Pitsford Village
Conservation Area and
Management Plan
Adopted October 2019
## Contents

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

2. **Policy and Legislative Context** ........................................................................................................... 3
   - 2.1 Why do we need conservation areas? ............................................................................................ 3
   - 2.2 What does it mean to live and work in a conservation area? ....................................................... 3

3. **Significance, Location and Designation** ............................................................................................. 4
   - 3.1 Defining significance and summary of significance ...................................................................... 4
   - 3.2 Area of study (2018-19) ................................................................................................................. 5
   - 3.3 Location ......................................................................................................................................... 6
   - 3.4 Designations .................................................................................................................................. 6

4. **Geology and Topography** .................................................................................................................... 8
   - 4.1 Geology ......................................................................................................................................... 8
   - 4.2 Topography .................................................................................................................................... 8

5. **Historic Development** ...................................................................................................................... 10
   - 5.1 Historic mapping ............................................................................................................................ 10
     - 5.1.1 Archaeology ............................................................................................................................ 10
     - 5.1.2 Historic development .............................................................................................................. 11
   - 5.2 Prehistoric, Roman and Saxon Pitsford ....................................................................................... 15
   - 5.3 Medieval Pitsford .......................................................................................................................... 16
   - 5.4 17th century .................................................................................................................................. 16
   - 5.5 18th century .................................................................................................................................. 17
   - 5.6 19th century .................................................................................................................................. 17
   - 5.7 20th and 21st centuries ................................................................................................................ 17

6. **Spatial Analysis** ..................................................................................................................................... 19
   - 6.1 Spatial summary .............................................................................................................................. 19
   - 6.2 Views ............................................................................................................................................. 23
<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>6.2.1 Views within Pitsford</td>
<td>23</td>
</tr>
<tr>
<td>6.2.2 Views of Pitsford</td>
<td>23</td>
</tr>
<tr>
<td>6.2.3 Views map and photographs</td>
<td>24</td>
</tr>
<tr>
<td>6.3 Footpaths</td>
<td>28</td>
</tr>
<tr>
<td>6.4 Trees, hedgerows and open spaces</td>
<td>28</td>
</tr>
<tr>
<td>6.5 Scale and massing</td>
<td>29</td>
</tr>
<tr>
<td>6.6 Walls</td>
<td>30</td>
</tr>
<tr>
<td>6.7 Public realm</td>
<td>30</td>
</tr>
<tr>
<td><strong>7 Architectural Analysis</strong></td>
<td>33</td>
</tr>
<tr>
<td>7.1 Building age, type and style</td>
<td>33</td>
</tr>
<tr>
<td>7.2 Materials</td>
<td>34</td>
</tr>
<tr>
<td>7.3 Detailing</td>
<td>35</td>
</tr>
<tr>
<td>7.4 Roofs, gables and chimneys</td>
<td>36</td>
</tr>
<tr>
<td>7.5 Windows</td>
<td>38</td>
</tr>
<tr>
<td>7.6 Doors, entranceways and porches</td>
<td>39</td>
</tr>
<tr>
<td>7.7 Positive buildings</td>
<td>40</td>
</tr>
<tr>
<td><strong>8 Design Guidance</strong></td>
<td>41</td>
</tr>
<tr>
<td>8.1 Extensions</td>
<td>41</td>
</tr>
<tr>
<td>8.2 Scale</td>
<td>41</td>
</tr>
<tr>
<td>8.3 Materials</td>
<td>41</td>
</tr>
<tr>
<td>8.4 Detailing</td>
<td>41</td>
</tr>
<tr>
<td>8.5 Windows</td>
<td>42</td>
</tr>
<tr>
<td>8.6 Doors and porches</td>
<td>42</td>
</tr>
<tr>
<td>8.7 Roofing</td>
<td>42</td>
</tr>
<tr>
<td>8.8 Setting</td>
<td>43</td>
</tr>
<tr>
<td>8.9 Trees</td>
<td>43</td>
</tr>
<tr>
<td>8.10 Public realm</td>
<td>43</td>
</tr>
<tr>
<td><strong>9 Opportunities for Enhancement</strong></td>
<td>44</td>
</tr>
<tr>
<td>9.1 Article 4 directions</td>
<td>44</td>
</tr>
<tr>
<td>9.2 Local List</td>
<td>46</td>
</tr>
</tbody>
</table>
10 Management Plan ........................................................................................................... 47
  10.1 Planning controls .................................................................................................. 47
  10.2 Threats and recommendations ............................................................................. 47

Sources ................................................................................................................................ 50
  Internet sources ............................................................................................................. 50

Further Information ............................................................................................................. 50

Copyright ............................................................................................................................. 50

Figure 1 Front Cover: All Saints Church, Pitsford.
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 assessing the designation of new conservation areas where appropriate. The Pitsford Conservation Area was designated in 1990 and reviewed in 2019. This document was produced as part of the 2019 review. This appraisal outlines the special interest of the Pitsford 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, which is set out in Section 1.3 below.

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 2nd October 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 22nd October 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 draft boundary map and comments survey. A further drop-in session was held on Tuesday 20th November 2018 which gave residents a chance to comment on the draft document and discuss any issues which may have arisen.

A second, focused consultation was undertaken for six weeks from 27th May 2019 until 8th July 2019. A consultation exhibition was held in the Village Hall on 25th June 2019. As part of the reporting process, the Statement of Consultation (October 2019) 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 Pitsford, then looks at the historical development of the village, considering each main historic period in turn. Then a spatial analysis of the historic settlement is provided identifying Pitsford’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 adopted entries on the Local List of buildings of special architectural or historic interest compiled by Daventry District Council are found in Section 9.2.
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 importance. The NPPF (2018) also encourages 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 2017-20.

The Plan’s Priority E4 to “Preserve the District’s Heritage” outlines measures E4.2 to carry out “more conservation area appraisals”; in order to suitably preserve and enhance historic settlements. Planning decisions are made in accordance with any material planning decisions, which will include this document.

2.2 What does it mean to live and work in a conservation area?

Within the conservation area boundaries there are increased controls on development proposals under the provisions of the Town and Country Planning (General Permitted Development) Order 2015.

Designation gives Daventry District Council more control over minor works, such as the alteration or demolition of unlisted buildings, 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 work is carried out.

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

Pitsford is a small and nucleic historic village which has mostly retained its peaceful, coherent character. The village is probably Saxon in origin, although the surrounding landscape is rich in archaeology dating as far back as the Neolithic Age. The most notable remnant of Pitsford’s distant past is Longmans Hill long barrow; a Scheduled Monument dating from at least the Saxon era and located on the main gateway into the village. There is some evidence to suggest that Pitsford was relocated from fields north of the church to its present location in the early modern period. The existing road network probably dates from the 16th century; and has helped shape the form of the village to the present day – adding to Pitsford’s historic interest.

The majority of Pitsford’s historic buildings had a formerly agricultural use and date from the 17th to the early 19th century. These buildings were constructed from the locally-sourced light brown calcareous limestone and sandstone and have a generally simple appearance. Associated barns and walling, again built with vernacular materials further contribute to the established rural, tranquil character of the village.

Pitsford also possesses a relatively high number of high status buildings which exhibit a wide degree of architectural styles; offering an insight into the village’s development. All Saints’ Church possesses 12th and 14th century origins and is Grade II* listed. Pitsford Hall, formerly a late 18th century county house, has an impressive Georgian façade and a rich and varied history. Similarly, the Manor House and Pitsford House exhibit styles which were popular at the time of construction. Middlesex House, along with The Birches and the Village Hall are examples of excellent (and unlisted) late 19th and early 20th architecture in the village.

Unlike other villages, which often have a landmark building which dominates the skyline; no singular building in Pitsford is dominant. Instead, trees typically dominate the horizon and envelop historic properties; ensuring that views are short and channelled. Trees also help to instil a sheltered feel within the village and contribute positively to the setting of its buildings.

