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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 part of this programme is assessing designation of new conservation areas where appropriate.

This Appraisal outlines the special interest of the Kilsby Conservation Area and should be used to inform the planning process with a view to preserving and enhancing the character and appearance of the conservation area.

Public consultation was undertaken to inform this document, the details of which are set out at Section 1.3.

1.2 What status does this document have?

This document has been adopted as a Supplementary Planning Document. As such it is a material planning consideration in the determination of future planning applications.

1.3 Public Consultation

This final document has been informed by several rounds of public consultation. Initial discussions regarding the process, scopes and aims of the conservation area appraisal were undertaken with the Parish Council.

During the drafting process an exhibition was held in the Village Hall on 16th January 2018. This 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 30th July 2018, for ten 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 draft boundary map and comments survey. A further drop-in session was held on Wednesday 19th September 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 (December 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 Kilsby, then looking at the historical development of the village, considering each main historical period in turn. Then a spatial analysis of the historic core is provided identifying Kilsby’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. Proposed Article 4 Directions are explored in Section 9.1 and a new Local List of buildings of special architectural or historic interest compiled by Daventry District Council is set out in Section 9.2.

Figure 1 Front Cover: The Red Lion, Kilsby. Photograph taken in the 1880s. Source: West Northants History Online.
2 Policy and Legislative Context

A conservation area is 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 (2012) also requires Daventry District Council to provide a positive strategy for conservation, allowing for the following:

- the understanding of the significance of heritage assets;
- ensuring new development makes a positive contribution to local distinctiveness;
- encouraging the sustainable use of the historic environment.

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 preserve and enhance areas with historic or architectural interest. Planning decisions are made in accordance with any material planning decisions, which will include this document. The determination of planning decisions may also necessitate advice from relevant statutory bodies such as the highway authority.

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.
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 special architectural or historic interest, its “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 Kilsby can be summarised as the following:

The development of Kilsby is tangible in its archaeology, landscape, plan form, and built character. National infrastructure has played a key role in its growth, including the Roman Watling Street, the Oxford Canal and the London & North Western Railway (now the West Coast Mainline).

The Anglo-Saxon and early medieval village of Kilsby developed along several ancient droving routes and significant watercourses, the lines of which are revealed in its nucleic street plan along Daventry Road, Manor Road and Essen Lane. The nucleic plan form and retained medieval street pattern of Kilsby adds significant historic interest to its character, and, subsequently, directly influences its built form and architectural interest. Historic architectural style is mixed; earlier, higher status properties are generally constructed of local richly-coloured ironstone, whilst there are also many later properties of red-brick, some associated with the railway trade. Limestone render is also a feature of several farmhouses, as is slate and long-straw thatch for roofing.

Kilsby’s wealth during the medieval period originated from agriculture, in particular sheep husbandry. Despite much modern infill, its agricultural history is still reflected in several noteworthy farmhouses, outbuildings, and the survival of significant ridge and furrow. The surrounding landscape character provides an important context for the development of the village; the open, gently rolling hillsides and occasional copsed woodland provide important local views out of the village, whilst the plateaued topography creates interesting internal views within the village, mostly guided by the building line. St Faith’s Church spire, by comparison, is a landmark in many long view points.

Kilsby has been thus shaped by its environment, particularly its topography; sitting on the physical “edge” of the pre-medieval Danelaw and Watford Gap influenced Kilsby and its surroundings. Equally, modern mature planting along its fringes, and peppered through the village provides a sheltered character, maintaining its rural atmosphere.
3.2 2018 Review

Daventry District Council commenced a project in the autumn of 2016 to undertake character appraisals of existing conservation areas and to ascertain whether any areas without them might merit a designation.

Kilsby was prioritised as a village with high heritage value and pressure for development, but no conservation area. A review was therefore commenced in January 2018 and a new designation and this appraisal were adopted in December 2018.

The map below shows the village with the area of study for the 2018 review.

Figure 2 Map showing the area of study.
3.3 Location
Kilsby is in the Barby and Kilsby ward of Daventry District.

It is surrounded by an ancient road network which has changed little during its recent history; Kilsby itself developed around two early drove roads, travelling north to Rugby and south to Daventry.

The village is located approximately six miles north of Daventry and five miles south-east of Rugby. Historically, the village was situated on the fringe of the Danelaw, and close to the Watford Gap (still a major merging point for transport infrastructure). The A5 lies closely to the east (the Roman Watling Street), and the M45 to the south. The M1 is located 2 miles east of the village and Northampton lies 15 miles to the south-east.

3.4 Designations
There are a high number of other national and local designations in the area.

The village contains 41 listed buildings, including the grade II* listed 13th century Church of St Faith. To the east of the main village, the north and south entrances and two crenelated ventilation shafts of the historic Kilsby Tunnel are also all listed at grade II*.

The Roman Watling Street passes to the east of the village, of which a 2.5km portion straddling the Kilsby/Crick parish boundary is a Scheduled Monument.

Within the village there are 33 Tree Preservation Orders (TPO), 5 TPO groups, 2 TPO areas, and 1 TPO wood.

Figure 3 Map showing listed buildings within the village and environs.
3.5 Current Boundaries

The conservation area constitutes those parts of Kilsby which clearly display its historic rural character and its development come the advent of the railway, which contribute to its special historic and architectural interest. It covers parts of Manor Road, Chapel Street and Main Road to Independent Street, as well as Church Walk and part of Essen Lane; these areas having their own rural, peaceful historic quality, as well as retaining some of the village’s most important historic buildings, both individually and in significant groupings.

Beginning at its southern extent the boundary travels to the rear of properties lining Chapel Street up to and including Llamas Farm. This grouping of properties contains several important listed buildings, such as the United Reformed Church and presents an interesting view through to Devon Ox Green. The boundary contains Llamas Farm, a significant example of late 19th century development, which overlooks Devon Ox Green and has a pleasant amenity. It continues north to Independent Street, including Mews Cottage and Danetree House (grade II listed). Mews Cottage conveys a similar sense of enclosure created on Main Street by Danetree House and the listed barn to the front of The Homestead. To the north, west and east the conservation area takes in Nos. 1,2,4,6 and 11 Essen Lane, the former Post Office, odd Nos. 17-1 Manor Road, and Kilsby Hall. The boundary also includes Church Walk, the churchyard and church of St Faiths, the George Hotel, the Bungalow, Mansfield Cottage and Nos.1-3 George Row.

