Everdon Conservation Area Appraisal and Management Plan

Adopted
October 2019
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*Figure 1 Title Page Image: Long Row Cottages, High Street, Everdon.*
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 Everdon Conservation Area was designated in 1976 and reviewed in 2000 and subsequently 2019. This document was produced as part of the 2019 review. This appraisal outlines the special interest of the Everdon 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 Monday 19th November 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 3rd June 2019 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 9th July 2019 which gave residents a chance to comment on the draft document and discuss any issues which may have arisen.

As part of the reporting process, the Statement of Consultation (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?

The appraisal begins with an introduction to conservation areas and background policy and legislation at Section 2. Details of the 2019 review and the current 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 important green spaces, areas of archaeological potential, views and an open landscape 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 a list of adopted Local List entries for Everdon.

A Management Plan is set out in Section 10. 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 at Appendix A.

1.5 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 Everdon 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, and putting them to viable uses consistent with their conservation;
- The wider social, cultural and economic benefits which the conservation of the historic environment can bring;
- The desirability of new development making a positive contribution to local character and distinctiveness; and
- Opportunities to draw on the contribution made by the historic environment to the character of 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 41 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:

As of the publication of this draft appraisal, a Village Design Statement (VDS) is also being produced for Everdon parish, by the Parish Council. If adopted, the VDS and Conservation Area Appraisal will both have the status of Supplementary Planning Documents.
3 2019 Review

3.1 Conservation Area Boundary (2000) and Area of Study (2019)

The Everdon Conservation Area was first designated in 1976, and was reviewed in 2000 and subsequently 2019. The extent of the conservation area boundary as reviewed in 2000 is shown at Figure 2. This also shows the area of study for the 2019 review.

The current boundary as adopted in October 2019, alongside other designated heritage assets in the village, is shown at Figure 3.
Figure 3 Current conservation area boundary and local landmarks, listed buildings and scheduled monuments.
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 Everdon Conservation Area derives from the following key characteristics:

- Everdon is an historic linear settlement; the street pattern has been laid out in its current form since at least the 17th century.
- Prior to this, there is evidence for continuous settlement of the area since prehistoric times. The current village lies close to the remains of prehistoric settlement on Everdon Hill; to the east a late Saxon Charter boundary forms part of the extent of the conservation area; and evidence of medieval settlement has been suggested to the south of the village.
- The secluded character of the village; as it is surrounded on all sides by rolling ironstone hills and valleys, and approached via small country lanes lined with high hedgerows, and a proliferation of mature trees.
- A strong agricultural character and integration with the countryside, preserved in historic, rectilinear plot boundaries and continuing agricultural practice within the conservation area.
- There is a strong vernacular style. The majority of properties are simple and agricultural in style, built in local ironstone with slate roofing.
- A high number of nationally designated assets; 27 listed buildings and structures, including grade I St Mary’s Church, and Everdon Bridge, a Scheduled Monument.
- The prevalence of significant ironstone walling as boundary treatments, with varied styles of stone and tile capping.
- Diversity is created by properties of higher status, such as The Rectory, The Manor House, White House Farm and Ash Tree House.
- Significant views from the conservation area over the surrounding countryside and equally views towards the village and in particular St Mary’s Church.
The Everdon Conservation Area is situated in the village of Everdon, within the parish of Everdon, Weedon ward, Daventry District. Everdon is a remote parish 4 miles south of Daventry and 12 miles west of Northampton, reachable via rural tracks from both the A45 and A5. The parish also contains the smaller settlements of Little Everdon, a hamlet situated directly to the north of Great Everdon; and Snorscomb, a collection of buildings which lies to the south east. The Council is consulting, alongside this consultation, on a proposal to designate Little Everdon as a conservation area.

The surrounding landscape is typified by rolling ironstone hills and valleys; Everdon and its surrounding landscape lie within the National Character Area 95 “Northamptonshire Uplands” and the Daventry Landscape Character Area “13a Weedon and Woodford Halse”. The area is also covered by the Daventry District Special Landscape Area designation. Villages and hamlets in the area are often located within the valley plains adjacent to water courses such as at Newnham and Charwelton, or on valley sides as at Everdon. As a result of this, many share a remote and tranquil character. Everdon has a strong relationship with the immediate and surrounding landscape, which helps define its rural character. The gradient of the land rises gradually from the river in the east to the west at Everdon Hill and to the north at Little Everdon. Woodland copses are a feature of rising ground, whilst lowland fields are characterised by a patchwork of hedgerows.