Pitsford’s coherent and modest built environment complements its verdant setting; and this relationship is a key factor for the conservation area’s significance.
3.2 Area of study (2018-19)

Figure 2 map showing the area of study for the 2018/19 review and the location of the superseded 1990 Pitsford Conservation Area.
3.3 Location

Pitsford is a small village located roughly five miles north of Northampton and 15 miles east of Daventry. It is situated just east of the historic turnpike road from Market Harborough to Northampton, now the A508 Harborough Road.

Since May 2012, Pitsford has been part of the Spratton District Ward. Pitsford Parish takes in the village as well as surrounding fields and a section of Pitsford Water, which lies to the north east.

The area of study for the 2018-19 review is shown in Figure 2.

3.4 Designations

Pitsford has been recognised as possessing special architectural and historic interest; which is in part due to the number of designations in the parish. Designated buildings and landscape features contribute to the significance of the area as well as its setting. Currently, there are ten listed structures in the village, as well as three more listed structures in the wider parish. These are all listed Grade II, except for All Saint’s Church which is Grade II*.

Additionally, Longman’s Hill long barrow in the south west of the village is a Scheduled Monument. The barrow is a visual remnant of Pitsford’s Saxon past and increases the village’s historic interest.

The Pitsford Conservation Area was first designated in 1990 and takes in most of the village’s historic core. The conservation area provides a level of protection for Pitsford’s undesignated buildings; many of which positively contribute to the character of the village.

Trees contribute greatly to the amenity of the parish, and there are approximately fifty Tree Preservation Orders (TPOs) and TPO groupings in and around the conservation area.

Saved policies of the 1997 Local Plan identify The Hemplow Hills, Cottesbrooke and Brington Special Landscape Area (SLA) which borders the western side of the Harborough Road and extends beyond the western border of the parish. This designation is being reviewed as part of the preparation of the Settlements and Countryside Local Plan.

To the south of the village, Boughton Park extends over the parish border with Boughton and is included on Historic England’s Register of Historic Parks and Gardens (Grade II) due to its special historic interest. This makes it a material consideration in the planning process.

Incorporating the north eastern edge of the parish is Pitsford Water; which is designated as a Site of Special Scientific Interest due to its “diverse range of fascinating species” and its role as a “haven for wildlife”1.

Additionally, Pitsford Parish Council are currently in the early stages of writing a Neighborhood Development Plan. More information is available on the parish website2.

---

1 https://anglianwaterparks.co.uk/pitsford-water-park/nature-wildlife.
2https://www.pitsfordvillage.co.uk/neighbourhood-plan.html.
Figure 3 Map showing Pitsford Conservation Area in relation to Longmans Hill long barrow and listed buildings in the village.
4. Geology and Topography

4.1 Geology

Pitsford sits on an outcrop of the Northampton Sand Formation, which is characterised by sandy ferruginous limestones and calcareous sandstones.

Stone has long been quarried to the south around Moulton Road – possibly since the prehistoric period. Pitsford’s vernacular buildings, including the church, are constructed mainly of flat blocks of the local “pale brown calcareous rubblestone”\(^3\); with some examples of Boughton Stone in the village.

The use of local stone for the construction of Pitsford’s oldest buildings contributes to the coherent and unique character of the village. The great lens of Pendle limestone in the Northampton Sand is over 5 metres thick and is worked in a quarry to the south of the village for crushed stone and walling. A brick field existed along the Harborough Road to the north of Pitsford Bridge.

4.2 Topography

According to the Northamptonshire’s Environmental Character Assessment, Pitsford lies within the Moulton Slopes Character Area. Generally, the landscape is dominated by arable farmland; while woodland cover is relatively low.

---

Pitsford is located on high ground which forms the watershed between Pitsford Water (to the northeast) and the valley of the Sedge Brook to the west. Tributaries to the north and south as well as the larger Sedge Brook lie within pronounced valleys typically 30m lower than Pitsford’s historic core.

To the north is Pitsford Bridge, which carries Harborough Road over Pitsford Brook – a historic crossing which was previously forded. The outcrop on which Pitsford sits rises from west to east; and the highest ground in the village is found around Pitsford Hall. The historic core has a gently undulating character.

Pitsford Water is the largest body of water in Northamptonshire and is an important local landmark feature; although it is not visible from the village. Numerous springs also surround Pitsford.
5. Historic Development

5.1 Historic mapping

5.1.1 Archaeology

Figure 5 Map showing known archaeology in the Pitsford area.
5.1.2 Historic development

The historic mapping details the development of the village from 1847 to 1952.

Section 5.1.3 then shows the estimated age of surviving properties within the village; from the construction of the church in the 12th century to modern housing development found within the village.

Figure 6 1847 Plan of Pitsford Parish. Source: Northamptonshire Historic Environment Record.
Above, left – Figure 7 1884 OS map. Source: OldMapsOnline.

Left – Figure 8 OS map dating from 1952. Source: OldMapsOnline.
Figure 9 Map showing pre-19th century development in the village. Key buildings and the date of their construction are highlighted.
Figure 10 Map showing 19th, 20th and 21st development in the village. Key buildings and the date of their construction are highlighted.
5.2 Prehistoric, Roman and Saxon Pitsford

There have been extensive archaeological finds within the parish of Pitsford which shed light on the village’s historic development.

The parish has one Scheduled Monument – Longmans Hill long barrow – which dates from the Neolithic period but may have been reused as a funerary site during the Saxon era. Located to the south west of Pitsford, the barrow is of “great interest” and takes the form of a prominent grassy mound bordering High Street’s northern side\(^4\). Land to the immediate north and northeast has yielded Bronze and Iron Age finds. Individual Roman and Saxon archaeology, as well as medieval and post medieval clothing, a jetton, key and a 13\(^{\text{th}}\) century Pilgrim badge have been unearthed in its vicinity. On the northwest side of the mound, human remains remains alongside Civil War-era weaponry were ploughed up in the mid-19\(^{\text{th}}\) century.

Further west, two quernstones were found along Brampton Lane – probably dating from the Iron Age. Aerial photography has identified further prehistoric activity either side of Pitsford Road, including a possible Bronze Age barrow on its eastern side. An Iron Age enclosure and field boundaries possibly existed in the fields east of Sedgebrook Grange. Around Sedgebrook Lodge Farm, prehistoric worked flints and evidence to suggest Romano-British agricultural activity (including a Roman well and nearby inhumation) have been uncovered. Broadly in this area lay Barrow Dyke (or Burrow Dykes, see Figure 11); an “ancient camp” recorded during the 19\(^{\text{th}}\) century but lost due to repeated ploughing\(^5\).

The south and southeast of the parish is another location yielding evidence of historic activity. An incomplete circular enclosure in a field to the north east of Bunkers Hill represents a Neolithic or Bronze Age barrow.

To its immediate northeast lie traces of several pits, including a prehistoric pit (possibly a quarry), possible hut circles; ditches and a rectilinear prehistoric or Romano-British enclosure. Stone was probably quarried on the site as late as the 18\(^{\text{th}}\) century\(^6\). Towards the east of the field, cropmarks hint of linear systems of enclosures, several pits and a trackway; all of an unspecified age.

In the neighbouring field to the west lie large hollows probably associated with a post-medieval quarry. More medieval pottery was located in the north of the field.

Late 20\(^{\text{th}}\) century finds associated with Pitsford Quarry include a small assemblage of pottery, storage pits and seven enclosures; all pointing to the existence of an “organised and enclosed” settlement\(^7\). Cut off from the main settlement to the southwest; traces of

---

\(^4\) Historic Environment Record, No: 4585/0/1.
\(^5\) Pitsford Parish. British History Online.
\(^6\) Historic Environment Record, No: 8434/1.
\(^7\) Historic Environment Record, No: 6766.
roundhouses with their own field system and Iron Age pottery were unearthed. Two parallel linear trackways to the east might be an associated prehistoric trackway. Further east, sherds of Saxon and medieval pottery have been discovered.