The street form of Manor Road through to Essen Lane displays Kilsby’s early development; the properties lining these two streets constitute the most coherent groupings of historic properties in the village. Being one of the earliest developing areas, Manor Road holds a concentration of the highest status buildings in Kilsby, namely Kilsby Hall and the Church of St Faiths. The former manor was also located on this street, most probably on the site of the primary school (not included in the conservation area). The forms of properties along Manor Road and Essen Lane also have a coherent character with respect to their construction. Along Manor Road, the properties create enclosure by being positioned close to the highway, with small grass verges maintaining a sense of rurality. The properties are largely agricultural in nature, either as former farmhouse cottages or outbuildings. The use of local stone, cob and native brick, alongside slate for roofing creates local distinctiveness, and the use of long straw thatch adds architectural interest. The character of the area around Kilsby Hall, Church Walk and St Faiths is one of seclusion; created by the mature planting, enclosure of the narrow lane to the church and use of traditional materials such as ironstone and cob. Essen Lane has a similarly secluded sense of place and coherent character is created through the use of thatch, and the large front garden plots of Nos.4, 6 and 11 contributed to by the mature planting.

The character of the eastern extent of the area has been influenced more by the local infrastructure. The presence of the George Hotel displays the former route of Watling Street, where people might stop for refreshment; the cottages to its rear show the influence of the Kilsby tunnel, as more properties were constructed from local brick to house workers. The conservation area uses the plots of the George and Mansfield Cottage as its extent.
Kilsby lies north of a prominent Marlstone Rock Formation which itself bestrides the western border of Northamptonshire. Marlstone Rock has been utilised as building stone and much of Kilsby’s built environment comprises of locally sourced iron-rich limestone and calcareous sandstones; alongside the use of stone from the Northampton Sand Formation. These two formations have variously a rich golden colouring, through ferrous red-orange to pale brown. Most of Kilsby sits on a bed of Boulder Clay and Middle Lias Silts. Historic mapping shows brickworks and sandpits to the east, taking advantage of this natural clay source, potentially for the construction of the railway structures.

According to Northamptonshire’s Environmental Character Assessment, Kilsby sits within the Bugbrooke and Daventry Character Area (13b). This Character Area forms a part of the larger Undulating Hills and Valleys Area which spans the western border of the county. The area is characterised by a gently undulating landscape, providing generally long views across open countryside.

Open, level ground within and around the village affords views of several landmark buildings; including St Faith’s Church and the castellated air ventilation shafts of the Kilsby Tunnel along the A5.

The village is situated to the west of the Watford Gap, itself a vital geographic corridor between London and the north exploited for travel and trade since at least the Roman period.
5 Historic Development

5.1 Historic Mapping

Figure 6 1813 OS Surveyors map of Kilsby, which shows the main streets. Note that Independent Street is not shown as in existence, and the village contains several large open plots in its centre. Source: OldMapsOnline.

Figure 5 1893 OS map showing the village, including 19th century development along Independent Street and Main Road. The open spaces within the centre have been further broken up but much open space remains.
Figure 7 This OS map from 1952 shows that little development occurred in the first half of the 20th century, aside from some piecemeal development on Rugby Road and the Smart’s Estate in the centre of the village.

Figure 8 The above map shows the extent of development since the 1950s, which has been largely confined to the area between the historic core (Chapel Street area) and the M1. Much infill has occurred within the village, however it has retained its nucleic form to the north, east and west. Historic open spaces have been retained around Highbury House, Kilsby Hall and St Faiths.
The above map shows known archaeology (as of March 2018) within the conservation area and the wider area.

These information points have been taken from the Northamptonshire Historic Environment Record. Two Scheduled Monuments in the area are shown above; part of Roman Watling Street and Barby Motte Castle.
5.2 Prehistoric, Roman and Anglo-Saxon Kilsby

Kilsby was most likely founded in the early tenth century. There is little evidence within the immediate boundaries of Kilsby of prehistoric settlement; although a barrow was supposedly found on a hill to the east in the eighteenth century but its location has since been lost. Much excavation work has taken place at the site of the Daventry International Rail Freight Terminal to the north east of the village, yielding significant finds; a sizeable Iron Age settlement existed approximately two kilometres north of the village probably home to around 300 people; Roman finds have also been uncovered at that site, including coins, a lead weight, an inscribed posy ring, a dress fastener and a schist.

Throughout its history Kilsby has benefitted from various major transport links which have connected London to the Midlands and the North. The principle Roman road, Watling Street, passes the village to the east and a 2.7km section of the road is a Scheduled Ancient Monument; surviving as a broad, grassy trackway.

Evidence for Saxon Kilsby is mainly documentary. To the north and roughly equidistant between Kilsby and Barby at the point where Kilsby and Nortoft Lane meet are three fields variously attributed the name “Thingo/Fingo”\(^1\). A thingo was a Saxon meeting place for local communities to meet and discuss matters. Nortoft Lane, which was described in 1778 as “an ancient lane” and links Kilsby to Barby may have also had Anglo-Saxon origins. The Danelaw was established north of Watling Street in 876 and so Kilsby was founded extremely close to the border (Barby Nortoft was under Danish control). It is probable that the village benefitted from its proximity to the boundary and that cooperation between the two societies was possible.

The village is first documented in the Anglo-Saxon Chronicle in c.1050 as ‘Kyldesby’ and later recorded as ‘Chidesbi’ in the Doomsday Book; described then as a hamlet made up of ten villagers, eight smallholders and three slaves. Both names derive from the old English ‘cilde’ meaning a young nobleman and the old Norse ‘-by’ or ‘settlement’, reflecting the two major cultural influences at the time of Kilsby’s foundation.

5.3 Medieval Period

Both before and after the Conquest, Kilsby fell under the control of the Abbey of St Mary in Coventry which had been founded by Earl Leofric (husband of Lady Godiva) in 1043. To fund the new Benedictine monastery Leofric supposedly forged charters for twenty villages (of which one was Kilsby) in order to divert their tithes to Coventry. This deception was uncovered by 1105 and Kilsby was handed back to the bishop of Lincoln, who would be the de jure lord of Kilsby until the Dissolution of the Monasteries in the 1530s.

The church is the oldest surviving building in the village, dating from the thirteenth century. It would not have been the only building however; the remnants of thirteenth century longhouses were uncovered in 2016 whilst laying the foundations for a new housing development on the A361

1 http://www.westnorthanthistory.co.uk/dbase/data/docs/Kil/Articles-KK/Kil-KK-barby-hill-part1.pdf
2 http://www.westnorthanthistory.co.uk/dbase/data/docs/Kil/Articles-KK/Kil-KK-keys-to-kilsby.pdf
Daventry Road. Research suggests that an early medieval settlement grew along the paths of Daventry Road, Manor Road and Essen Lane following the line of a watercourse, with agricultural land and possibly a manor to the north west. From here, the village spread along the droving routes, retaining internal grazing spaces for livestock, and later utilised the surrounding land for ridge and furrow in the typical three-field strip system. Ridge and furrow is still present, in good condition, to the north of Rugby Road (the site also contains a significant medieval watercourse and drainage system), and to the west of the village.

