Staverton Conservation Area
Appraisal and Management Plan

Adopted
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2019
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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 assessing the designation of new conservation areas where appropriate. The Staverton Conservation Area was designated in 1990 but no detailed appraisal documents were produced at the time. As such this review is the first opportunity to set out the architectural and historic interest of the Staverton Conservation Area, to aid the sensitive management of change with regard to the historic environment. Hence, this document has been produced to inform that review, and is published alongside the boundary of the conservation area.

Public consultation has been undertaken to inform this document, as set out in Section 1.4 below.

1.2 What status does this document have?

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

1.3 What is the purpose of this document?

Conservation area appraisals identify and describe the features which contribute to the special architectural or historic interest of a conservation area. As a Supplementary Planning Document, the appraisal is a ‘material consideration’ in the determination of planning decisions, and as such the information contained within the document should be used to manage change in a manner sensitive to the character and appearance of the conservation area.

A Management Plan for the conservation area has also been produced, which can be found at Section 11. The appraisal identifies both positive elements of the conservation area and those under threat. Recommendations have been provided in the Management Plan to address any specific issues identified in the appraisal and to guide the future management of the conservation area.

This appraisal has been produced in accordance with current guidance from Historic England Conservation Area Appraisal, Designation and Management 2019, as well as national and local policy and legislation.
1.4 Public Consultation
This final document has been informed by several rounds of public consultation.

Initial discussions regarding the process, scope and aims of the conservation appraisal were held with members of the Parish Council, as well as local residents.

During the drafting process an exhibition was held in the Staverton Village Hall in February 2019. It created an opportunity for local people to provide information and also be informed regarding the drafting process and ongoing schedule.

The draft Appraisal and Management Plan, alongside the proposed boundary, were released for wider public consultation on 3rd June 2019 for six weeks, during which time hard copies of the appraisal were available for inspection at the major local libraries and the Daventry District Council offices. It was also accessible on the DDC website along with the proposed boundary map and comments survey.

A further public drop-in session was held during the consultation period at Staverton Village Hall.

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 taken place as a result of these comments.

1.5 How is this document structured?

The appraisal begins with an introduction to conservation areas and background policy and legislation at Section 2. Details of proposed changes to the conservation area boundary can be found in Section 3, followed by a Summary of Special Interest for the conservation area in Section 4. Section 5 provides information on the location of the conservation area and its wider landscape context, whilst Section 6 contains a brief explanation of the historic development of the conservation area including historic mapping. A spatial analysis is set out in Section 7, including examination of the contribution of public open spaces, areas of archaeological potential, views and an open space analysis.

Following on from this, Section 8 provides details on local architectural styles, materials and building forms, including boundary treatments. Section 9 expands on this, setting out design guidelines within the conservation area.

Section 10 sets out opportunities to enhance the character and appearance of the conservation area, based on the findings of the review. This includes proposals for Article 4 Directions and Local List candidates.

A Management Plan is set out in Section 11. This plan takes forward the findings of the appraisal and sets out threats and corresponding recommendations to aid future management of the conservation area.

Sources, further reading and information as well as copyright details can be found following the Management Plan.
A list of all designated assets in the conservation area can be found in the Appendix.

1.6 Who is this document intended for?

This document is intended for anyone with an interest in development which may affect the character or appearance of the Staverton Conservation Area. This includes, but is not limited to, homeowners, developers, statutory undertakers, planning officers and inspectors.

2 Policy and Legislation
2.1 What is a conservation area?

A conservation area can be defined as an

“...area of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance”.


These areas contain features and characteristics which make them unique, locally distinctive, historic places. Conservation areas can take many and varied forms; those in Daventry District are largely centred on rural villages, but also include several historic parks, the Grand Union and Oxford Canals, Daventry Town Centre, and the Daventry Reservoir.

2.2 Why do we designate conservation areas?

Conservation areas protect our nation’s distinct, local heritage. Daventry District Council has an obligation to assess and designate areas of special architectural or historic interest as conservation areas. In undertaking this duty, the Council must then pay special attention to the desirability of preserving or enhancing the character or appearance of designated conservation areas. The intention of conservation area designation is not to stop development, but rather to manage change in a way which preserves rather than erodes the qualities which make it special.

The National Planning Policy Framework (2019, paragraph 185) also encourages Daventry District Council to provide a positive strategy for conservation, allowing for,

- the desirability of sustaining and enhancing the significance of heritage assets;
- the wider social, cultural and economic benefits which the conservation and enjoyment of the historic environment can bring.
- the desirability of new development making a positive contribution to the local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.
2.3 What does it mean to live and work in a conservation area?

Whilst living or working in a conservation area means some extra planning considerations, these exist to care for the historic or architectural features which contribute to a place’s special character. Conservation area controls are most likely to affect owners who wish to undertake works to the outside of their building or trees on their property.

Demolition

If you wish to demolish a building within a conservation area you will need planning permission.

Trees

If you wish to cut down, top or lop any tree over 75mm in diameter at 1.5m above ground, you must inform Daventry District Council six weeks before work begins. This allows the authority to consider the contribution the tree makes to the character of the area and if necessary create a Tree Preservation Order to protect it.

Other works

Some works within conservation areas require planning permission:

- Cladding the exterior of a house;
- Any side extensions or rear extensions of more than one storey;
- Alterations to roofs, including dormer windows;
- The installation or satellite dishes and antennae;
- Demolition or erection of walls, gates and fences over 1m in height adjacent to a public highway. Other minor works remain as ‘permitted development’ within conservation areas, including the replacement of windows and doors.

Where such changes would harm local character the District Council can introduce special controls, known as Article 4 directions, that withdraw particular permitted development rights. The result is that planning permission is required for these changes.

Daventry District Council is exploring the possible use of Article 4 Directions as part of this conservation area appraisals project. See page 46 for more information.

If you are considering undertaking work to your property and are unsure about whether it requires permission, please contact the District Council at plancare@daventrydc.gov.uk. Please note that works may also require Listed Building Consent, if your property is listed.