The parish’s northern reaches have yielded fewer finds, although the remnants of suspected Iron Age enclosures exist in the field opposite the water treatment works north of the village.

5.3 Medieval Pitsford

By the time Pitsford, or “Pitesford” was recorded in the Doomsday Book it contained 28 households; a relatively high amount for a village. The name probably derives from the Saxon ‘Peoht’s ford’⁸. This ford was probably located at the current site of Pitsford Bridge. Up until the mid-19th century, the village was referred to as ‘Pisford’.

The manor at Domesday was in the possession of Fulcher; the ancestor of the Malsors, Henry Malsors being lord of Pitsford in the 12th century. His successor Geoffrey Malsors rebelled against King John and briefly lost his lands in Pitsford. Eventually Sir Henry Green acquired the manor and it has since had a descent analogous to that of Boughton.

A second estate in Pitsford was held in 1086 by Robert Count of Mortain; although this estate was subdivided and eventually broken up, probably by 1455.

The oldest building in the village is the Church of All Saints (Grade II*) which has C12th and C14th elements. It is quite possible that the original location of the village centred to the north of the church - sufficient quantities of 13th and 14th century pottery suggests former occupation in the fields close to the stream⁹. However, the land surrounding the church is either now built over or under permanent pasture. Medieval ridge and furrow can still be seen in the fields to the north of All Saints Church and to the northeast of Stable Lane.

Two mills were mentioned in 1086 – both of which were still present in 1586 and were located along the brook dividing Pitsford and Brixworth¹⁰; probably close to the historic location of the village. Quarrying is likely to have occurred in the field directly west of Sedgebrook Grange.

5.4 17th century

In 1619 a fire destroyed 20 houses, including the “best farmhouses”; resulting in £3,000 worth of damage¹¹. Either around this time or possibly earlier, the village ‘moved’ to higher ground towards the southeast of the church in response to flooding along the course of the brook to the northwest. The current street layout in Pitsford dates from at least the 17th century.

17th century swords and pistols were supposedly found at Longmans Hill long barrow during the early 20th century; and the tumulus may have been used as a Civil War funerary site¹².

Aside from the church, No. 15 and No. 29 Manor Road may have elements which date from the mid to late 17th century.

---


⁹ HM’s Stationary Office (1981) *An Inventory of the Historical Monuments in the County of Northamptonshire*.

¹⁰ One was known as Watkins Mill, one as Ghyles’ Mill. British History Online. Pitsford.


¹² Historic Environment Record, No: 4585/0/2.
5.5 18th century

The common fields of Pitsford were enclosed by Act of Parliament of 1756. This resulted in the concentration of land ownership and the removal of land rights for many villagers. Farmhouses post-enclosure tended to be built outside the village; with agricultural buildings within the village converted for domestic use. Pre-enclosure farmhouses and barns still survive in the heart of the village.

Pitsford Hall was built in 1764 by the architect John Johnson for Colonel James Money, the MP for Northampton. It was constructed from well-dressed local golden Pendle, and was originally flanked by two pedimented service buildings; one of which still remains. The previous Hall stood behind the junction between Moulton Road and Grange Lane.

The creation of the Northampton to Market Harborough turnpike by an Act of Parliament in 1721 was a significant development. The turnpike passed to the west of the village (today’s A508) and would have increased trade and custom within Pitsford. Levies were extracted from Toll Bar Cottage by Pitsford Bridge.

5.6 19th century

In 1851 large deposits of ironstone were discovered in Northamptonshire, and by 1859 the London and North Western Railway (L&NWR) had opened a railway line between Northampton and Market Harborough. Pitsford and Brampton was one of eight stations and bisected the two villages just north of Brampton Lane. The introduction of the railway would have badly affected the turnpike, which was eventually wound up in 1872.

The opening of the quarry to the south of Pitsford contributed to the growth of the village during the 19th century. 19th century housing is located along Manor Road, the south side of High Street and the eastern side of Moulton Road; and may have been built to accommodate workers for the quarry. Local materials were sourced either from the quarry itself or from a brick field to the north of Pitsford.

The Church of All Saints was restored in 1863 at a cost of £2500. However, Anglicanism was not the only denomination in Pitsford – The Old Chapel historically served as a Baptist Chapel whilst a Wesleyan Methodist Chapel was located in a building directly opposite No.8 Thatch End; now an ancillary building to No.8.

Pitsford’s manor house was owned by Samuel James Lloyd, the banker and Whig MP for Hythe, during the 19th century.

5.7 20th and 21st centuries

Pitsford expanded significantly during the early 20th century. Inter-war residential development was concentrated along High Street. The stable complex associated with Pitsford Hall on the east side of Moulton Road was also built during this period.
House on High Street was built in 1910 for Pickering Phipps; later becoming a geriatric hospital and is presently subdivided into four houses.

The 20th century was a colourful period for one of Pitsford’s most significant buildings. Pitsford Hall had become an important venue for the Pytchley Hunt and during the interwar period its owner, the well-connected Captain Drummond; was Master of the Hunt. However, Drummond was supposedly suspected of being a German spy and retired to the Isle of Man in 1940. After the war, the Hall was sold to the Holy Family of Nazareth; a Roman Catholic institute. It was then converted into a convent school for the children of Polish émigrés; welcoming their first students in 1947. The building ceased to be a convent in 1985 but reopened as Northamptonshire Grammar School (now Pitsford School) in 1989.

The post-war era saw further transformation in Pitsford. Pitsford Water was created in 1956. The reservoir helped to provide clean water to both Northampton and the surrounding villages, which by now were growing quickly. Pitsford itself witnessed residential development along High Street, Broadlands and Church Lane; with some modern infill along Manor Road. Pitsford Water has also become a key leisure attraction in the area.

To the south, quarrying for ironstone restarted shortly after World War II. The nearby railway line closed in 1960, but briefly re-opened twice before finally closing in 1973. Today, the line is a linear park as well as a heritage tourist railway.
6 Spatial Analysis

6.1 Spatial Summary

The current conservation area includes most of the historic core of Pitsford. The principal routes into the village are along High Street from the Harborough Road, and from the southeast along Moulton Road. These two roads meet at the centre of the village. Historic buildings are mostly concentrated along the eastern side of High Street, Manor Road and Moulton Road; as well as some important structures along Church Lane and Grange Lane. Pitsford’s historic properties tend to be formerly agricultural in use and built using vernacular materials. These buildings have largely retained their rustic, simple appearance; although examples of buildings expressing different architectural styles do survive. Modern infill is common, although is usually subservient to the historic fabric surrounding it.

Generally, the village has a tight, enclosed feel formed by the narrow road network, the strong building line, sizable walls as well as the presence of mature planting. Trees make a key contribution to the street scene; either whilst fronting the road or when forming the backdrop to views.

The gently undulating form of Pitsford also helps to form interesting views within the village. Views out towards the surrounding countryside are typically limited.

High Street

High Street is a long, flat and predominantly residential street which connects Harborough Road to the centre of Pitsford. High Street acts as the key gateway into the village. It initially heads east around Longmans Hill long barrow and travels in a north easterly direction; bending gently in places. Its western section is characterised by paired 20th century housing set back behind garden plots, with a generally open feel persevering. Its eastern end is more historic, with a small grouping of 17th, 18th and 19th century buildings fronting the road, particularly on its southern side. Generally speaking, a more enclosed feel develops when travelling west to east.