Figure 10 Ridge and Furrow to the north-west of the village, aerial photo from 1946. The earthworks and watercourse are both visible.

A notable resident of medieval Kilsby was William de Kildesby (born c.1295-1300). William would rise from his peasant upbringing to become one of the most powerful men of his time; aside from being a trusted confidant of King Edward III he was also the bearer of both the Privy Seal (1338-42) and the Great Seal. Though valued by the King he was unpopular at court due to his association with royal prosecutions and the collection of taxation. William died in France in 1345 whilst on a military campaign. Several de Kildesby namesakes had successful careers after his death.

Kilsby was brought within the estate of Lincoln Cathedral in 1380. 27.5 acres of arable land was made available for the first Vicar of Kilsby in 1390 and a prebendal (for the Vicar in question) house was built; probably on the site of Kilsby Hall. A Penn-tiled floor was revealed during a renovation of the church’s pews and floorboards in 2006 which dates from this time, most likely as a gift from Lincoln. Despite actions taken during the dissolution of collegiate churches and chantries in the 16th century, the prebendal house itself still stood in 1650.

5.4  The 16th and 17th Centuries

The primary source of income for the residents of Kilsby during the late medieval period would have been sheep-farming. However by the sixteenth century the country’s wool industry was in decline and facing increasing competition from Iberia (modern Spain). Instead, weaving would become the most important industry over the next two centuries with approximately 40-50 weavers active in the village.

The area purportedly witnessed some opening acts of the English Civil War. A skirmish near the site of a dwelling on Manor Road and Church Walk in 1642 between
Royalists and Parliamentarians has been considered by some to be the first shots fired of the War.

Puritanism became rooted in Kilsby in the late sixteenth century and the village became an important hub for local worshippers; with an Independent Chapel formed in 1663.

The majority of Kilsby’s historic buildings were built in the seventeenth and eighteenth centuries. Generally these buildings are well spread across the village and often form distinct groups amongst more modern infill. These buildings tend to be barns, cottages and farmhouses; reflecting Kilsby’s agricultural history. Kilsby Hall was built in the late seventeenth century on the site of the former prebendal house adjacent to the church.

5.5 The 18th Century

The early eighteenth century saw Kilsby thrive and represented the height of the weaving industry in the village. During the late 1600s and 1700s the village contained as many as 70 looms; locals are variously employed as woolcombers, spinners, carpenters and wool-staplers (those who would buy and sell fleeces) at this time, although the evidence of this craft disappeared in the late 18th and early 19th centuries. The local weaving industry began to decline towards the end of the century as the Industrial Revolution modernised and centralised trade; generally taking work away from individual weavers in rural areas. This was compounded by the continuing decline of Kilsby’s wool industry and the Parliamentary Enclosure Acts which came to the village in 1778. This Act disenfranchised many villagers from the land and in many cases compelled them to leave Kilsby altogether (there is evidence that Kilsby’s population declined substantially at the time). Interestingly, the period also saw an increase in the number of pauper burials recorded in the parish registers, perhaps indicating increasing poverty. Evidence of the weaving industry is held in some of its buildings, including The Limes; five workers cottages stood here in the late 18th century, some aspects of which may have been incorporated into the larger house of 1825. The stone wall to the front of Stoneleigh on Middle Street is all that remains of a weaver’s (and previously shoemaker’s) cottage which burned down in the 19th century.

The local turnpike road which passed through the village on its way to Daventry from Lutterworth was commissioned in 1765 (now the A361 and A5). This helped to bring visitors to the village and seventeenth century development (including inns and shops) tended to concentrate towards the east of the village and closer to the road. A tollgate was located to the south of Kilsby at the point where Daventry Road meets the Ridgeway, being a main entryway to the village.

The end of the century saw the construction of the local canal network which directly challenged the turnpikes and in turn encouraged further improvements to the roads. The Oxford canal passes through the parish but is distant enough to bypass Kilsby; which steadily reduced Kilsby’s role as a stop-off-point. Over the coming century use of the turnpikes would largely decline in favour of the canals and the railways. By 1861, Kilsby’s tollgate had been closed.

5.6 The 19th Century

Further infrastructural improvements occurred during the nineteenth century. The most significant local development during the

http://www.westnorthanthistory.co.uk/dbase/data/docs/Kil/Articles-KK/Kil-hs-hist-Limes-MnRd.pdf
nineteenth century was the building of the nearby railway in the 1830s and the construction of the Kilsby Railway Tunnel. The tunnel was built by Robert Stevenson (son of George Stevenson) who was the chief engineer of the London & Birmingham line. Work began in 1833 and involved the use of powerful steam engines to pump the waterlogged sand found lying above the tunnel.

The 2,400 yard tunnel took 1,250 workers nearly two years to build; eventually costing £300,000. The workforce also needed housing and feeding which created much-needed work for the village’s inns and shops. Nineteenth century housing was built to accommodate the new workers. However, once the tunnel was completed the railway workers moved on and the village continued to decline. The tunnel entrances and castellated air ventilation shafts remain, and are listed at grade II*. A model of the tunnel entrances is located within the front garden of Cedar House, Main Road. Stephenson used this property as a residence whilst the tunnel was being constructed, and the model entrance was built as an acknowledgment of this association.

By 1872, 539 people lived in Kilsby⁶. Many of these residents would have partaken in the boot-making industry which had to some extent replaced the traditional practices of sheep farming and weaving. However, farming remained important and grew significantly over the century; in 1800 there were 78 sheep, 8 cattle and 1 horse in Kilsby, by 1893 there were 360 sheep, 82 cattle and 11 horses.

A school building was built along Watling Street in the late nineteenth century to help educate the village’s children, now a residence named No.7 “The Old School”.

5.7 The 20th and 21st Centuries
The twentieth century saw Kilsby’s residential development expand considerably, particularly after the 1950s. Improvements to the local infrastructure and major developments such as the nearby M45 and M1 have made Kilsby attractive for commuters to Daventry, Coventry and beyond. Although there was significant nineteenth century development within the village, that expansion was broadly sympathetic to the historic form of Kilsby; helping it to maintain its nucleic layout.