2.4 Further Information

Further information regarding conservation areas can be found on our website at www.daventrydc.gov.uk/ConservationAreas. For advice relating to development within conservation areas, please contact the District Council’s Development Management department via

Email: plancare@daventrydc.gov.uk or
Telephone: 01327 871100.

Information and advice for those living and working within conservation areas can also be found on the Historic England website at:

3 Staverton Conservation Area Boundary

Figure 1: Map showing the current conservation area boundary and listed buildings
4 Summary of Special Interest

Special architectural or historic interest can manifest in a variety of forms. Current guidance from Historic England sets out types of special interest which have led to designation, including:

- Areas with high numbers of designated heritage assets, and a variety of architectural styles and historic associations
- Those linked to a particular industry or individual with a particular local interest
- Where an earlier, historically significant, layout is visible in the modern street pattern
- Where a particular style of architecture or traditional building materials predominate
- Areas designated because of the quality of the public realm or a spatial element, such as a design form or settlement pattern, green spaces which are an essential component of a wider historic area, and historic parks and gardens and other designed landscapes, including those on the Historic England Register of parks and gardens of special historic interest.

The special interest of the Staverton Conservation Area derives from the following key characteristics:

- Its interesting settlement form with its nucleated and irregular, street pattern to the west and more dispersed form in the east.
- Retention of the historic street pattern that can be traced back to at least the 17th century, although some lanes may have originated in the medieval period.
- Strong local vernacular architecture (limestone and ironstone) dating to between the 16th and 19th centuries.
- There are 28 listed buildings within the conservation area (see Appendix I for details).
- The close-knit and enclosed character of the village’s historic core provided by the many stone boundary walls and buildings located immediately adjacent to the road.
- The contrasting character of the conservation area around The Woodlands and Well Lane, where there is a sparsity of buildings and the land is predominantly wooded areas and pasture enclosed with hedges.
- A significant number of former agricultural buildings that have subsequently been converted into dwellings, which help retain the village’s character as a community whose past economy relied heavily on agriculture.
- There are a significant number of mature trees in the conservation area, which contribute to the rural character of the village. Many of the trees are located in the western part of the conservation area where the density of buildings is lower. This contrasts to the remainder of the area where there is a higher density of buildings and they are often built adjacent to the footway leaving little space for trees to grow.
- The Grade I Listed Church of St. Mary is a key landmark building that is visible from various locations from within and outside the conservation area, especially Daventry Road.
5 Location and Settlement Context

The conservation area covers much of the village, which is situated in Staverton Parish, in Woodford Cum Membris Ward. It is located approximately 3km southwest of Daventry and 12km east of Southam. The parish runs as far as the River Leam to the west and takes in Staverton Park Golf Course to the north east. The remainder of the parish is given over to agricultural land with a number of isolated farms.

The village sits within an area of Marlestone Rock Formation, on a ridge of limestone. The local stone was used to construct many of the historic buildings in the village and this contributes to its coherent character.

The village lies within the West Northamptonshire Uplands environmental character area, an elevated landscape of hills and valleys. The landscape rises to form broad hills and high ridges with long level views that give a sense of openness.

Staverton is situated on a plateau at 170m OD on the edge of an escarpment immediately to the west, which falls away steeply down to the valley of the River Leam. To the east the land rises gradually up to the summit of Big Hill at 215m OD.

Figure 3: Map showing the location of Staverton
6 Historical Development

An area to the north of the present village and conservation area provides the earliest evidence for possible occupation in this locality. Aerial photographs suggest a number of prehistoric enclosures, ditches and pits north of the conservation area and east of Braunston Lane. A second occupation site on the east side of Braunston Lane has also been identified from aerial photographic evidence and interpreted as either a Bronze Age funerary site or an Iron Age settlement comprising enclosures or barrows and pits.

The name Staverton comes from ‘staefer’ meaning pole or stake in old English and ‘tun’ meaning settlement. It suggests that the village may have had its origins as a farm or settlement enclosed with a wooden fence of staves. It is tempting to suggest that the oval area of ground bounded by Well Lane on the south, which curves round to meet the end of Manor Road, may indicate the site of this ancient enclosure. It certainly seems to be a topographic feature of some antiquity because Well Lane, a hollow way and probably the earliest route into the village from the west, respects its boundary. The curving, oval shape of the enclosure also suggests that it may be ancient, possibly an assart. This may also be the case with the undeveloped land to the south of Well Lane and the east of The Woodlands, which may also have its origins as an ancient enclosure when the ‘waste’ was first cleared.

The 1885 Ordnance Survey map shows Well Lane turning towards the southwest into the lane now called The Woodlands. However, the map evidence also indicates that prior to this it may have been a small area of common. The route through this common or green would gradually have become more formalised as dwellings were built along it and parts of it were enclosed. Earthworks of a possible enclosure and house platforms on the east side of the present lane suggest that this area was also occupied in the past.

The southern end of the lane presumably linked up with a medieval hollow way that is visible as an earthwork and which runs adjacent to the A425 Daventry Road towards Shuckburgh for approximately 300m. Other lanes within the village that probably date back to at least the 16th century are Manor Road and Church Street, given that the church dates to the medieval period and the Manor House bears a date stone of 1567.

The area between Manor Road and Daventry Road may, however, once have been an area of common with routes between the Manor House and the church, and from the southwest through the village to the Daventry Road, being fairly informal across this space. Over time, areas of the common land would have been enclosed and/or encroached upon in an adhoc manner giving rise to the irregular street pattern that now exists. Remnants of the common land still survive as the village green and the large triangular verges at the junctions of roads at the north end of the

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1 Northamptonshire Historic Environment Record No. 3480
2 Northamptonshire Historic Environment Record No. 350
3 Staverton Parish Council (2018) Draft Staverton Neighbourhood Development Plan, p.16
4 An assart is an area of forested lands that have been cleared so as to be suitable for agricultural or other uses. The practice of assarting was prevalent in the 12th century but may have originated in the Mesolithic period (9600-4000 BC).
village, for example in Glebe Lane. An early 20th century photograph of the village green shows that there was once a pond here.