Upon entering High Street from Harborough Road, the street has a pleasant residential feel with the 1920s housing on its northern side retaining much of their group character. The south is bordered by a playing field behind a low-lying hedge. The road bends around the long barrow which borders the road and has the appearance of an uneven grassy mound with several mature trees on its crest. A small plaque stands on its western side. Glimpsed views of the undulating countryside are offered both to the north and south and contribute to the village’s rural character. Otherwise, views are channelled down the street.

Beyond the barrow High Street straightens, and an avenue-like feel is created by set back housing and copious planting. To the east an important TPO wood surrounding The Wickets create a pleasant backdrop to the streetscape. The first substantial building along High Street is Middlesex House, an early 20th century ironstone dwelling which is set back from High Street and lies behind a sizable hedge. Beyond, trees front the road on either side and along Ride Lane and help to create a more enclosed feel. The trees to the front of The Poplars form a strong and pleasant boundary.

The road bends slightly to the north and offers views towards an important group of historic properties on the south east side (and the first buildings included in the conservation area). The early 20th century Village Hall (built
in the Gothic style) adjoins White Horse Cottage, a Grade II listed building dating from the late 18th century. Further along, The Griffin (Grade II), Thimble Cottage, Corbet Cottage, The Old Dower House and No.1 High Street (all unlisted) complete the range and have high historic interest. Opposite lie Orchard Cottages – a group of 20th century semi-detached dwellings set back behind a low stone wall. The neighbouring Old Post House, The Bakery (Grade II) and Virginia Cottage (also Grade II) front the road and channel views towards the triangular green (under a substantial sycamore tree) formed by the convergence of High Street, Glebe Lane, Church Lane, Grange Lane and Moulton Road. Here, the green acts as a focal point for the village and marks the point where High Street ends.

Ride Lane

Ride Lane historically served as a footpath linking High Street with Little Pitsford; an area on the fringe of the village which expanded during the early 20th century. The lane is particularly straight, travelling north to south. The band of TPO trees on its eastern side (within the borders of Pitsford Hall) provides a soft border along its full length.

Middlesex House is an imposing and significant dwelling located to the front of the lane. The house is so called because it was purchased by Middlesex Council in 1941 and housed evacuated female patients; later becoming a geriatric hospital before closing in 1977. It is now split into separate dwellings.

Church Lane

Church Lane is characterised by the presence of mature planting, substantial walling and a narrow form along most of its course. This reinforces a pleasant, largely enclosed feel which gives way to a more open feel at its end; where Church Lane faces All Saints’ Church (Grade II*). The church is the most significant building in the village and has a particularly high level of historic and architectural interest.

Church Lane starts at the junction and heads north towards the church. It is initially fronted on either side by Four Winds; Pitsford Farmhouse and its associated outbuilding and large stone walls on either side. The use of local stone creates an attractive, coherent character and the narrow street adds to the enclosed, peaceful streetscape. Beyond, the high stone retaining wall border continues on the western side with modern housing sat behind. Mature planting forms a key part of the character of Church Lane. The eastern border is also fronted by stone walling and mature planting; contributing to the lane’s strong rural feel. Briar Cottage, its outbuilding facing the road and a sizeable wall running northwards all contribute positively to the streetscape.

The lane bends slightly to the north and a view of All Saints’ Church (Grade II*) is offered adjacent to The Dovecote. The church is relatively squat and initially has a limited effect on the streetscene. However, it is more readily appreciated from the expansive paved space formed as Church Lane bends sharply westward. The church is bordered by its own, small dry stone wall and is set within an idyllic churchyard. Adjacent is Pitsford Grange (the former Rectory); again set behind a stone wall and hedge. These two buildings, as well as Church Mews and its outbuildings to the
north share a particularly important relationship.

Modern development to the north west is set on higher ground; however views are channelled towards the church due to its inherent special interest. From the churchyard, uninterrupted views across countryside to the north and north-west are possible.

**Grange Lane**

Grange Lane begins adjacent to the entrance to Church Lane and meanders broadly in a north easterly direction towards Moulton Grange. Opposite Church Lane is The Birches – a prominent early Arts and Crafts house and Local List candidate. The Birches lies behind a stone wall, which, along with Pitsford Farmhouse fronts Grange Lane and creates an enclosed and coherent form. Mature planting helps to soften views. This coherency continues further north – East View Cottage, The Old House and The Firs (all unlisted) are historic stone dwellings that surround the streetscape as the road splits; with Manor Road jutting off to the north east. Modern development on its western side is set back behind low-lying stone walls and garden plots which contribute to the leafy streetscene.

Grange Lane drops slightly and bends around the side of The Firs. The enclosed feel continues until reaching a soft bend, where the field to the north of Meadow View offers a break in the building line and presents views over rolling countryside. Opposite is Paddock Cottage, a thatched house dating from the mid-18th century (Grade II listed). Beyond Paddock Cottage, the road climbs and the streetscape transitions; thereafter possessing an undeveloped character with bordering hedgerows on both sides and woodland to the east. Church Lane passes six mid-20th century dwellings on the west side which are afforded prominence by the change in levels. The lane then turns north east, passes several garages on its north western side and heads towards Pitsford Water.

**Manor Road**

Manor Road is a quiet road in the centre of Pitsford which has retained its historic character. The street is particularly narrow in places and is interspersed by historic buildings and modern infill. Important groups of buildings run along its course. Its form and course is clearly historic and reinforces the significance of the built environment.

Beginning from its juncture with Grange Lane, Manor Road is initially very narrow and climbs a short hill before bending south eastward. An enclosed feel is created by the sizable brick wall running to the east of The Firs as well as The Old House to the east of Manor Road and above street level. Stone walls and mature planting continue on both sides until the bend. At its apex is a grass verge, behind which a large limestone wall begins heading east alongside the road; broken only by the entrance to Orchard House. Given the enclosed nature of the streetscape, views are channelled along the road and an important view of The White House’s façade is offered. Planting on its south side helps to soften views.

Rochberrie, The Coach House, The Granary and Elm Cottage (which is Grade II listed) form a significant group of historic buildings on the south westerly bend. Between the Grade II listed gate piers, a partial view of Pitsford House’s south-eastern corner is visible from the street. Two TPO woods sit on either side of the Grade II listed gate piers and help to introduce an almost parkland backdrop to the streetscape. This convergence of Manor Road, Broadlands and the entrance to Pitsford House creates a pleasant open space.
Finally, Manor Road plateaus, straightens and heads back towards Moulton Road. No 24 and No. 26 Manor Road have maintained their group character and contribute positively to the village setting. Beyond, the older stone properties have a strong linear form and create a sense of enclosure once again. This group are similar in terms of their scale, massing and their vernacular style. The thatched, cat-slide roof of York Cottage fronting the street possesses high architectural significance.

Manor Road finishes by slightly sloping and forking either side of an important green; creating two entrances to Moulton Road. Like much of the village core, vernacular stone farmhouses and outbuildings set the precedence within the vicinity. The open feel here contrasts with the rest of Manor Road and is a key area within the village.

Moulton Road

Moulton Road begins in the heart of the historic core and heads out of Pitsford in a broadly southerly direction. Moulton Road is relatively wide although a generally enclosed feel is created by walling and sizable planting.

Beginning from the centre of the village, a stone wall runs along its northern side and sizable detached properties sit well back; including The Birches and Pitsford Primary School (which is a former ironstone farmhouse probably dating from the late 18th century). To the west of the school is the village allotment which adds to the pleasant streetscene. The south side is fronted by The Farthings and mature planting within the curtilage of Eastbank. These trees mirror a group of trees on the north side’ including a prominent cedar in the front plot of Highbank. Looking west, these trees make a key contribution to the streetscene and create a strong gateway into the centre of the village.

