pillar box. The condition of the public realm in Boughton is complementary to the conservation area, and should be maintained as such. In certain circumstances, overhead cables detract from views through the conservation area.

Recommendation 7:

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.
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

This document was produced with assistance from Boughton Parish Council, which is greatly appreciated.

Photographs of the Boughton Follies were reproduced with the kind permission of Mr. Mark Wilkinson.

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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