Staverton. This suggests that Staverton may have been an established settlement by this date 5.

The village is mentioned in Domesday Book as ‘Stavertone’ and is recorded as having 24 households, which would have been a reasonably-sized settlement at that time 6.

The present church dates largely to the 14th century, although it’s likely that a church first existed here several centuries earlier. Pevsner noted evidence for earlier fabric in the form of the round-headed simple north doorway. The north arcade of seven low and narrow bays dates to c. 1300, as well as the north aisle east window and a south window 7.

In addition to the church, one of Staverton’s earliest surviving buildings is the Manor House in Manor Lane, built from characteristic ironstone and limestone rubble, immediately north of the possible ancient enclosure. It dates to the mid-16th century but may have been preceded by an earlier building. However, the focus of medieval settlement seems to have been towards St. Mary’s Church with agricultural buildings and dwellings having existed on the north and east sides. In 1720, however, there was a serious fire which destroyed this part of the settlement. Documentary evidence tells us that 22 buildings burned to the ground 8. Shallow earthworks visible in this area may be the remains of this area of former occupation and traces of former buildings are visible in the stone wall on Daventry

Figure 4: View of the village green showing the pond (Copyright Historic England)

It’s not certain how old the settlement of Staverton is but it may have its origins as early as the 8th century AD. The earliest documentary reference to Staverton dates to AD 944. It appears in 10th Century charters that refer to estate boundaries in the Badby area and reference trackways, which can still be traced on the ground today, to Fawsley, Charwelton and

6 https://opendomesday.org/place/SP5461/staverton/
8 http://www.stavertonparish.com/info/history/
Figure 5: Staverton depicted on an extract of the 1st Edition Ordnance Survey Map (1885) showing landscape features and buildings.
Figure 6: 2019 contemporary mapping showing location of landscape features and buildings
Road and the north wall of the churchyard which incorporate stone window surrounds and quoins. This area was partially re-developed in 1997 when the Windmill Gardens housing was built.

From its earliest days, Staverton was primarily supported by agriculture in the surrounding open fields and the ancient enclosures on the periphery of the village. Well preserved ridge and furrow earthworks exist in the area between the church and the A425 and at various other locations around the edge of the conservation area. The enclosure of the open fields in 1773 would have brought considerable change to the farming community. By the 18th century there were a number of individual farmhouses situated within the village, each with their own barns and outhouses, and the consolidation of former scattered holdings in the open fields may have brought a greater degree of prosperity to some. By this century, the historic buildings and street pattern that still exists today was well established.

Apart from a small number of buildings erected during the 19th century, the village remained largely unchanged until the second half of the 20th century when there was infilling of some of the open space within the centre of the village, in the areas to the north and south of the church and to the east of Braunston Lane. More recent properties, for example at Windmill Gardens, although outside the conservation area, enhance its setting through the sympathetic use of building materials.
7 Spatial Character

Settlement character is not only formed by the buildings within a conservation area; but also the spaces between those buildings and other features of interest. This could include settlement layout, green infrastructure, trees, open spaces, the public realm, and views. The contribution of these “spatial” features to the character and appearance of the conservation area is set out below.

7.1 Spatial Character Summary

- The conservation area has two distinct character areas; the tight-knit settlement to the east around a series of often narrow and sinuous lanes; and the more open area to the west that comprises several enclosures which display the morphology of ancient assarts and a former roadside common.
- The western half of the conservation area has many trees that enhance its appearance and amenity. There are six individual trees that have Tree Preservation Orders (TPO) in this area, as well as two TPO groups and a TPO area.
- In the past Staverton’s settlement layout may have had a rather more dispersed character. However, from the 18th century onwards the open spaces and plots between existing properties were infilled resulting in a more nucleated character to the village.
- The majority of historic buildings constructed in the 18th century or earlier, are adjacent to the road or footway. This, coupled with the many stone walls enclosing the properties, both historic and more recent, gives the eastern half of the conservation area a close-knit and enclosed atmosphere.
- Four lanes within the village converge on a small green around which several historic buildings are located. The approaches to the green are typically narrow and enclosed. As they open out on to the green there is more spacious atmosphere. This space, and the historic buildings situated around its edge, provides a sense that this is the centre of the village.
- Open land in the form of paddocks and gardens either side of Well Lane, for example behind The Stables and The Beeches, makes a positive contribution to the peaceful, rural character of this ancient route to and from the village and is important in creating a sense of transition from the built-up area of Staverton village to the more open, rural area to the west.
- A small triangular green and several wide road-side verges in Glebe Lane hint that this was once an area of common that was gradually encroached upon. This supports the interpretation that the development of this area of the village was largely adhoc and unplanned.
- A focal point within the conservation area is St. Mary’s Church, whose tower is visible from several locations rising above the surrounding buildings.
- Typically, views within the conservation area along the narrow lanes are short. However, on the west side there are several locations from which there are long views across the River Leam Valley and beyond.
- The principal route through the village is the Daventry Road, which runs along its southern boundary. It then turns northwards and
runs through the east side of the conservation area. This is a former turnpike road and is wider and straighter than other lanes in the village. This section of the road was formerly the main route to and from Daventry but in the 1980s a by-pass was built to the east to divert traffic around the outside of the village.

7.2 Areas of Archaeological Potential

Archaeological interest can be both buried remains surviving below the ground or evidence for past activity that is contained within standing buildings and structures. There is potential for archaeological deposits to survive within the conservation area (see Figure 9).

Potential archaeological deposits within the conservation area include:

- AP1: Potential evidence for Saxon/early-Medieval occupation in the vicinity of the Manor House, Manor Lane.
- AP2: Possible medieval settlement earthworks immediately east of The Woodlands.
- AP3 Possible remains of medieval settlement in the area between the A425 and St. Mary’s Church, surviving as shallow earthworks.

Potential archaeological deposits on the fringes of the conservation area include:

- AP4: Possible remains of prehistoric settlement/occupation west of Braunston Lane.
- AP5: Possible remains of medieval settlement south of Daventry Road, surviving as shallow earthworks.