The village’s train station closed in the 1960s, and DIRFT has provided employment opportunities in the area since its construction in 1997.

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⁶ http://www.visionofbritain.org.uk/place/8042
6 Spatial Analysis

6.1 Spatial Summary

The following section provides an analysis of the spatial features which contribute to the character of the Kilsby conservation area.

Figure 11: Map of Kilsby showing the conservation area, listed buildings and street names.
Daventry Road to Malt Mill Green

One of the major historic entryways to Kilsby was along the former turnpike road to Daventry, now the A361.

At the turn of the 20th century, this land was entirely agricultural, and sparsely developed with farm complexes. The character of this initial approach has changed dramatically in the latter half of the 20th century and early 21st century, serving to reduce its previously open nature; including the construction of a large housing estate and care home to the west of Daventry Road, and the recent development of Cildes Croft to the east.

The site of a medieval longhouse and former field systems are reflected in the street names of Longhouse Road and Normandy Fields Way. Butts Lane remains as an important connecting green lane from Daventry Road to what is now The Banks. Formerly it would have allowed access to the Devon Ox Pub and farmhouses on The Banks, all now demolished.

Malt Mill Green is an attractive open space upon reaching the historic fringes of the village, with several mature trees; this also provides a pleasant setting for several listed buildings which sit alongside it, such as Forge House (grade II) and Moat House Farmhouse (grade II). Malt Mill Farm, which sat within an open plot to the north of the green, was replaced by Local Authority housing in the 1960s and further residential development more recently.

The road line sweeps from Daventry Road west into the village, creating a definite sense of arrival; to the east it connects with the A5. At the junction with Manor Road a short view reveals a grouping of significant historic properties, both religious (the United Reformed Church, grade II) and residential (The White House listed at grade II, Saddlers Cottage and No.1 Chapel Street), which leads on to the core of the settlement.

Recent residential development has occurred on Main Road adjacent to Malt Mill Green in a sympathetic style.

Watling Street

To the east, one of the former lines of Watling Street proceeds parallel to the A5; the road now ends to the front of the grade II listed Mansfield Cottage and the George Hotel, lined with a modern brick wall. The George Hotel is built in the neo-gothic Victorian style, unusual for the village and landmark from the nearby A5. Watling Street is only moderately developed and mainly residential; all of the properties are of red-brick, excepting Mansfield Cottage, which is of ironstone. Two former school buildings also sit on or near to Watling Street, one at No.7, and one at No.2 Church Walk, now both residential properties.

Watling Street sits adjacent to the church yard of St Faith’s, the spire of which dominates the area. Watling Street has a leafy character, due to the combination of tree belts lining the A5, a large TPO grouping to the west, and the prominent mature planting within St Faith’s churchyard and Kilsby Primary School yard.

Manor Road

Manor Road has been continuously developed since at least the early 18th century. Further research suggests that Manor Road was part of the focus of the initial Anglo-Saxon and early medieval settlement. It was also the site of the medieval prebendal house and lies adjacent to the 13th century St Faith’s church. Kilsby Hall (grade II) sits at the northern end of the road.

The current street layout again survives from at least the early medieval droving routes, and has a characteristic flat, enclosed feeling.
Large properties line its western side close to the highway; originally farmhouses with large rear plots. To an extent certain of these plots have been subdivided for new housing, however the plots of Nos. 7, 9 and 11 Manor Road remain largely unchanged. These properties are mixed in architectural form and status, but share a prominent agricultural character.

Some demolition of outbuildings has occurred to the eastern side of the road to provide access for Kilsby Primary School, also taking some land from the rear of Kilsby Hall. A small, yet notable, 19th century barn remains from this grouping lining the road in front of Kilsby Hall. It provides enclosure alongside the brick boundary walling and mature planting.

The late 17th century Kilsby Hall is an important property within the village. Despite being set back within its plot, it enhances the status and interest of an already significant grouping of buildings along Manor Road with fine architectural detailing and the use of ironstone ashlar.

**Main Road and Chapel Street**

Main Road and Chapel Street stretch westwards from the junction with Manor Road. Narrow views along these roads are channelled by mature planting and a strong, but not continuous, building line, particularly along Main Road up to Independent Street. The layout of this area has changed little in the last century (although there has been some historic demolition and infill development); there is a mixture of historic residential and religious buildings, and it retains a distinct rural character. This is mainly contributed to by the presence of barns and outbuildings, including at Llamas Farm and The Homestead, No. 2 Independent Street.

Llamas Farm itself is a key property on the edge of Chapel Street, creating a grouping alongside Village Green Cottage; the arrangement of these properties around Devon Ox Green (so named for the now demolished public house) displays the development of larger farmhouses and properties in the Victorian and Edwardian periods. Being set back within their plots and incorporating front gardens and the green, the group creates a quiet rural character and amenity. Where previously Devon Ox Green formed the edge of the village, residential development now fills the space up to the M45, including an older persons accommodation development.

Building style in this area is mixed, owing to the relative ages and uses of the properties, providing an interesting varied character. Ironstone and red brick, slate and tile are the main materials, with the use of white render also apparent, as well as cob at No. 2 Independent Street.

Main Road continues to meet Rugby Road at the north-west extent of the village. Building along Main Road consists of a mixture of historic residential and agricultural properties of varied ages; the use of ironstone and red brick, slate and thatch is continued, alongside modern alternatives. The scale of properties is typically domestic, and the building line and plot form is wide-ranging; historic properties tend to sit forwards in their plots with a horizontal emphasis, whilst many modern houses have formal front gardens and driveways. Mature planting is used to good effect in several front gardens, ensuring that focus is often on the prominent historic properties. Tree preservation orders are placed on the cedars at the junction with Essen Lane, which greatly contribute to the traditional historic character of both roads.

A very pleasant grouping is formed at its northern end around the small green to the front of No. 28 Main Road (Laurelcroft). To
the west, open views extend uphill through agricultural land, and to the tree belts screening the M45 in the distance.

Essen Lane

Essen Lane has a traditional, quiet character. The lane is lined with significant cottages built in both ironstone and brick, with a common feature being their long-straw thatched roofs. The former post office and shops sits at the junction with Independent Street and has a charming local character; it is also an unusual example of a three storey property in the village, most historic properties being domestic two storey farmhouses or moderate cottages and outbuildings.

Independent Street and Middle Street

Independent Street joins directly into Middle Street, continuing its gently winding form northwards. The road’s travel south-north, also connecting Main Road with Rugby Road, crossing the junction of Manor Road and Essen Lane in the process. Independent Street itself does not appear on maps until the mid-19th century; Kilsby’s Independent Chapel was constructed in 1784 and the road was likely named after this.