Figure 4 Map showing location of Everdon within Daventry District. Source: Google Maps.
6 Historical Development

Archaeological evidence in the form of pit circles, ditched enclosures and linear features at Everdon Hill and north of High Street has been found through the National Mapping Programme in the 1990s and aerial survey, suggesting that areas surrounding Everdon have been settled since at least the Neolithic period (4000-2500 BC).¹

Great Everdon is situated on the edge of a late-Saxon charter boundary, described in the Badby Charter of AD944, including reference to a “heathen burial place” in the vicinity of Everdon Stubbs.² The name Everdon denotes an area used for boar hunting by the Saxon settlers.

The current settlement at Great Everdon possibly developed along a route-way from important Saxon settlements at Fawsley and Weedon. The current Everdon Bridge (grade II, Scheduled Monument) is dated to the 17th century, but probably has earlier origins.³

The Domesday Book notes that Great Everdon was a very small settlement in the period AD1066-1086, noted as having land enough for 1 plough, 2 villains and 2 bordars, equivalent to 4 households all under the tenancy of Bishop Odo of Bayeux.⁴

After the Norman Conquest the manor of Everdon was passed to the Abbey of St Mary of Bernay in 1156-7 by Henry II; a priory was then installed at Everdon to administer the lands under the control of the abbey.⁵ The priory was situated in the east of the village adjacent to the ancient Manor House belonging to Eton College, to whom the lands of Everdon were granted by Henry VIII. This is most likely near to the current Manor House on Stubbs Road which dates from the late 17th century.

The current church of St Mary (grade I) was first constructed in the 14th century, remodelled in the 19th century.

Possible medieval settlement remains have also been discovered through aerial photography and field walking to the south and east of St Mary’s church. This includes large depressions thought to have possibly been fishponds, two hollow-ways to the south west, as well as at least three embanked closes extending south from the existing gardens of properties on Stubbs Road.⁶ Medieval ridge and furrow is still evident in the parkland surrounding Little Everdon and to the far north east of Great Everdon, on approaches from Weedon and Dodford and provides evidence of the medieval landscape.

The village grew in the 17th and 18th centuries, from when the majority of the conservation area’s listed buildings date from. In 1764 Everdon was enclosed by an Inclosure Act. The 1777 Militia lists for the Northampton Regiment provide evidence of local business within Everdon at the time, which includes many yeoman farmers and labourers, as well as tradesmen.

¹ Northamptonshire Historic Environment Record No. 9630/0/1
² Northamptonshire Historic Environment Record No. 6422/0/1
³ https://historicengland.org.uk/listing/the-list/list-entry/1003889
⁴ http://opendomesday.org/place/SP5957/everdon
⁵ https://www.british-history.ac.uk/vch/northants/vol2/p182
⁶ https://www.british-history.ac.uk/rchme/northants/vol3/pp80-82
such as a baker and a butcher, two millers, two blacksmiths; other skilled workers also lived in the village including a mason, glaziers, carpenters and a wheelwright. The influence of the boot and shoe industry is also apparent with several employed as a “cordwinder” or cordwainer, somebody who makes shoes from new leather, as opposed to a cobbler. A fire destroyed 40 properties in the village in 1786.

In the 19th century the village contained both a Congregational Chapel (1813) and a Methodist Chapel (date unknown), located on High Street. The Congregational Chapel remains and has been converted into the residential Chapel Court.

In 1877 an elementary school was built in the arts and crafts style on The Green, which remains today as an outdoor centre. An earlier school with possible links to the Methodist Sunday School was located near the church on High Street.

Many former public houses have been converted into residential use, including the Plume of Feathers on Stubbs Road (grade II).

The current village remains a similar size to that of the early 19th century, with a population of approximately 350.