Given the enclosed nature of much of Pitsford, the open space created through the convergence of Manor Road and Moulton Road is particularly key. A green sits at its centre and is planted with low-lying shrubbery – helping to reinforce the open feel. Historic properties front the road in coherent groups. Mature trees (mostly cedars) continue to have a positive impact on the streetscape; particularly those either side of Laundry Cottage and behind Drummond Close.

Moulton Road continues climbing and two stone walls either side of the road with foliage behind reintroduce an enclosed feel. The road bends quite sharply southwards and reveals on its apex a mixture of historic and modern development. Set back from the road are Rose Barn, The Paddocks and a garage outbuilding opposite; which share an important historic relationship. Development gives way to a substantial wall, mirroring a historic wall associated with Pitsford Hall on its western side.

Further south lie No.7 and 8 Moulton Road - two semi-detached stone properties, probably early 19th century - which were associated with Pitsford Hall. The stone wall increases in height to over 3m and is broken only by two piers entrances, the southern-most of which are Grade II listed. Through this gateway, the impressive 18th century façade of Pitsford House, as well as Dower House are partially visible. Whilst it is the largest building and occupies the highest ground in Pitsford, Pitsford House is surrounded by mature planting which limits its impact in the area.

Finally, Moulton Road levels out and runs south towards Moulton. Extensive views over open countryside to the south east are seen. The west side is bordered by trees and a low stone wall associated with the Hall; creating a tranquil border running out of the village.
6.2 Views

6.2.1 Views within Pitsford

Due to the combination of a strong building line and abundant walling, the presence of substantial planting and Pitsford’s changeable topography; views within the historic core are generally short and channelled down the streetscape. Naturally these views take in Pitsford’s winding street network, attractive range of the village’s built form as well as the wide range of its trees and greenery. These factors collaborate to form a pleasant, rural character.

Important views in the village generally take in buildings of architectural and historic interest. However, no singular building dominates the landscape and so views are interspersed and varying. All Saints’ Church sits on Pitsford’s northern side and is framed by views of the countryside to the north. The church sits on slightly lower ground than the historic core and is relatively diminutive in its size. This means that aside from the approach to the church along Church Lane; All Saints’ is not visible from the village. Other substantial properties, such as Pitsford House and Middlesex House sit back from the road and are obscured by mature planting.

Occasional glimpsed views from the historic core are possible of the surrounding countryside. Some views are offered from the western end of High Street as well as across the field fronting the western side of Grange Lane. An important view lies to the south east of the school towards the adjacent open fields. A similar view is available from the footpath behind the former stable complex.

The lack of sizable landmark buildings effectively increases the significance of Pitsford’s mature planting which often dominates the skyline. These trees reinforce the rural character of Pitsford as well as creating a soft backdrop to views within the village. Also, the rare examples of views looking out of Pitsford are made even more important.

6.2.2 Views of Pitsford

The village’s residential scale and the presence of sizable trees also restrict views of Pitsford from the surrounding landscape. Approaching roads are generally bordered by high hedges and are separated by fields populated by trees and more hedgerows and are hampered by a change in levels.

Again, the lack of prominent buildings within Pitsford reduces the village’s impact on the wider area. Despite its location on the northern edge of the village; All Saints’ Church has a squat form and is surrounded by sizable trees; rendering it invisible from the nearby Harborough Road. However, a charming short view of the church is offered from the footpath in the field to the north.

Similarly, Pitsford Hall to the south is obscured from Moulton Road by nearby trees despite its size and position at the highest point in the village. Views on entering the village along High Street are curtailed by the curvature of the road and by the presence of tree belts either side of the street. Instead, the sizable native tree groups indicate Pitsford’s location in the area.

However, these factors help to visually separate Pitsford from Harborough Road and Brixworth and provide a secluded feel which is integral to Pitsford’s character. Views are made pleasant by the homogenous rural character of the streetscape and the natural backdrop provided by mature planting.

Figure 15 highlights important views from within Pitsford, as well as one looking into the village.
6.2.3 Views map and photographs

Figure 15 Map showing important views and footpaths.
Views within Pitsford

Figure 16 Visual representations of important views within Pitsford highlighted in Figure 16.
Views looking out of and in to Pitsford

Figure 17 Visual representations of important views looking out of Pitsford as well as looking into the village; highlighted in Figure 16.
6.3 Footpaths

There are several footpaths which run in and out of Pitsford (see Figure 15). To the north west, a historic footpath links the church with Pitsford Bridge; once the site of a ford which gave the village its name. The footpath’s origins may well be medieval in that it links the former location of the village with All Saints. The path drops significantly from the higher land occupied by Pitsford and is surrounded by open fields.

Another footpath forks off from Moulton Road to the south east; passing the former stable block and heading out over open fields towards Moulton. Another key pathway links Grange Lane with Pitsford Water to the north.

6.4 Trees, hedgerows and open spaces

Trees contribute greatly to the character of Pitsford; they form a part of and contribute positively to the setting of historic buildings. Some trees which contribute to the visual amenity of the village, whether as individuals or as part of a group; are protected by Tree Preservation Orders (TPOs). Additionally, Daventry District Council must be notified of any works to trees which lie within the conservation area and are 75mm thick at 1.5m tall.

Most of Pitsford’s trees surround the historic core and form the backdrop to views within the village. Notable groups of trees lie within the historic curtilage of Pitsford’s most significant buildings, which are typically located outside the centre. A large TPO area covers much of the historic grounds of Pitsford House; the western entrance to Pitsford Hall is fronted on either side by a TPO group and two groups formerly associated with Middlesex House lie to the south west of Pitsford. Pitsford Hall is effectively divorced from the village due to substantial planting around its borders. Trees within the churchyard of All Saint’s Church make an important contribution to its setting, although they are currently unprotected.

![Figure 18 A bend in Manor Road offers views of the TPO area behind Pitsford House - creating a peaceful, serene backdrop. Source: DDC.](image)

Although the strong building line within the historic core often limits the space available for sizable trees; a good range of specimens exist and make an important contribution to the streetscape. A sycamore stands at the centre of the village where the major roads converge and serves as an important landmark. A fir tree between The Firs and Paddock Cottage makes a particularly positive contribution to their setting. Open spaces within the village, such as the junction between Manor Road and Moulton Road are well populated by significant trees. Many of the trees surrounding Drummond Close make a key contribution to the conservation area.

![Figure 19 The sycamore which stands at the centre of the village. Source: DDC.](image)
but lie outside its borders.

Privet, laurel and conifer hedges are commonly found to the front of properties in Pitsford; particularly when houses are set back behind front garden plots. The western end of High Street possesses a high number of small hedges which form the border in the absence of stone walling. Elsewhere in Pitsford, walls are prominent; although hedges are often positioned over existing stone walls. Such hedges help to soften the appearance of the built environment.

Undeveloped areas of the village, such as along Grange Lane or the western end of High Street are fronted by rural hawthorn hedges.

Figure 20 Typical arrangement of a leylandii hedge over a stone wall. Source: DDC.

Important open spaces commonly exist on the outskirts of Pitsford. The recreation ground is located adjacent to Harborough Road and is a well-used facility. The churchyard also provides a peaceful open space with excellent views of sprawling countryside to the north. The field to the north of the church is also important – it provides a key historic link to the Harborough Road; an excellent short view of the church as well as the potential to yield archaeology associated with the development of Pitsford.

Agricultural land to the south east of Pitsford Hall break up the established tree line and form an integral part of the setting of Pitsford; as well as hosting an important footpath. The field to the west of Grange Lane offers important views of the countryside to the north.

Within Pitsford, the allotment garden to the west of Pitsford Primary School provides an essential community space at the heart of the village. Small open spaces are formed at the side of the street or the convergence of roads. The most important such example lies on the junction between Moulton Road and Manor Road – where a sizable green exists at its centre. The green helps to reinforce the open feel of the area which contrasts with the generally enclosed nature of the rest of Pitsford.