Areas of archaeological potential which make a particularly strong contribution to the immediate setting of the conservation area will be considered for inclusion within the boundary as per Historic England advice. Not all areas can reasonably be included within the conservation area. The exclusion of areas from the boundary does not reduce their positive contribution to the setting of the conservation area through their historic interest nor preclude the possibility of that area yielding significant archaeological evidence which may enhance our understanding of the past.

7.3 Public Open Spaces

There are four public open spaces within the conservation area (see Figure 10).

- The village green (PS1) is an historic green where four of the lanes within the village converge. There are several trees on the green that provide habitat for wildlife and seating on the green provides a place to sit and enjoy the historic atmosphere of this part of the village. Although fairly small in size, the green enhances the setting of the buildings around its edge, including three that are listed. The green is a Registered Village Green.

- At the junction of Daventry Road and Glebe Lane is a small pocket park (PS2) that is used for informal recreation and nature observation and seating is provided.

- The churchyard of St. Mary’s Church is the third public open space within the conservation area. On the eastern edge of the village, it
provides a tranquil space within which to contemplate some of Staverton’s history, including the exterior of the church, remains of buildings destroyed in the 1720 fire that are visible in the north churchyard wall, and ridge and furrow earthworks in the field to the east. From the churchyard there are also views up towards Staverton Clump.

- At the junction of Glebe Lane and Oakham Lane is a triangular grassed area (PS4) that is probably the remains of what was previously a larger area of green or common. It enhances the historic character of this part of the conservation area and improves the setting of the historic buildings.

Figure 7: The village green as seen from the south west

Figure 8: The churchyard looking west
Figure 9: Map showing areas of archaeological potential within and on the edge of the conservation area
Figure 10: Public open space, tree preservation orders and important footpaths within or in the vicinity of the conservation area
7.4 Footpaths

Both within the conservation area and leading outwards from it there are a number of footpaths that enable connectivity within the village, with the surrounding countryside and with neighbouring historic settlements. Most current public rights of way (see Fig. 10) were in existence in the late 19th century, but most were probably established routes prior to extant mapping.

Important historic footpaths traversing the conservation area include:

- The footpath along Well Lane that continues to the northwest along the valley (FP1). This is the historic route to the village of Flecknoe.
- The footpath along The Woodlands that eventually meets Well Lane (FP2)
- The footpath from the end of The Orchard across the pasture to The Woodlands (FP3)
- The footpath running northwards from Well Lane around the edge of the oval enclosure towards Manor Road (FP4)
- The footpath between the Manor House and Godfrees that then turns northwest (FP5)
- The footpath north from the Manor House that passes Staverton Hall (FP6)
- The footpath opposite The Country Man pub that runs southwest across the agricultural land (FP7).

Footpaths provide legibility in historic modes of movement; as such several key views can be experienced from footpaths within and on the edge of the conservation area. Many of the views remain largely unchanged from the late 19th century and contribute to the experience and setting of the conservation area.

7.5 Views and Vistas

Views and vistas impact upon and contribute to how the conservation area is experienced, both within the boundary and from outside the designation. Being a settlement with varying density of buildings and landform, views of the surrounding landscape are also an important consideration for the setting of the conservation area.

As well as the overall contribution of the surrounding landscape, individual features can create particular interest within views.

Important views towards the conservation area include:

**V1:** Towards the conservation area from the A425 Leamington Road, which highlights Staverton’s position on an elevated ridge in which Hall Farm, Staverton Hall and the Manor House are prominent.

**V2:** From the public footpath (FP5) uphill towards Staverton Hall and Hall Farm.

**V3:** Towards the southern boundary of the conservation area from the public footpath (FP7) which takes in the The Countryman Pub and the larger properties in this part of the conservation area.
Important views within the conservation area include:

V4 and V5: The view of the village green and the historic buildings surrounding it.

V6 and V7: Up and down Well Lane which gives a sense of the elevated position of the village and the transition to the western side of the village, with fewer buildings and more open space.

V8: Along Church Street taking in the row of stone cottages on the left and the church tower, which is a landmark building within the village.

V9: Southwards along Croft Lane towards The Stables which highlights the enclosed character of this part of the village.

V10: The view of the conservation area from the carpark of the Countryman Pub which shows the varying rooflines in this area.

V11: Across the pasture towards the Woodlands with the open countryside beyond, which highlights the more open, rural character of the western part of the conservation area.

V12: Looking southwest along Glebe Lane towards the converted agricultural buildings gives a sense of the enclosed character of this area of the village.

V13 and 14: Views north and south along Manor Road towards The Stables and the village green respectively.

Important views outwards from the conservation area include:

V15: Eastwards from the edge of the churchyard towards Staverton Clump.

V16: The view from the southeast corner of the churchyard across the enclosed field where pronounced ridge and furrow earthworks are visible.

V17: The long view to the west from behind The Manor which looks over the Leam Valley and highlights Staverton’s rural location.

V18: A long view from the public footpath (FP1) west over the River Leam Valley.

V19: A glimpsed view from Staverton Hall over the River Leam Valley to the west.

V20: The view from the edge of the conservation area looking south across the open countryside.
Figure 1: Map showing important views and footpaths

Key
- Current conservation area
- View towards the conservation area
- View within the conservation area
- View from the conservation area
- Public footpath

Figure 11: Map showing important views and footpaths
Figure 12: Images showing important views around Staverton Conservation Area
7.6 Open Space Analysis

Open space analysis is a method used to assess the contribution of open space to the character and appearance of the conservation area\(^9\).

The rural nature of the majority of Daventry District is such that landscape often makes a significant contribution to the character and appearance of conservation areas within it.

In 2016, a methodology for analysing the contribution of landscape within Craven District was formulated by Historic England.\(^10\) This methodology has been employed to assess the contribution of open spaces to the Staverton Conservation Area.

Open space is defined as common land, farmland, countryside and recreational spaces (including school grounds, churchyards and cemeteries).

The analysis considered open space inside and outside the Conservation Area boundary, where it formed its immediate context.

Fieldwork was combined with an analysis of historic mapping and other secondary sources.