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7 http://www.everdon.com/militia.htm
Figure 5 1st Edition Ordnance Survey mapping 1883 showing Everdon village.
Figure 6 2019 map showing corresponding features to Fig. 5.
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

- Approaches to the conservation area are generally along small country lanes lined with high hedgerows and hedgerow trees. Physical boundaries have limited the spread of Everdon, including Everdon Hill to the west and the River Nene tributary to the east. These features contribute to the sense of seclusion which is inherent in the character of the conservation area.
- The historic core of Everdon is laid out along Stubbs Road, Well Lane and High Street; as well as Bethel Lane to the south and Little Everdon Road to the north. The streets have existed in such a manner since at least the 17th century, and have contributed greatly to the development of the village.
- Historic properties in the conservation area are generally located close to the highway or footway, creating a sense of enclosure.
- Properties are also typically massed closely together with a horizontal emphasis, which forms a strong building line.
- Pastureland surrounds the village creating a strong, rural “edge of settlement” character.
- Earthworks (see Section 5.2) and well preserved ridge and furrow contribute to the historic setting of the conservation area; indicating how the settlement has developed and providing evidence of historic farming practices.
- Strong boundary treatments in the form of ironstone walls are a typical feature of the character of the conservation area and create enclosure.
- Informal, wide verges are a key character feature of the conservation area, in particular along High Street.
- The sense of enclosure is punctuated at The Green, which has an open character.
- The conservation area contains a large number of mature trees of varying species which contribute to the sense of enclosure and seclusion. At the time of survey there were eight individual or group Tree Preservation Orders within or on the edge of the conservation area (see Map at Fig.7).

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8 The late Saxon Charter boundary, a major earthwork to the east of the village, will also have limited its extent historically. See Section 5.2.
Figure 7 Map showing important green features and walls within the conservation area.
7.2 Public Open Spaces

The churchyard and the Village Green fronting the former school are the only public open spaces within the conservation area. Wide green verges are significant within the conservation area for their size and contribution to its character.

7.3 Areas of Archaeological Potential

Archaeological interest can be both remains surviving below the ground or evidence for past activity that is contained within standing buildings and structures.

Evidence of past settlement remains in Everdon contribute to the special historic interest and setting of the conservation area; they enhance the legibility of the development of the settlement and have the potential to yield further evidence of the area’s history.

Potential archaeological deposits within the conservation area include:

- AP1: Potential site of former Benedictine Priory
- AP2: Evidence for medieval occupation

Potential archaeological deposits around the conservation area:

- AP3: Evidence for medieval occupation
- AP4: Evidence of Prehistoric ritual activity and occupation
- AP5: Evidence of Saxon charter boundary and ditches

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 including 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.
Figure 8 Map showing Areas of Archaeological Potential.
7.4 Footpaths

Footpaths through the conservation area are an important means of connectivity within the village and with the surrounding countryside and neighbouring historic settlements. Most of the currently used footpaths (as shown on the map at Fig.9) were in existence in the late 19th century, but most probably set out prior to extant mapping.

Important historic footpaths traversing the conservation area include:

- Footpath north of plots on High Street, from The Lodge to Newnham Road;
- Footpath from Everdon Bridge south eastwards;
- Footpath from Manor House to Snorscomb Mill and on to Snorscomb and Preston Capes;
- Footpath from St Mary’s Church to Preston Capes;
- Footpath from western side of village to Fawsley via Westcomb and Bullshill Farms;
- Footpaths from Little Everdon to Upper Weedon and Newnham.

Footpaths provide legibility in historic modes of movement; as such several key views can be experienced from footpaths in the village, many of which will 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 compact settlement with varying 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.

A map of views can be found at Fig.9.

**Views within the conservation area**

**V1: Short view of St Mary’s Church and churchyard from public footpath to the south**

As St Mary’s Church sits on raised ground, it can be seen from several viewpoints both within and from outside of the conservation area. The church is a highly significant and ancient heritage asset, and views of it are likely to have remained largely the same for several hundred years.

**V2: Glimpsed, long view of St Mary’s Church from the pond and footpath to rear of The Manor House**

This glimpsed view of the church shows an alternative aspect to views from the south and again shows its dominance over surrounding buildings.

Trees frame the church and the open pastureland to its east contributes to its rural setting.