Several large farmhouses developed along this route, utilising the internal open spaces within the village for modest farming plots. The surviving properties of this style are for the majority listed buildings, including Northgate House, The Elms and Cedar Lodge; No.1 Independent Street is non-designated but of similar agricultural style.

Rugby Road

Building on Rugby Road mainly consists of ex-local authority properties built in the mid-20th century. There are a handful of key historic properties facing onto Rugby Road, including the prominent North House, The Old Barn, Northgate House and Highgate House (all grade II listed).

As such, Rugby Road has a predominantly modern linear character; the consistent one-plot-deep development to the north of Rugby Road continues the nucleic character of the village as a whole. Beyond this development, open countryside, including significant examples of ridge and furrow, stretches to meet the A5 in the north. Tree preservation orders also line the adjacent fields, creating a sense of connection with the village; more open views continue through the rolling landscape to the west. This landscape is linked to the village itself by well used public footpaths.

Smart’s Estate and Hall Close

Both the Smart’s Estate and Hall Close were built in the 20th century (1950’s and 1970’s respectively), and occupy relatively significant areas of the village centre.

The Smart’s Estate comprises 23 brick ex-local authority dwellings, and 6 Airey style prefabricated dwellings. The latter are so named for their designer, Sir Edwin Airey and were built to address a shortage of suitable post-war housing in British conurbations. These Airey properties have survived well in their original form, retaining their concrete panel cladding, uniform plot formation, clay tiled roofs and timber clad cables. The Smart’s Estate occupies an elevated position within the village, making the dwellings quite prominent in views north up Middle Street. Hall Close is built in a similarly uniform style; the plots themselves are smaller than on the Smart’s Estate, and the close has a formal character grouped around a cluster of three beech trees.
6.2 Views

The following views have been identified through the appraisal process as highlighting the historic and architectural interest of Kilsby conservation area. These views begin by looking at the edges of the settlement as a whole and its countryside setting, then focussing on internal views of the conservation area and surrounds. The numbers correspond to the annotated map which can be found at Fig.12.

1. On approaching the village from the A5, the A361 (Daventry Road) and where the Barby Road crosses over the M45, outward looking views are enclosed by mature planting along the highway. These small, yet dense, areas of woodland cover contribute to the overall nucleic character of the settlement, whilst also providing screening for the village from the more major roads.

2. Travelling north into the village from Daventry Road, short views are concentrated on Malt Mill Green, and on closer approaches, the traditional grouping of listed buildings at the edge of the village core including Forge House, the United Reformed Church and Saddler’s Cottage.

3. From the west along Rugby Road and Barby Road, the views are generally more expansive; gently undulating hills and open fields lie to the north and south, including some excellent examples of ancient ridge and furrow.

4. Views of the ridge and furrow are particularly prominent to the north, and can be experienced from well used footpaths.

5. Views of this surrounding countryside are peppered with mature trees and hedgerows as means of enclosure, creating a characteristic layered form. The area is also characterised by views of broadleaved copse woodland on higher ground, as at Ashby Wood to the south-west.

6. As is typical of the wider area, views towards the village at a distance focus on key buildings, particularly St Faith’s Church spire, and from the east along the A5 the George Hotel is a prominent landmark.

Within the village, the tight road network serves to channel views along the building line. Many of the streets have a narrow, gently curving aspect, lined with farmhouses and former outbuildings which form a sense of enclosure. The wide use of local stone, cob and brick maintain the vernacular, agricultural character of the village.

7. On Manor Road, views are channelled, particularly by the barn to the front of No.9, and the wall of Kilsby Hall, over which the striking ridgeline can be viewed. The spire of St Faith’s church rises prominently to the east in this view.

8. A secluded, very short view along Church Walk terminates at the doorway to St Faiths. This view is enclosed by the listed cob walls, Kilsby Hall, the church and trees within the churchyard; as such it is a peaceful and secluded view.

9. At Chapel Street, a short narrow view is split alongside Main Street, creating an interesting view of the historic buildings either side, including the United Reformed Chapel and Saddle Cottage.

10. A varied view is presented at the junction of Independent Street, Essen Lane, and Middle Street; focusing to the east on the Airey-style housing;
and to the west on the landmark property which is the former village shop. The view winds across the thatched roofs of Essen Lane becoming far more traditional.

Small greens within the village create attractive views, particularly at Devon Ox Green on Barby Road (11) and at Laurelcroft on Main Road (12).

The contrast of the enclosed views within the centre of Kilsby with the expansive views of the surrounding countryside further emphasise how the village has retained its historic nucleic form.
Figure 13 A map showing important views and footpaths within the village. The numbers correspond to the relative views described in section 6.2.
6.3 Trees, hedgerows and open spaces

Mature trees contribute highly to the character of the village, both on its fringes and within the settlement itself. At the time of survey there were 33 Tree Preservation Orders (TPO), 5 TPO groups, 2 TPO areas and 1 TPO wood within the village. These designated specimens are quite evenly spread throughout the village, with some concentration around fields to the north. There is great variety in tree species, with a mixture of native and non-native specimens such as Ash, Oak, Lime, Walnut, Douglas Fir, Hawthorn, Chilean Pine, Copper Beech, Robina, Sequoia, & Horse Chestnut to name a selection.

Of the TPO groupings, those which sit to the north-eastern edge of the village effectively screen the A5 and railway route, contributing to the areas general wooded character.

A small TPO grouping along Church Walk has been recently replaced, and as it grows will contribute again to the secluded nature of the lane and churchyard.

A dispersed group of 21 TPOs to the north of Rugby Road partially enclose an area of ridge and furrow, further contributing to the visual amenity of the landscape.

A prominent grouping of non-designated trees sits within the churchyard of St Faiths, including a large Monkey Puzzle tree and several yews. These further contribute to the secluded character of this particular area of the village.

Mature trees spread throughout the village created a pleasant grain within views, and maintain the overall wooded feel. Of particular prominence are those located on the small greens, including Malt Mill Green, at Hall Close and at North Street.

Individual trees are used in the wider landscape as part of the means of enclosure within the open fields. Alongside mature hedgerows, these trees create pleasant layering throughout the undulating landscape.