TPO trees, groups and woods; as well as important trees and open spaces are shown at Figure 24.

6.5 Scale and massing

Most of Pitsford’s buildings are domestic in scale and are generally two storey. The presence of larger 20th century properties as
well as historic farmhouses and barns ensures that many dwellings in Pitsford are well-spaced. However, pockets of historic properties, such as the eastern end of High Street and the east side of Manor Road are closely massed. Historic stone walls help to maintain the traditional scale and massing of the village. The majority of buildings in the conservation area are detached, although 19th century properties tend to be semi-detached or terraced.

Higher status buildings, such as Pitsford House, Pitsford Hall and Middlesex House are much larger in scale, although are typically set within a large plot.

6.6 Walls

Walls are a prevalent and integral feature within the historic core of Pitsford. They are generally built from locally-sourced limestone – helping to reinforce the coherent character of the village. Historic walls front the road and often help to maintain a strong building line where modern infill has occurred. Many walls are also associated with historic properties, particularly Pitsford Hall and Pitsford House. The wall forming the boundary of Pitsford Hall is curtilage listed. Walls generally contribute to an enclosed feel; particularly older, taller walls within the historic core which front the streetscape. In such areas, their removal or partial removal can have a detrimental effect on the character of the area. Important walls are highlighted at Figure 25.

6.7 Public realm

Much of Pitsford’s street furniture is concentrated at the two points where roads converge and form spaces at their centre. The traditional fingerposts and K6 telephone box (unlisted) at the end of High Street form an important grouping. A flagpost and bench located on the green along Moulton Road also contribute positively to the streetscene. The green along Moulton Road possesses a bench, a flagpole and various planting.

Most street names are displayed on non-traditional metal plaques. Paved surfaces are usually tarmacadam. Telegraph poles and wires often run alongside the street; particularly along Manor Road. Lighting is infrequent and provided by modern installations.

Signage is used sparingly and only where necessary and is therefore sympathetic. A zebra crossing outside Pitsford Primary School provides a suitably located crossing point within the historic core.

Pavements exist along most of Pitsford’s main thoroughfares; although not along parts of Manor Road, Grange Lane and Moulton Road. The lack of pavements can contribute to a pleasant, rural feel.
Figure 23 The Grade II listed gatepiers to Pitsford House form part of the historic wall which surrounds the former curtilage of the building. Source: DDC.

Figure 24 Map detailing Tree Preservation Orders, important trees and important open spaces in relation to Pitsford Conservation Area. Trees over a certain height are afforded protection within a conservation area.
Figure 25 Map detailing the extent of important walls in Pitsford.
7 Architectural Analysis

This section provides an analysis of the architectural character within Pitsford and the 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 architectural features within the village. This analysis has informed the Design Guidance at Section 8.

7.1 Building age, type and style

Aside from the church, Pitsford’s historic buildings date from the 17th, 18th and 19th centuries. These buildings are typically former farmhouses and barns; such as Peartree Cottage, Elm Cottage and Pitsford Farmhouse. These buildings are generally located within the historic core and were built in a vernacular, functional style appropriate for the function. However, they often possess small intricate details which distinguish them from neighbouring properties.

This vernacular style remains the prevailing character of Pitsford and is aided by historic stone walls which further add to the coherence of the village. Whilst Pitsford boasts several high status buildings, such as Pitsford House, Pitsford Hall and The Manor House; these buildings are typically set back and have less impact on the streetscape than the historic vernacular. However, these buildings possess a high degree of significance (through their design, age and association with individuals or events). The vast majority of buildings in Pitsford, polite or vernacular; were built from the locally-sourced ironstone.

Exceptions include several buildings built during the 19th century, when brick and Welsh slate became a cheaper and more accessible alternative. However, Pitsford’s few 19th century brick buildings were well built and positively contribute to the streetscene. Examples include No.25 Manor Road and No.3 High Street.

Along Manor Road, the use of both brick detailing on stone buildings has produced some of Pitsford’s most charming buildings; such as Nos 5, 7, and 9, No.39 and The Old Chapel. The Birches is a very good example of an early Arts and Crafts dwelling and utilises brick patterning between the timber frame at first floor level.

Middlesex House and the Village Hall are examples of early 20th century buildings built...
in a rich, orange ironstone and exhibiting historic features and styles. The rendered brick pair at Nos 24 and 26 Manor Road follow the historic line of the street and sit well in terms of their scale and design. Drummond Close, Broadlands and Glebe Lane are fronted by modern housing of a very different style to the historic core. However, these estates are located outside the historic core and away from the main roads; limiting their impact on the conservation area.

Early ex-council housing border the northern side of High Street and at the northern edge of Grange Lane. These buildings are good examples of such housing and have retained a high level of group character. Modern infill has occurred within the historic core but is typically set back. Buildings which are easily visible are generally sympathetic – Manor Lodge, The Old Forge and 1-4 Drummond Cottages are each built from vernacular materials and as such belie their age.

7.2 Materials

Stone

Historic buildings within Pitsford are almost exclusively built from the local ‘Pendle’ – either sandy ferruginous limestones or calcareous sandstones. Pitsford’s limestone is typically light and sandy in colour; its sandstone is usually brighter. Most of the village’s historic buildings are built from regularly coursed rubblestone. Ashlar stone is rarer and usually reserved for higher status buildings and detailing (such as mullioned windows).

The use of locally-sourced stone gives Pitsford its clear coherent character.
Brick is a relatively uncommon material in the historic core. Most historic examples are located along Manor Road, which witnessed development during the 19th century. A brick and tile works was located to the north west of the village along Harborough Road, and would have likely supplied the village. However, the readily available local stone meant that brick was still used sparingly. Yet some stone buildings possess brick detailing, and others were later extended using brick.

The bond for the principal elevations of buildings is Flemish bond.

Later, 20th century development employed brick on a much wider scale. Examples are seen on the periphery of the historic core, such as along Broadlands, High Street and Drummond Close. Modern development along Grange Lane utilises buff brick.

Other materials

Pebbledash is used on the former council houses along the north side of High Street. Rendered properties are generally 20th century brick houses. Good examples are No.24 and No.26 Manor Road; a paired post-war group which positively contribute to the streetscene, as well as No.36 Manor Road. No.3 High Street and No.25 Manor Road are brick buildings which are part painted, part rendered. Otherwise, a rendered or painted finish is not a common feature for historic properties in Pitsford.

7.3 Detailing

Detailing on historic properties is relatively rare in Pitsford. The simple nature of Pitsford’s architecture contributes positively to the character of the village. Instead, detailing is largely reserved for the village’s higher status buildings, or for historic properties which exhibit contemporary elements.

Middlesex House possesses several Tudor revival features, such as a castellated parapet wall and rounded arch doorways; and like the Village Hall boasts mullion and transom windows. The Birches similarly possesses Tudor features; including corbels and decorative brackets. The church is a building of very high significance and therefore is furnished with details unseen in the rest of the village.

Architectural details on vernacular stone buildings include kneelers, parapet walls and ashlar quoins.
The roofs in the historic core are now mostly comprised of Welsh slate. Due to improved methods of transportation, 19th century properties originally used Welsh slate; and most older pre-19th century roofs have had their original roof material replaced by slate. Nos 20 and 21 Manor Road as well as Paddock Cottage are the only buildings in Pitsford to have retained their thatch roofing. The village’s thatched roofs have a uniform design and are constructed from long straw – the historic material used in Northamptonshire. These buildings have an important impact upon the conservation area and their roofing should be retained or replaced on a like-for-like basis.

Several important late 19th century buildings in Pitsford employ original clay tiles. Where clay tiles are used in situ, they contribute positively to the streetscape and should also be retained.