From this, the following factors were taken into account in assessing the contribution of open space to the character and appearance of each Conservation Area:

1. the historical relationship and function of open space

2. its contribution to the form and structure of historical settlements

3. how open space is experienced and viewed from within the boundary of the Conservation Area (for example, there are many long views from within Conservation Areas to the wider landscape that are fundamental to their character and appearance)

4. how the pattern of historic settlements and their relationship to the wider landscape can be understood when looking in from outside (and sometimes at considerable distance, from hills and scarps)

The following categories have been used to assess the contribution of open space to Staverton Conservation Area and are mapped in Figure 13:

Purple: Open space that makes a significant contribution to the character and/or appearance of the conservation area.

Pink: Open space that makes a moderate contribution to the character and/or appearance of the conservation area.

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\(^10\) http://www.cravendc.gov.uk/media/1818/craven_ca_appraisals_introduction_august_2016.pdf
Brown: Open space that makes no or negligible contribution to the character and appearance of the conservation area.

Areas of open space that make a significant contribution to the setting of the conservation area may not necessarily be located within its boundary. In some instances this contrasts with other open spaces that also make a significant contribution and are within the conservation area. This is because these spaces also contain features that contribute to the conservation area’s historic character in addition to its setting.

**OS1: Land to the east of The Woodlands**
- An area of pasture that makes a significant contribution to the character of the conservation area and the setting of three Grade II listed buildings at The Woodlands.
- The open space provides views into the conservation area from the Daventry Road and views from the Woodlands eastwards up the hill towards the main area of settlement.
- This space contributes to the setting of the three Grade II listed buildings situated at The Woodlands.
- The space contributes to the open, rural character of this part of the conservation area, and provides a contrast to the built-up area of the village to the east.

**OS2: Land north of The Woodlands and west of Wellbrook Lodge**
- An area of pasture north of The Woodlands and west of Wellbrook Lodge that makes a moderate contribution to the character of the conservation area.
- The land rises steeply towards the south from the valley floor and provides glimpses of the three thatched cottages at The Woodlands at the top of the rise.
- This open space provides visual interest to this part of the conservation area.

**OS3: Land immediately west of the conservation area and north of the Daventry Road**
- An area of pasture immediately to the west of the conservation area which makes a significant contribution to the setting of the conservation area.
- This open space enables long views over the open countryside to the west of Staverton from footpath FP1, highlighting its rural setting.

**OS4: Two enclosed fields west of Godfrees**
- Two pasture fields west of Godfrees which make a significant contribution to the setting of the conservation area, enabling long views to the west.
OS5: Two enclosed fields west of the Manor House
- Two agricultural fields west of the Manor House and barn which make a significant contribution to the setting of the conservation area.
- The two fields enable extensive views to the west and northwest from the conservation area, highlighting its rural setting.
- The open, undeveloped nature of this land contributes to the setting of the listed Manor House and barn.

OS6: Two enclosed fields west of Staverton Hall
- These two enclosed fields make a significant contribution to the setting of the conservation area.
- They enable views up towards the conservation area from the public footpath where Staverton Hall and buildings at Hall Farm can be seen.
- Along with OS5, the fields allow views towards the conservation area from the Daventry Road from some distance, in particular, the view of Staverton Hall, which is a prominent building on the ridge.
- Long views out of the conservation area to the rural landscape beyond are made possible by this open land from Footpaths FP5 and 6.

OS7: Land at the southeast corner of the conservation area
- An area of open land bounded by the Daventry Road on the south and east sides which makes a significant contribution to the historic character and setting of the conservation area.
- The land is enclosed with tall hedges and trees on the north, east and southern sides which prevent views across it towards the conservation area but provide a buffer to the busy A425 Daventry Road.
- There are views into the field from St. Mary’s Churchyard. From here prominent ridge and furrow earthworks are visible that contribute to the historic character of the village.

OS8: Land east of St. Mary’s Churchyard and Windmill Gardens
- An area of open land between the village and the A425 Daventry Road which makes a significant contribution to the setting of the conservation area and the Grade I Listed Church of St. Mary.
- The land provides a buffer between the built extent of the village and the A425 Daventry Road.
- There are views across this land from St. Mary’s Churchyard up towards Staverton Clump, which reinforces the impression of Staverton’s rural setting.

OS9: Land south of Daventry Road and east of the pocket park
- An area of open land to the south of Daventry Road and east of the pocket park that makes a moderate contribution to the setting of the conservation area.
- The land provides a quiet, rural backdrop to the adjacent pocket park.
- There are views to the south across this land to the church tower.
OS10: Recreation ground west of Braunston Lane
- An area of open land in use as a recreation ground and pasture to the west of Braunston Lane that makes a moderate contribution to the setting of the conservation area.
- This area of land affords views towards the conservation area when approaching along Braunston Lane and helps to reinforce its rural setting.

OS11: Pasture fields south of A425, opposite the Countryman Pub
- Three fields of enclosed pasture that preserve the visibility towards the conservation area from the south and help to preserve its rural setting make a moderate contribution.
- This area of land provides views of the southern edge of the conservation area, including several of the more prominent buildings adjacent to the A425 and the tree line.

OS12: Pasture fields south of A425 and east of the Upper Catesby Road
- This land is largely unseen from the public realm within the conservation area due to buildings at the junction of the two roads and the hedgerow adjacent to the A425. Views towards the conservation area across this land are restricted by this hedgerow and another hedgerow along the east side of the Upper Catesby Road. This area of land makes a negligible or no contribution to the conservation area.

OS13: Football pitches east of Vine Tree Farm
- This land is largely screened from the public realm within the conservation area due to a mature hedgerow along the boundary with the A425. The land, therefore, makes a negligible or no contribution to the conservation area’s setting or character.

OS 14: Unimproved grassland east of Staverton Primary School and allotments
- From the southwest corner of this area of unimproved grassland there are glimpsed views across this land, which make a moderate contribution to the rural character of the conservation area.