Undulating, open fields surround the village on all sides. To the north and west the countryside is more expansive as the valley sweeps away from the settlement.
Significant examples of ridge and furrow exist within the fields surrounding the village. Ridge and furrow exhibits the development of farming practices and constitutes some of the earliest physical evidence of settlement in Kilsby. High quality ridge and furrow survives to the north and west of the village, and forms an integral part of its rural setting. These areas are significant in that they can be directly related to the settlement, and experienced from the footpaths which cut through them. Within the portion to the north of Rugby Road, certain former field boundaries can be clearly discerned despite modern enclosure practices and a medieval watercourse traverses the area, issuing out naturally to the rear of properties on Rugby Road.

Open spaces at Malt Mill Green, Devon Ox Green and at the junction of Main Road and North Street are characterised by historic properties clustered around small to medium sized greens. These areas have a pleasant, formal character and form important viewpoints. Malt Mill Green and Devon Ox Green are both registered Village Greens. The small central green at Hall Close also contributes positively to the character of the more modern development.

The village contains a Recreation Ground to the rear of the village hall on Rugby Road. The extent of the area largely follows the historic lines of one field which comprised a part of the former plot of Highgate House (grade II). The Recreation Ground is one of the few remaining open spaces in the village which reflect the former farming enclosures.

Several important Local Green Spaces have been nominated by the Parish Council. These are Butts Lane, Devon Ox Green, Malt Mill Green, the Recreation Ground and the Allotments.

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Figure 18 Replanted TPOs line Church Walk on the right.

Figure 17 A map showing important open spaces within the village, TPOs and ridge and furrow.
6.4 Scale and Massing

The typical scale of both historic and modern properties within the village of Kilsby is domestic. Most historic residential dwellings comprise two storey detached properties, sat forward in their plots close to and facing the highway. Common style is often several bays wide, creating a horizontal emphasis along Kilsby’s winding streets. Historic terraces are unusual; rather connected outbuildings and walls serve to produce a consistent building line in most cases. Small Victorian terraces exist on the eastern side of the village, such as George Row and Mount Pleasant Cottages (formerly a terrace now developed into a pair of semi-detached cottages), which are related strongly in character and proximity to the Kilsby tunnel development.

Historically, massing was concentrated on Manor Road, Essen Lane, Chapel Street and Main Road, with large internal open spaces within the village. Modern infill, particularly in the 20th century, has closed many of these internal spaces, producing a far more closely massed form.

Areas such as Smart’s Estate and Hall Close, as well as the developments south of Barby Road have uniform scale and massing.

Within the historic core of the village, infill has been far more piecemeal, leading to a great variety of plot forms, architectural styles, scales and massing.

Historic plot form and massing has been well retained on Manor Road, Chapel Street and Main Road as far as Devon Ox Green. These areas show a high concentration of historic properties, domestic in scale and largely detached but closely massed.

Outbuildings, both lining the highway and perpendicular to it, provide visual interest in many plots.

6.5 Walls

Walls are an important feature of Kilsby’s historic and architectural interest. Freestanding walls are common in Kilsby, and often provide a significant means of enclosure for the larger plots of farmhouses. Prominent brick examples include those at Danetre House and the Limes on Main Road.

Historic walls are a particular feature of Manor Road and Church Walk and Middle Street. A significant brick wall surrounds Kilsby Hall, which forms an important grouping with the listed cob walls on Church Walk and to the north and west of St Faith’s churchyard. Two significant walls line the approach to Essen Lane from Independent Street, creating a familiar enclosed, secluded character.

6.6 Footpaths

There are several well used footpaths within the village of Kilsby which reflect historic modes of connectivity as well as allowing for the appreciation of the historic environment today. Church Walk remains as a prominent example of an historic route connecting Manor Road to Watling Street via the churchyard of St Faiths. Lined with significant, listed cob walls, the secluded nature of this lane is integral to its character.

In the wider village, the historic Butts Lane footpath provides important green infrastructure. Shown on early 19th century maps, the footpath also demonstrates the development of smaller route ways in the settlement.

The wider countryside surrounding Kilsby can also be experienced via well-used footpaths, including one such route which traverses the significant ridge and furrow fields to the north of Rugby Road.
Kilsby’s Neighbourhood Development Plan (2016), details both important existing footpaths as well as prospective new routes.

Important footpaths are shown on the map at Fig.12.

6.7 Public realm

The public realm in Kilsby has minimal street furniture. Much of the street furniture is modern, such as benches, lampposts and signage.

Some traditional style finger post signage is present at Malt Mill Green on the entrance/exit of the conservation area, which provides a pleasant amenity.

A grade II listed K6 telephone box also stands to the front of the Manor House, Main Road.

The majority of roads and pavements within the village have been tarmacked. Pavements in certain areas, such as Manor Road, only exist on one side of the highway. Narrow grass verges often line the front of houses without pavements, sometimes lined with stones to prevent parking. These features serve to maintain the rural and enclosed character of the narrow streets.
7 Architectural Analysis

The following section provides an analysis of the architectural character of Kilsby and features contributing to its historic and architectural interest. This includes an evaluation of the style and age of buildings, prevalent building materials, and a focused description of specific features such as roofing styles and materials, and traditional doors and fenestration. This section has then informed Section 8: Design Guidance.

7.3.1 Building age, type and style

Until the mid-20th century, Kilsby’s architectural character was shaped by its agricultural function and setting. Although many of the village’s historic orchards and greens have since been lost, the scale and massing of modern infill development is broadly subservient to the historic street pattern and built environment.

Aside from St Faith’s, which has 13th century origins, the oldest structures in Kilsby were built during the 17th and 18th centuries and include a number of large, detached stone farmhouses with associated barns (many now converted to residential use), smaller cottages and several stretches of important stone and cob walling. Several 19th century red brick dwellings reflect the village’s role in the advent of the railways and the lengthy construction of the Kilsby Railway Tunnel.

Kilsby’s buildings are today primarily domestic in function, with the exception of The George and The Red Lion public houses, St Faith’s church (Grade II* listed), the United Reformed Chapel and Kilsby Primary school. The village post office and store is no longer in operation, but the building’s previous use is evidenced in its architectural style.

7.3.2 Materials

Stone

The oldest surviving buildings are of local ironstone and limestone, being either squared or rubble, usually coursed. Substantial farmhouses at The Elms, North House, Holly Tree House and Hunt House (Grade II Listed) are built entirely of stone; many of Kilsby’s barns, outbuildings, walls and cottages are restricted to smaller sections of stone, sometimes with cob or patches of later brickwork.

Uncoursed ironstone and limestone rubble is found at 13th century bell tower of St Faith’s church (Grade II* Listed), and the main body of Kilsby’s two storey, three bay 18th century Grade II Listed Congregational chapel (now the United Reformed Church) is of coursed squared ironstone.