In some cases, concrete tiles have been used to replace historic materials. Generally speaking, concrete tiles are too heavy for historic roof structures and can cause long-term damage.

Gables are a feature within the village and historic buildings often have their gables orientated perpendicularly to the street. Such examples are seen along High Street and Manor Road. Where open areas exist, such as at the two greens along Moulton Road; the existence of several gables at different angles is a positive factor. The different orientations of gables in the conservation area increase the interest of the streetscape and help to form important relationships between buildings. Windows in the gables also add visual interest.
In the same way, altering ridgelines provide a level of visual interest. A good example is seen on entering the village from High Street, where the variable height of the village hall’s roof, No.27 and The Griffin create an important layered view. However, there are few areas which witness a significant change in levels within the historic core, and so tightly massed buildings tend to be of a similar height. This adds to the sense of coherence readily felt in Pitsford.

Chimneys are common historic feature in Pitsford. Most are built on the apex of the ridge or at the gable ends and are built from brick. There is a variation in size – generally stacks are small however 19th century high status buildings have much larger examples.

Figure 6
Where variations in the ridgelines exist, they contribute positively to the streetscene. Source: DDC.

Figure 7
Pitsford Grange possesses sizable and distinctive chimney stacks. Source: DDC.
7.5 Windows

Pitsford has a wide variety of styles of window which contribute positively to the conservation area. Historic dwellings tend to have relatively small windows. Typically, windows are timber casement with small panes and lead lining or timber glazing bars. Windows are usually painted white or cream, which adds to the uniform character of the village.

For formerly agricultural stone houses and barns, windows are typically supported by simple timber lintels; which are themselves commonly painted either white or black. Stone and brick segmented arches are also common, particularly on 19th century properties.

Elaborate windows are unusual, although The Old Chapel has some particularly attractive lancet windows with polychromatic surrounds. These windows may well have used All Saint’s fenestration as inspiration. Mullion windows are also present in Pitsford. Perhaps the oldest examples are those seen at Elm Cottage, although 19th century examples are seen on the Village Hall, Middlesex House, Pitsford Grange and The Birches. The small double horseshoe arch window seen at No.11 High Street is the most significant architectural feature on the building, although it was probably pilfered.

Sash windows are comparatively rare, although examples can be seen along Manor Road and High Street. Sash would have been the historic style for most of Pitsford’s buildings which were built from the 19th century onwards. Where they exist; sash windows should be either repaired or replaced like-for-like.

Bay and oriel windows are not a typical feature within the historic core, largely because historic properties tend to front the road. The exception is Pitsford House, which is set back far enough for bay windows. Instead, most windows in the village are flush to the wall or slightly recessed.

Figure 38 Clockwise from top: Typical top hung casement window within the village; at Virginia Cottage; side hung casement window at No.15 Manor Road, stone mullion windows at Elm cottage; original horseshoe window at No.11 High Street and 19th century lancet windows with lead casement at The Old Chapel. All of these windows possess high architectural and historic interest and contribute positively to the character of the conservation area. Source: DDC.
7.6 Doors, entranceways and porches

Many buildings possess traditional doors, including simple planked as well as more elaborate panel doors; some of which are architecturally significant. The Old Dower House on High Street possesses a pedimented entranceway with a four panelled timber door. Paddock Cottage possesses a six panel timber door with attractive iron hinges.

Entranceways are most typically supported by timber or stone lintels. Doorways are commonly situated close to the highway and are therefore rather shallow. This means that external porches are rare, although on some buildings set back from the road; there are several examples of shallow and pitched timber canopies. A latticed frame surrounding the doorway to Virginia Cottage is a pleasant feature.

Figure 39 Top, right- traditional part panelled, part glazed doorway at Rochberrie, Manor Road. Source: DDC.

Figure 40 Centre, right - Georgian doorway at The Old Dower House. Source: DDC.

Figure 41 Bottom, right - Simple planked doorway on the outbuilding at Pitsford Farmhouse.
7.7 Positive buildings

Not all elements of a conservation area make the same contribution to its significance – however many make a positive contribution. The map at Figure 42 shows the buildings in Pitsford which are considered to make a positive contribution in terms of their architectural and historic interest to the overall character of the conservation area.

A positive contribution might be:

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

The effect of a development proposal on the significance of these buildings should be taken into account when determining planning applications. 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 and its setting, over and above the criteria listed here. These buildings have been put forward as candidates for the Local List of buildings or sites of special interest, discussed in Section 9.2.

Figure 42 Map showing listed buildings, local list candidates and positive buildings. Inset is Tollbar Cottage, located along Harborough Road to the northwest of Pitsford. Source: DDC.
8 Design Guidance

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

A Supplementary Planning Document was produced in 1997 entitled “Designing House Extensions”, and provides advice for extending a house in a sympathetic manner. This document is available on the Council’s website.

Additionally, the “Northamptonshire Countryside Design Guide” (2000) produced by the Campaign to Protect Rural England offers useful advice.

8.1 Extensions

Domestic extensions must be sympathetic to the character of the existing building in terms of its proportions, scale, materials and detailing. Generally, they should be subordinate to the existing building. Designs should also take into account their impact on nearby listed buildings, scheduled monuments and non-designated heritage assets.

8.2 Scale

Pitsford is entirely domestic in its scale. The most prominent buildings include All Saints, Pitsford House and Pitsford Hall. However, due to topographic and design factors, these buildings do not dominate the streetscene. New development should not affect these buildings, nor seek to become a landmark within the historic core.

Additions to existing buildings or new development should not ordinarily exceed two storeys, and the ridgelines should respect the established ridgelines within its vicinity. New development should not affect the existing building line, nor create gaps where previously there were buildings or walls. New development must also take into consideration the effects on established views.

8.3 Materials

The vast majority of buildings within the conservation area are built from locally sourced Northamptonshire sandstone or ironstone; or local red brick. The stonework is often semi-dressed rubblestone with flush pointing in lime mortar.

The majority of roofs in the conservation area are constructed from Welsh slate, although some buildings have clay tile roofs. Thatch exists on several properties and should be retained. Concrete tiles generally have a negative impact on the conservation area.

Continuity of traditional materials greatly contributes to the area’s character and so development must be sensitively designed. Where possible, the use of local materials should be used.

8.4 Detailing

Owing to the originally agricultural function of most buildings within the conservation area; detailing is rare. Where detailing is present, it is simple and commonly has a practical purpose. Higher status buildings possess more ornate detailing and these features should be retained.

16 https://www.cprenorthants.org.uk/countryside-design-guide.
New developments should not seek to introduce ornate finishes to the streetscape, as this would disrupt the established character of Pitsford. It should avoid fussy or spurious detailing.

8.5 Windows

Traditional windows should be maintained and repaired wherever possible. The majority of historic windows are timber casement with small panes and lead lining. There are also examples of traditional timber sash windows. Generally windows are painted white, although other colours do exist and are usually appropriate for the building. Mullioned windows should be retained.

If replacement of a window 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 white or light in colour, or should be relevant to the existing colour scheme of the building;
- Original stone and timber should be retained and every care taken not to damage them if windows are being replaced;
- Generally, uPVC alternatives are not sympathetic and will not ordinarily be supported.

8.6 Doors and porches

Within the conservation area, traditional doors are of timber, and are often of simple plank construction. Several doors possess elaborate Gothic door hinges.

Georgian and Victorian properties tend to have six or four panelled doors, also timber. Lights in the upper section of the door are also common.

External porches on historic properties are fairly uncommon given their proximity to the streetscape; instead the use of porch canopies is widespread.

UPVC doors on historic buildings can harm the character and appearance of the conservation area and will not ordinarily be supported.