OS15: Area of paddocks within the boundary of an ancient assart north of Well Lane
- An area of land to the north of Well Lane that is probably an ancient assart, which is important for interpreting how Staverton developed from its earliest times as a settlement. As such it makes a significant contribution to the historic character of the conservation area.
- This open space influenced the route of Well Lane as one of the earliest lanes to and from Staverton. It makes an important contribution to the peaceful, rural character of the lane and the transition from the built-up village to the more open, less developed part of the village that lies to the west.
Figure 13: Open space analysis showing areas that make a significant, moderate or negligible contribution to the conservation area
7.7 Public Realm and Other Features of Value

The public realm can be defined as the space around and between buildings that are publicly accessible, including streets and open spaces. In addition to the public realm having the potential to contribute to the character, appearance and amenity of the conservation area, it often includes specific features that also make a contribution and should be retained. Positive aspects of the public realm and features of value within Staverton Conservation Area include:

- An area of stone setts outside the Countryman public house contributes to the setting of the listed building.
- A row of cast iron bollards outside the Countryman public house complements the historic character of the building and approach to the conservation area.
- The majority of lamp posts within the village are of a consistent historic design and complement the character of the conservation area.
- There are several public benches in the conservation area, for example, at the green and the pocket park, that contribute to the amenity of the area by providing a place for people to sit and enjoy the surroundings.
- Wide grass verges in Glebe Lane enhance views of historic buildings.
- Ornamental gates and railings at The Cottage and the Old House make a positive contribution to the character of the conservation area.
- The conservation area contains a Grade II Listed K6 telephone kiosk in Manor Road which enhances the historic street scene.
- A simple bus shelter constructed using sympathetic materials is located on Daventry Road.
- Road traffic signs are kept to a minimum within the conservation area which helps to keep the public realm uncluttered.

Figure 14: Images of the Grade II Listed K6 telephone box and the bus shelter, structures that make a positive contribution to the conservation area

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8 Architectural Character

Architectural form is a key aspect of the character and appearance of the conservation area. Set out below is a summary of building types and materials; including the characteristics of the form of the built environment within the conservation area; and pictorial examples of common materials, form and detailing, set out in the “palette”.

8.1 Building Types and Materials

Staverton’s historic buildings within the historic core of the village date to between the 16th and 19th centuries, with the exception of the Church of St. Mary, which is 14th century in date. A significant number of them are former farm houses and their associated agricultural buildings which have been converted for residential use, such as Glebe House and The Stables. Often they are formed of two ranges at right angles to each other forming an ‘L’-shaped plan set around a courtyard. This leaves the rear of the buildings facing on to the street and contributes to the enclosed character of the village.

Properties are built in vernacular style appropriate for their function but some buildings have features that distinguish them from their neighbours, for example oriel windows such as at Godfrees. This vernacular style is the predominant character of the conservation area and is reinforced by the stone boundary walls that enclose many of the properties in the village, both historic and more recent.

The vast majority of buildings in the conservation area are built of locally-sourced limestone or ironstone. Most historic buildings are built from regularly coursed rubble stone, with ashlar being used only for detailing such as mullion windows and door surrounds. There is some use of brick, mainly for boundary walls and the occasional outbuilding. A couple of exceptions are The Stables, where a new façade to the building was added, possibly in the early 19th century; and The Hatch, a large 19th century house on Daventry Road. There are a number of stone buildings where brick has been used to raise the wall height in order to alter the pitch of the roof. This is usually an indication that the buildings in question would previously have been thatched.

In the second half of the 20th century there was a degree of infilling but these buildings tend to be set back from the street frontage so they do not impact negatively on the street scene. A number of them are built using ironstone and therefore complement the historic character of the conservation area.

8.2 Scale and Massing

The vast majority of properties are residential, and of two storeys but there is a horizontal emphasis created by buildings being terraced or of three or more bays. There are also a number of buildings, usually former agricultural buildings, which are single storey, which also contributes to the horizontal emphasis. Buildings along Manor Road, Glebe Lane and Oakham Lane are the most densely massed. To the west of Manor Road the density of buildings decreases, as more properties are detached and sit in larger plots. In addition, a significant proportion of this western half of the conservation area is undeveloped.
Most buildings sit close to the highway or footway. A small number are gable-end on to the highway with plots running perpendicular to the road. Late 20\textsuperscript{th} century buildings and historic buildings of a higher status, such as the Manor House, The Hatch and The Cedars, tend to be set back from the highway and, therefore, contribute to particular parts of the conservation area being less densely massed.

8.3 Boundary Treatments

Walls are the typical boundary treatment within the conservation area. They are mainly low walls but taller examples exist along the southern boundary of Daventry Road. The walls are largely built from limestone, with the occasional example using ironstone. A high proportion of these walls form the boundaries of post-1950 properties and enhance the character of the conservation area and help to reduce the visual impact of modern properties on the historic street scene.

There are also several examples of brick walls within the conservation area, mainly along Daventry Road and Manor Road. Particularly prominent examples of brick walls are seen along the Daventry Road turning into the conservation area opposite the Countryman Public House and along Manor Road, for example the walls that forms the property boundaries of The Beeches and The Stables. Prominent stone walls exist at The Manor House and outside several properties along Oakham Lane.

All walls, whether of brick or stone, help to provide an important sense of enclosure.

Styles of wall coping seen in the conservation area include cock-and-hen and stone twice-weathered coping.
Figure 15: Important walls and hedges within the conservation area
8.4 Palette
Figure 16: A selection of images showing typical materials, surfaces, boundary treatments, fixtures and spaces which form a representative palette for the Staverton Conservation Area.
9 Design Guidance

The following policies set out key design principles. Advice should always be sought from Daventry District Council before commencing any works. The draft Staverton Neighbourhood Development Plan Conservation Policy (PE3) should be referred to. A Design Guide for Northamptonshire has been produced by CPRE which provides useful advice\(^\text{11}\).

9.1 Alterations and Extensions

Proposals for alterations and extensions should not adversely affect the character or appearance of the conservation area or its setting. Alterations and extensions should be sympathetic to the character of the building in terms of proportions, scale, materials, and detailing. New development, including extensions, should respect the appropriate pattern of historic plot formation.