Figure 20 A stone property on Chapel Street, exhibiting some traditional cob construction also.
Cob
Cob is an earth based building material and is found locally in free-standing walls and outbuildings. Generally found on top of stone or brick plinths, cob is used as a primary building material and also for historic patch repairs. Kilsby’s surviving cob cottages, barns and walls are integral to the village’s architectural and historic interest. Cottages including 26, Manor Lane, Sundial Cottage and Maltmill Cottage (all Grade II Listed) have cob origins, but are now predominantly painted or rendered. Traditional cob finishes are more apparent at barns associated with The Homestead, Holly Tree House and Highgate House, and along boundary walls at The Elms, Church Walk and Middle Street.

Brick
19th century red brick is prevalent in Kilsby and constitutes the predominant material for several properties such as The George, The Red Lion, Laurelcroft, No.14 Main Street and the old village school. Brick also features in historic garden walls and later additions to earlier stone buildings, as at Danetre House.

Historic maps show a kiln (to the west of Daventry Road) and large sand pit between Malt Kiln Green and the north entrance to the Kilsby railway tunnel, suggesting that this area was the site of local brick manufacturing.

The bond for the principle elevations of buildings is Flemish bond, with garden wall bond also frequently used for boundary walls.

Mid-20th century houses, such as Smarts Estate, are predominantly of red brick, with lighter shades of brick such as buff used in later dwellings on Independent Street, Essen Lane and at the fringes of the conservation area.
Detailing

Detailing within the village’s historic core is restrained, in keeping with Kilsby’s essentially agricultural character and vernacular building style.

Stone detailing is a feature on larger buildings in the form of datestones, quoins and projecting sills. Lintels are predominantly of timber, although plain stone lintels are found at The Limes and Cedar Lodge. Laurelcroft retains attractive brick and terracotta detailing in the form of dentil work and segmented window arches.

Much of the detailing at the old school building (Watling Street), apparent in historic photographs, has been lost as a result of subsequent rendering and window replacement.

Gabled weatherboarding is seen on some properties, including Lyn Cottage, Rippon Cottages and No.26 Manor Road. Shuttered concrete detailing appears on the several pairs of mid-20th century local authority houses at the corner of Middle Street and Manor Road.

Render

Render is found on buildings of all ages and types throughout the village, although this is generally 20th century cement rather than traditional lime render.

7.3.3 Roofs, Gables and Chimneys

Roofs

Pitched roofs are the most common style, being found on dwellings, public buildings and outbuildings. Early buildings have steeply pitched roofs, designed to accommodate thatch, which remains on larger dwellings at The Elms, Holly Tree House, Hunt House, The Haven and Danetre House.
On smaller cottages, such as Mansfield Cottage, No.26 Manor Road, The Nook and Sundial Cottage, thatch includes eyebrow and dormer detailing. Some thatched roofs have been replaced with corrugated iron/tin, as at Japonica (Grade II Listed), but in places glimpses of remnant historic thatch may still be seen beneath, for example at The Homestead barn (Grade II Listed). Later buildings have roofs of a shallower pitch, designed to accommodate slate. The George public house has been designed with an unusually steeply pitched and tiled roof.

Properties often include a variety of roofing styles and materials, evidencing their historic evolution. Alternative, less prevalent styles of roofing include The Limes, which has a hipped roof, whilst the mid-20th century village school is flat roofed.

**Gables**

Main dwellings generally front the highway, an exception being Maltmill Cottage (Grade II Listed). However, the gables of many outbuildings and barns face the highway, as does the traditionally styled, gabled façade of the former Congregational chapel. Gables and dormers are also an original design feature at The George and the old school house in Watling Street. Much of the late 20th century development peppering the historic core includes a lively mix of gables and dormers, for example the single storey dwellings along Rugby Road and Middle Street.

**Ridgelines**

Most properties are of two storeys, with variation in ridgeline height reflecting their age and status. Many older two storey stone dwellings have attics, as at Northgate House and Kilsby Hall. Historic cottages and barns are often diminutive.
The former village store in Essen Lane is one of very few original three storey buildings, with both The White House and Tudor Cottage (Grade II Listed) reflecting 20th century additions to 18th century cottages. Modern infill development is predominantly single or two-storey and set back in plots. Topography ensures that the village’s historic core sits lower than the A361 Daventry Road and A5, although undulation within the conservation area itself is limited. The concrete local authority houses at Middle Street sit on a raised, grassy bank, producing a dominant effect over nearby low-lying properties.

**Chimneys**

Other than on a select few properties, chimneys are of brick rather than stone. Chimneys are usually placed at the apex on the gable end, with larger properties and terraces having chimneys along the length of the apex as well.

The George retains its distinctive, off-set ornamental chimneys. Some outbuildings have brick chimneys and the tall chimney with single pot rising above a curved outbuilding wall at Danetre House is a landmark feature at the junction of Main Road and Ashby Road.

![Figure 29 The George Hotel has highly prominent, brick chimney stacks which contribute to its neo-gothic design.](image)

![Figure 30 Llamas Farm House also has prominent chimneys, placed at the apex and gable end.](image)

![Figure 31 Outbuildings, such as this one at Danetre House, often have slender, tall brick chimneys, with simple chimney pots.](image)
7.3.4 Windows

Timber casement is the most common material for traditional windows on historic buildings throughout the village. Sash windows are a feature of several large 18th century stone properties including The Limes, Cedar Lodge and Kilsby Hall. 19th century brick-built dwellings at No.12 Main Road, Cedar Lodge and Danetre House also feature later sash windows. Generally, Georgian sash windows are six-over-six whilst Victorian are usually two-over-two, and one-over-one is also seen. Brooklyn House was built in the 1890s, reputedly from materials of disused places of worship and includes a wide, arched sash window to the front elevation. Late 19th and early 20th century fixed timber casement windows with four lights are a distinctive feature at Laurelcroft.

Window size is usually proportionate to the building. Smaller windows set close to the eaves with timber lintels are a feature of historic stone properties of all types, a vernacular style reflecting Kilsby’s agricultural heritage. Gable ends of historic properties with attics include small timber casement or fixed windows.

Historic dormers exist at The George public house. Stone mullions with leaded glass feature at the 17th century Hunt House (Grade II Listed), being four-light with flat moulded stone hoods at ground floor level and without hoods to the first floor. Mullion windows also feature at Northgate House (Grade II Listed).

Bay windows are found at No.12 Main Road and also the mid-20th century dwellings at No.16-24 Main Road. Windows distinct from simple, traditional styling appear in some larger properties, such as the small circular window adjacent to the front door at Kilsby Hall.