8.7 Roofing

In most cases, Welsh slate and ceramic tiles have replaced the traditional thatch material which would have originally existed in the village. These materials should be retained in
situ wherever possible. Equally, surviving examples of thatched roofs are of high significance and a change of material would not ordinarily be supported. When renewing or repairing thatched roofs, the same material and finish should be used.

Modern development should use either Welsh slate or clay tiles. It should also be subservient in scale to the existing ridgeline and consider the ways in which new ridgelines would affect views within the historic core.

For historic buildings, new chimneys and flues should respect the original location of the stack where possible. New development should have chimneys and flues located on the ridge or on the gable end.

Most historic properties in Pitsford possess uninterrupted roofslopes, which contribute to the simple, historic character of the village. Therefore, rooflights should be sensitively located - ideally facing away from the streetscape. Their design should be as unobtrusive and should sit as flush to the roofline as possible.

Dormers are also rare, and new dormers should have regard for the existing ridgeline as well as the potential impact on the wider setting of the conservation area.

8.8 Setting

Development proposals must preserve or enhance the character and appearance of the conservation area. Additionally, care may also be needed to avoid impacting the setting of listed buildings, scheduled monuments and non-designated heritage assets. Development within the setting of the conservation area will also need to have regard for its impact on the special interest of the conservation area itself.

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

The impact of development proposals on views towards and from landmark buildings; the surrounding streetscape and roofscape and on long views of the surrounding countryside and the canal should be taken into account when determining planning applications.

8.9 Trees

Trees make a particularly important contribution to the character of the conservation area. This can be through their role as part of the setting of the historic environment, their role in creating a tranquil feel as well as their own inherent amenity or beauty.

New development should seek to respect the contribution made by trees to their own setting. Works to trees within the conservation area, as well as works on TPO trees; should be sympathetic and should seek to retain their character as far as is possible.

8.10 Public realm

The public realm should preserve or enhance the character and appearance of the conservation area. Currently, signage is minimal which helps to form an uncluttered streetscape sympathetic to Pitsford’s historic character. In the same way, a lack of street lighting adds to the village’s peaceful feel.

New signage should only be installed where it is necessary and should respect the character of the conservation area. Lighting fixtures should similarly seek to blend into its surroundings.
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 some aspects of development which can have a significant effect on the character and appearance of a conservation area.

In order to appropriately preserve or enhance 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 the properties concerned.

Toll Bar Cottage and Middlesex House have been identified as possessing historic and/or architectural significance but are too distant from the conservation area to realistically be included. Therefore, it is proposed that Article 4s are used to control elements of their future development; such as demolition or the alteration of windows. More information regarding these two properties can be found in Section 9.3.

Proposed Article 4 directions are mapped out at Figure 44.

<table>
<thead>
<tr>
<th>Withdrawn PD Rights</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alteration of windows</td>
<td>Middlesex House, (including all subdivisions), High St; Corbet Cottage, High St; The Old Dower House, No.5 High St; No.3, High St; The Birches, Grange Ln; Pitsford Farmhouse and outbuilding, Church Ln; Pitsford Grange, Church Ln; The Firs, Grange Ln; The White House, Manor Rd; No.15, Manor Rd; Rochberrie, No.25, Manor Rd; Pitsford House West, Manor Rd</td>
</tr>
<tr>
<td>Alteration of doors</td>
<td>Collyweston House, High St; The Old Dower House, No.5 High St; Pitsford Farmhouse and outbuilding, Church Ln; Rochberrie, No.25 Manor Rd; Pitsford House West, Manor Rd</td>
</tr>
<tr>
<td>Demolition (Article 4 Direction outside the Conservation Area)</td>
<td>Toll Bar Cottage, Harborough Rd; Middlesex House (including subdivisions), High St; Gardener Cottage, Ride Ln</td>
</tr>
</tbody>
</table>
Figure 44 Map showing proposed Article 4 Directions.
9.2 Local List candidates

The Local List of buildings or assets of special architectural and historic interest enables Daventry District Council and communities to identify and celebrate historic buildings, archaeological sites and designed landscapes which enhance and enliven a local area. It also provides a level of non-statutory recognition within the planning process. Local listing does not impose further inherent planning controls but provides weight for their retention in planning decisions, should the asset in question become subject to development proposals.

Candidates for the Daventry District Council Local List are judged by criteria assessing such things as their age, their condition and quality of architecture, their completeness, their amenity within local landscapes and streetscapes and their value as compared to other similar assets.

The following assets in Pitsford have been recognised as warranting further recognition, and are identified as candidates for inclusion in the Local List. Candidates are listed on this page, as well as a short justification for their inclusion. They are also mapped at Figure 4.2.

**High Street**

*Middlesex House (now subdivided)* – has an interesting and varied history and is an excellent example of early 20th century architecture.

*The Old Dower House* – Has retained its handsome Georgian façade as well as its fenestration and doorway.

**Glebe Lane**

*K6 Telephone Box* – An iconic kiosk designed by George Gilbert Scott in 1935. The telephone box makes a positive contribution to the peaceful, rural character of Pitsford.

**Grange Lane**

*The Birches* – Great example of an early Arts and Crafts dwelling.

**Manor Road**

*Pitsford House (now subdivided)* – Sizeable early 19th century house possessing fine period details.

*The Old Chapel* – Formerly a Baptist chapel, The Old Chapel is a particularly charming building with lancet windows surrounded by polychromatic brickwork.

*No.4, York Cottage* – has retained its thatch roof and contributes positively to the streetscene.

**Harborough Road** - *Toll Bar Cottage* – historic property which collected tolls for the turnpike.

---

Figure 45 Selection of Local List candidates, including Middlesex House (top), York Cottage (bottom left) and The Birches (bottom right). Source: DDC.
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: Inappropriate development**

Both piecemeal and large scale development have the potential to harm the character of the conservation area as well as its setting.

**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.

Loss of historic walling may detract from the village’s character and so would have to be justified.

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

**Threat 3: Trees within and outside the conservation area**

Trees make a particularly important contribution to the character of Pitsford. They help to divorce the village from the busy Harborough Road; create an enclosed and verdant setting as well as forming an important aspect of views within the village. Incremental loss of important trees risks harming the character and setting of the conservation area. Equally, the loss of important trees on the edge of the village would be unfortunate.

**Recommendation 3:**

Trees which make a positive contribution to the character and appearance of the conservation area should be retained wherever possible, or appropriate replacement planting undertaken.

**Threat 4: Impact on archaeology**

Several sites of archaeological importance spanning several thousand years have been identified in Pitsford 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: 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 Pitsford Conservation Area is minimal and generally modern, with the exception of the K6 telephone box and finger posts. The condition of the public realm in Pitsford is complementary to the conservation area, and should be maintained as such.

**Recommendation 5:**

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.

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

Threat 6: 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.

A lack of a pavement along sections of Moulton Road, and to a lesser extent Manor Road; presents a hazardous environment for pedestrians.

A lack of available on-street parking also detracts from the public realm.

Recommendation 6:

Development proposals should have regard to the impact of traffic levels on the historic environment.

Wherever possible, the historic street pattern within Pitsford should be retained. Equally, historic walls which front the road contribute to the coherent character of the village and should be conserved wherever possible.

Areas of concern, such as unpaved sections along Moulton Road should be investigated and the opportunity taken to introduce a pavement would be advisable.

New development should seek to provide off-road parking whilst also respecting the character of the conservation area.
Sources

This document was produced with reference to:

British Strategic Stone Survey, English Heritage


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

northantsweather.org.uk

This document was produced with assistance from Pitsford Parish Council.

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.

Copyright

Ordnance Survey Maps are reproduced under license. © Crown copyright and database rights 2017 Ordnance Survey 100023735. OS maps may not be reproduced without the permission of Ordnance Survey. Images have been reproduced with permission. Text and images in this document are subject to copyright and may not be reproduced without appropriate referencing.