9.2 Scale

Additions to existing buildings or new development will generally not exceed two storeys, and the ridgeline should respect the ridgeline of adjacent buildings.

Ridgelines are typically varied across the conservation area, and new development should seek to be sympathetic to this style.

Due to the importance of the continuous built frontage throughout much of the conservation area, new development and alterations should not affect the established building line, nor create gaps where previously there were buildings or walls.

9.3 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. The majority of properties within Staverton are built using either local limestone or ironstone. Later alterations to buildings have often been carried out using brick.

Pointing on historic buildings should be subservient and done using an appropriate grade of lime mortar, avoiding ribbon or strap style.

Rendering generally serves to detract from the visual amenity and uniformity of the street scenes in Staverton and should be avoided. When considering exterior painting and rendering, masonry paints are often not acceptable for use on buildings which pre-date 1919, as they can have a damaging effect on stone and brickwork. In these cases it is more appropriate to use a lime-based render or lime wash.

9.4 Detailing

Detailing is common on buildings across the conservation area. Several older buildings display mullion windows and those at Corner Cottage, Glebe Lane, have stone hood moulds. Many of the historic buildings

\(^{11}\) [https://www.cprenorthants.org.uk/media/pdf/cpre-ncdg.pdf](https://www.cprenorthants.org.uk/media/pdf/cpre-ncdg.pdf)
incorporate wooden lintels over windows and doors, often painted black. Stone oriel windows are another feature that distinguish several buildings such as The Stables and Godfrees. Some buildings have later brick dentil courses that were added below the roof line, presumably to alter the pitch to enable thatched roofs to be replaced with slates or clay tiles.

These features greatly contribute to the character of the conservation area and new development should use appropriate designs in order to be sympathetic to the existing form. The development at Windmill Gardens is a good example of where this has been achieved.

9.5 Windows

A range of historic window styles survives across the conservation area, including examples of mullion, Georgian and Victorian sashes, casement and oriel windows. These different styles greatly enhance Staverton’s character and help to paint a picture of its architectural development.

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

Dormer windows and roof lights are generally not acceptable on the front elevations of historic properties, and if used on rear elevations should be designed so that they are in proportion with the building and do not dominate the roof slope. Roof lights should be fitted flush to the roof line.

Simple eyebrow detailing should be used in situations accommodating thatch.

If replacement of traditional windows is necessary, they should be:

- sensitive to the original style;
- generally, either timber or metal double casement;
- if painted, window frames should be either white or where possible a relevant sensitive colour based on the originals;
- original stone and wooden lintels should be retained and every care taken not to damage them if the windows are being replaced; and,
- uPVC is generally not an appropriate material for use in an historic property.

9.6 Doors and Porches

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

Several properties, particularly around or in the vicinity of The Green, have door surrounds with classically detailed entablatures and moulding, including The Old House which also has a pediment. The doors themselves are panelled, often with two windows at the top. More modest properties often have no detailing at all.
9.7 Roofing

Traditional roofing materials such as slate, clay tile and thatch should be retained wherever possible. Replacement of thatch with an alternative roofing material is generally not acceptable.

Several historic properties within Staverton have historically had thatched roofs which have subsequently been replaced with corrugated tin. This is a local feature which contributes to the agricultural character of the conservation area and they should be retained.

Ridgelines should be carefully designed so as not to obscure views of historic buildings, particularly the church. Steeply pitched roofs are a common feature of some older, stone buildings indicating that they were formerly thatched; later slate roofs are of more shallow pitch. Modern development should seek to sit subservient to historic properties rather than dominating them.

9.8 Setting

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

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

Views of The Woodlands across the open pasture within the conservation area, as well as views of the church, are especially integral to its setting, as are long distance views across the Leam Valley both towards and from the conservation area.

9.9 Public Realm

The public realm should enhance the character of the conservation area. Surface materials should, where possible, be sympathetic to the surrounding built form, and historic materials should be retained or reinstated in all possible cases. Signage and street furniture should not detract from the visual amenity of the streetscape; their design should be sympathetic and number kept to a minimum in order to avoid clutter whilst properly taking account of public safety.

Satellite dishes should not be placed on the principal elevations of buildings, as they serve to detract from the visual amenity of the conservation area. Furthermore, external wiring should not be taken across the frontage of a building; or, where unavoidable, should be consolidated and kept tidy so as not to affect the visual amenity of the building or streetscape.

Any new development should seek to ensure that measures are taken so that large waste bins are not visible to the street, including back land.

10 Opportunities for Enhancement

10.1 Local List

Certain buildings, structures and sites make a particular positive contribution to the character and appearance of the conservation area or its setting, and are therefore worthy of recognition in the planning process.
In response to this, Daventry District Council is producing a “Local List” of locally special buildings, structures or sites, which provides those assets included on the list with appropriate consideration. The Local List differs from statutory “Listed Buildings” in that an asset’s inclusion on the Local List does not confer any further planning controls. Rather, being included on the Local List provides weight to the asset’s retention, should it be at risk.

Local List candidates are judged by criteria assessing their age; condition and quality; rarity; group value; and historic associations.

Proposed candidates for the Local List within Staverton are as follows:

**Daventry Road**

- Boundary wall between Daventry Road and rear garden of 2 Windmill Gardens; the wall incorporates two stone window surrounds, suggesting this was formerly the wall of a building in the area of the early settlement of Staverton that was largely destroyed in the fire of 1720.

**Manor Road**

- The Stables; a 16th century building with an oriel window in the side elevation and an early 19th century brick façade.

**Glebe Lane**

- The Reading Room Cottage and Lantern Cottage; two adjoining 18th Century cottages that provide a good example of buildings that create an enclosed street scene. The cottages have a varied but steeply pitched roofline and typify the built character of Staverton.

**Oakham Lane**

- The Old School House; a 19th century school room now converted to a residential dwelling, which retains much of its historic character.