Traditional windows in the village are usually painted white. Although uPVC windows are now found throughout the conservation area, a significant number of unlisted historic properties and 20th century dwellings retain their timber casement windows, creating a positive impact upon the streetscape. External, decorative timber shutters are found at Japonica (Grade II Listed) on Main Road.

Figure 32 There is a variety of styles and colours of traditional window in the village, and the conservation area. Most are multi-light casement, painted in light colours.
7.3.5  Doors, Entranceways and Porches

Traditional doors are mostly timber paneled, with Georgian buildings often six panel, and Victorian buildings four panel. Half glazed doors are found at The Elms and No.14 Main Road. Cottages and dwellings formed from converted agricultural buildings often feature plank doors.

Fanlights occur on some larger buildings such as The Limes, No. 14 Main Road, The Forge House, the Red Lion and Northgate House.

Where buildings are set close to the highway, properties have simple entranceways with restrained mouldings around front doors of timber, as at The Limes, the Elms and Japonica, or of stone, as at Danetre House. Many historic carriage entrances which once afforded access to farmyards are now blocked up, but good examples remain at The Haven and No.26 Manor Road.

Porches are not a feature, although shallow timber, lead or slate canopies are seen throughout the village, whilst in Essen Lane historic properties set further back in plots have slightly larger thatched canopy porches.
Not all elements of a conservation area will necessarily contribute to its significance. The map at Fig.3 shows the buildings in Kilsby 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 may be part of the Local List of buildings or sites of special interest, discussed in Section 9.2.
8 Design Guidance

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

A Design Guide for Northamptonshire has been produced by CPRE which also provides useful advice.\(^7\)

8.1 Extensions

Domestic properties within the conservation area mainly sit forward in their plots, however glimpsed views can often be seen between properties and over boundary walling. Extensions should have regard to the established building line, roof height and pitch of historic buildings. Extensions should be sympathetic in terms of proportions, scale, and historic building materials and detailing. Designs should also take account of their effect on the setting of heritage assets, particularly listed buildings.

8.2 Scale

Domestic properties within the conservation area are domestic in scale, with the exception of the Church of St Faith’s.

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 Building Materials

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.

Historic properties within the conservation area are largely built either of semi-dressed Northamptonshire ironstone or local red brick in Flemish bond. White lime render is also seen.

Roofing material is almost exclusively grey slate; long straw thatch has been retained on certain properties, with simple ligger detailing. Where still present, long straw thatch should be retained.

8.4 Windows

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

Both multi-light timber casement and sliding sash are common within the conservation area. The majority are painted in white or light colours, although some are also stained with modern wood stain.

If replacement is necessary, they should be:

- sensitive to the original style;
- generally, multi-light timber casement with slender frames and glazing bars, small paned; or
- sliding sash;
- if painted, should be light in colour, such as white which is already 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

\(^7\) http://www.cprenorthants.org.uk/countryside-design-guide
damage them if the windows are being replaced; and,

- generally, thick framed UPVC alternatives are not appropriate.

Historic England has published an advice note regarding the thermal efficiency of windows in historic properties, which can be viewed on their website.⁸

8.5 Doors and Porches

Historic doors and doorways within the conservation area are of timber panel construction.

Porches on historic properties are not a common feature, as most sit close to the highway; small canopies are seen, generally flat with simple classical moulding, though sometimes pitched and thatched where appropriate.

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

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.

Kilsby has a particularly significant landscape setting, greatly contributed to by the presence of ridge and furrow. These surroundings, including the historic water meadow and pasture land to the north and west should be retained as far as possible in order to preserve Kilsby’s overall nucleic form and rural character.

9 Opportunities for Enhancement

9.1 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>Permitted Development rights to be removed</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alteration or replacement of windows</td>
<td>No.1 Chapel Street No.9 Manor Road No.17 Manor Road Llamas Farm, No.7 Chapel Street Stone Barn, No.3 Llamas Farm Court Laurelcroft, No.1 North Street</td>
</tr>
<tr>
<td>Painting of the exterior of a dwelling</td>
<td>No.1 Chapel Street Llamas Farm, No.7 Chapel Street Stone Barn, No.3 Llamas Farm Court No.9 Manor Road Mews Cottage</td>
</tr>
</tbody>
</table>
9.2 Candidates for the 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.

Candidates are shown on the Proposal Map at Fig. 33.

The following heritage assets in Kilsby have been assessed as meriting recognition and are identified for inclusion within the Local List:

**North Street**
- No.1 Laurelcroft

**Manor Road**
- No.9

**Chapel Street**
- No.7 Llamas Farm

**Watling Street**
- The George Hotel
- The Old Vicarage

**Rugby Road**
- Area of ridge and furrow, including part of medieval watercourse identified to the north of Rugby Road

**Independent Street**
- No.11, former Post Office


10 Management Plan

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

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

11.1 Planning Controls

Within a conservation area, permission is needed to:

- Demolish a building with a volume of more than 115 cubic metres. There are a few exceptions;
- 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 at 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 storey;
- 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.

11.2 Threats and Recommendations

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

Threat 1: Inappropriate Development

Both piecemeal and large scale development have the potential to detrimentally affect the character of the conservation area and its setting.

Recommendation 1

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 2: Ridge and furrow

Several areas of ridge and furrow have been identified surrounding the village.

These areas directly contribute to the visual and historic interest of the village, and are indicative of continuous agricultural practice.

Development has the potential to have detrimental effects on these remains.

Recommendation 2

Well preserved ridge and furrow, which can be directly linked to the development of a settlement, should be judged as highly significant to the special historic interest of a conservation area and its setting.

Development proposals should have regard to the importance of ridge and furrow to the character of the village and its setting. Identified areas of ridge and furrow should be preserved and enhanced.

Threat 3: Areas which would benefit from enhancement

Several areas have been identified within the appraisal as potentially benefitting from enhancement schemes of various types.

These areas currently detract from the character of the conservation area.

Recommendation 3

Opportunity should be sought to undertake enhancement schemes in line with the recommendations in the appraisal as and when they become available.

Threat 4: Impact on archaeology

Several sites of archaeological importance spanning several thousand years have been identified in Kilsby 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 4:

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

Threat 5: Impact on Trees

Trees contribute to the sheltered character of much of the conservation area, such as Church Walk and the churchyard. They also provide layered visual interest within views through, into and out of the conservation area.

Recommendation 5

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 appropriate species. 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.
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


Much of the historical content of this document is indebted to the late Gren Hatton, resident of Kilsby.

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 Kilsby Parish Council, which is greatly appreciated.

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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