**Barn 300m North West of The Manor House**

- A stone-built field barn, open on the south side with the roof supported by three red-brick piers. The barn has a hipped roof of corrugated metal. There are several blocked openings visible on the exterior of the north wall.
Figure 18: The Stables, Manor Road

Figure 19: The Reading Room Cottage and Lantern Cottage, Glebe Lane

Figure 20: The Old School House, Oakham Lane

Figure 21: Field barn 300 North West of Staverton Manor House
Figure 22: Proposed buildings and sites for local listing
10.2 Article 4 Directions

Permitted development rights are a national grant of planning permission which allow certain building works and changes of use to be carried out without having to make a planning application. Certain “permitted development” rights are automatically withdrawn as the result of conservation area designation, meaning that planning permission is normally required to undertake particular works (see Section 2.3). However, many works, such as the replacement of windows, doors or the painting of the exterior of a property are not controlled through conservation area designation and remain permitted development. Over time, these works can have a significant effect on the character and appearance of a conservation area which may cause harm to its special interest. In order to preserve the character of a conservation area the District Council may choose to remove certain permitted development rights through the placement of an Article 4 Direction. The result of an Article 4 Direction is that permitted development rights are withdrawn and planning permission is required to undertake certain works.

The placement of an Article 4 Direction is a separate process to conservation area designation. Certain Article 4 Directions are being explored as the result of this appraisal and are detailed below.

Subject to the outcome of the consultation on this appraisal, detailed proposals will be prepared and further consultation, including directly with the property owners concerned, will be undertaken.

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<td>Colledges Cottage, Glebe Lane</td>
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10.3 Public Realm Enhancements

Specific aspects of the public realm within Staverton currently detract from the character and appearance of the conservation area and would benefit from sensitive redesign in the future, if possible.

These are as follows:

- the railings at the corner of Glebe Lane and Oakham End.
11 Management Plan

Local planning authorities have a duty placed on them under Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to draw up and publish proposals for the preservation or enhancement of conservation areas.

Conservation area appraisals undertaken within Daventry District help to identify threats to the character of the conservation area and opportunities for enhancement, which can then be developed into Management Plans which seek to address these issues through recommendations.

The following threats to the character and appearance of the Staverton Conservation Area have been identified through the appraisal. Each Threat is accompanied by a Recommendation which should be used to guide future management and address key issues.

11.1 Threats and Recommendations

Threat 1: Inappropriate development

Both piecemeal and large scale development, both on the fringes of the village as well as within the conservation area boundary, has the potential to harm the character of the conservation area as well as 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.

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

Development should preserve and enhance the character of the local vernacular.

Threat 2: Loss of architectural features

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

Recommendation 2: Development proposals should have regard to the design principles set out in Section 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 3: Impact on Trees

Trees make an important contribution to the character of Staverton. They help to create the enclosed atmosphere at particular locations, they screen the village from the busy A425, and they form an important aspect of views within the conservation area. There are a significant number of Tree Preservation Orders within the conservation area. Numerous trees
which are not protected by Tree Preservation Orders contribute directly to the special historic interest of Staverton.

**Recommendation 3:** Under Section 211 of the Town and Country Planning Act 1990 permissions are required to carry out works to trees over a certain size within a conservation area. This includes topping, lopping, pruning and felling.

Development proposals should have regard for the contribution of trees throughout the conservation area as well as their effect on its setting. Staverton contains a number of mature trees of various species and boundary planting which contribute directly to its secluded and peaceful character.

**Threat 4: Impact on archaeology**
Staverton has been inhabited for many centuries. It is recognised that evidence for past occupation may survive as buried archaeological remains within the modern settlement. Development proposals have the potential to have a detrimental impact on these remains.

**Recommendation 4:** Development which involves below ground excavation should have regard to the potential for remains of archaeological interest. Professional advice should be sought and appropriate assessment undertaken prior to development commencing.

**Threat 5: Highways**
Controls over highways are not within the remit of Daventry District Council. It is recognised that highways and the public realm directly contribute to the character of conservation areas, however there is little which can be achieved by the District Council in the short term. Northamptonshire County Council is responsible for the majority of highways matters. There are also strict regulations surrounding the safety of the public realm, to which the councils must adhere.

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

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

A lack of available off-road parking also detracts from the public realm.

**Recommendation 5:** Development proposals should have regard to the impact of traffic levels on the historic environment. Where possible, historic paving materials and surfaces should be retained after any works to the highways. Where possible, Daventry District Council will seek to ensure that the public realm does not detract from the character of the conservation area.

**Threat 6: Public Realm**
The condition of the public realm has great effect on the quality of a conservation area, and should be maintained to a high standard by all stakeholders. Street furniture within the Staverton Conservation Area is
minimal and generally modern, with the exception of the listed K6 telephone kiosk in Manor Road. The condition of the public realm in Staverton is generally complementary to the conservation area, and should be maintained as such.

**Recommendation 6:** Where possible street furniture within the conservation area should be consolidated and kept to a minimum in order to prevent cluttering the street space. Good design should be encouraged to enhance the conservation area.

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

This document was produced with reference to:


Department of Communities and Local Government (2019) National Planning Policy Framework


Historic England (2016) Local Heritage Listing


Northamptonshire Green Infrastructure Suite

Northamptonshire Record Office

Northamptonshire Historic Environment Record


Rosevear, Alan (2010), Turnpike Roads to Banbury, Vol 31


Staverton Parish Council (2018) Draft Staverton Neighbourhood Development Plan


Internet Sources

https://www.british-history.ac.uk/

https://opendomesday.org/place/SP5461/staverton/

https://archive.historicengland.org.uk/

https://historicengland.org.uk/listing/the-list

https://www.oldmapsonline.org/

http://www.stavertonparish.com/
Further Information and Contact Details

Information regarding conservation areas can be found on our website at:
https://www.daventrydc.gov.uk/living/planning-policy/conservation-areas/

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

For advice relating to development within conservation areas, please contact the District Council’s Development Management department via

Email: plancare@daventrydc.gov.uk or

Telephone: 01327 871100.

Information and advice for those living and working within conservation areas can also be found on the Historic England website at:


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## Appendix: Listed Buildings and Scheduled Monuments

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