**V3: Glimpsed view of St Mary’s Church from Stubbs Road**

The church comes into view as dynamic glimpses when travelling along Stubbs Road to Well Lane, where the view opens out directly onto the church.

**V4: Long view of White House Farm from Everdon Bridge**

This is a significant view of White House Farm on first entering the conservation area, including the pastureland to its front which provides a sense of openness. Trees to the front of White House Farm provide a sense of enclosure further along the road and contrast to the pastureland.

**V5: Long view along River Nene embankment and to Mill House/ Coach House**

The significant size of the embankment can be clearly seen from Everdon Bridge looking southwards and provides a clear edge-of-settlement feeling. There is a clear view to the Coach House; Mill House and the adjacent farm can also be glimpsed through the trees, framing the approach to the village along with White House Farm. The grouping of trees around Mill House and The Manor House also create a strong impression of enclosure and seclusion from the bridge in contrast to the pastureland.
V6: Short view across The Green

This is an important short view within the conservation area which stretches across The Green from High Street towards the properties lining its edge, including the Old School, a Local List Candidate. This public open space greatly contributes to the character of the conservation area.

V7: Short view along High Street

From High Street a short view to Long Row Cottages is experienced across a wide verge, a typical feature of the conservation area. The view of this row of cottages is enhanced by the verge and the traditional signage and bench to their front.

V8: View from footpath to Stubbs Road

This view stretches across a gently undulating open area of pasture to the historic roofline on Stubbs Road. The view is representative of both Everdon’s green, rural setting and the character of the conservation area.

V9: View across earthworks to St Mary’s Church

This view stretches across the earthworks, which are on lower ground, up to St Mary’s Church which rises prominently in the landscape. The earthworks have the potential to provide evidence for the earlier (possibly medieval) development of Everdon, and as such have a direct relationship with the church and its setting.

V10: View across paddocks west of The Derry

This view looks westwards from The Derry across historic paddocks which have been retained as probable pre-parliamentary enclosures in their current form most likely since the 18th century and make a significant contribution to the character and historic interest of the conservation area. The strong tree belts which form a natural defined edge to the settlement are visible to the west and south.

Views from outside the conservation area

V11: View from footpath to Snorscomb

Significant views of St Mary’s Church can be seen across the landscape from this footpath which leads to the historic hamlet of Snorscomb. This is an historic route and a view which has most probably changed little for several hundred years.

V12: Long view from Fawsley Road to St Mary’s Church

From Fawsley Road there is a long, dynamic view eastwards to St Mary’s Church when approaching the conservation area from the south west. The view also takes in the pastoral land immediately south of the conservation area which contributes to its rural setting, and a strong belt of trees south of High Street which emphasise the secluded character of the conservation area.
Views outwards from the conservation area

V13: Panoramic View from footpath north of High Street

To the north of the conservation area there are panoramic views of the trees in Everdon Hall Park and of Everdon Hill to the west from the public footpath. This contributes to the conservation area’s rural setting.

V14: Panoramic View from St Mary’s Churchyard

Significant views southwards can be experienced from St Mary’s Churchyard. This view takes in extensive earthworks in the foreground and then travels over the gently undulating hills which lead to Snorscomb. This contributes significantly to its tranquil, rural setting.
Figure 9 Map showing important views and footpaths.
Figure 10 Images showing important views within Everdon 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. 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. This methodology has been employed to assess the contribution of open spaces to the Everdon 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 grades have been used to assess the contribution of open space to the conservation area and are mapped in Figure 11:

**Purple:** Open space that makes a strong contribution to the character and appearance of the conservation area or its setting.

**Pink:** Open space that makes some moderate contribution to the character and appearance of the conservation area or its setting.

**Brown:** Open space that makes no or negligible contribution to the character and appearance of the conservation area or its setting.

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Areas 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 including within the conservation area. The exclusion of areas from the boundary does not preclude positive contribution.

**OS1: Land to the south of St Mary’s Church and College Farm**

- Area of enclosed land adjacent to St Mary’s Churchyard which makes a significant contribution to the setting of the conservation area.
- Located within valley floor, which has historically been widened and deepened to a depression of 1 metre, indicating the possible existence of fishponds or other medieval settlement remains related to Great Everdon.
- Makes a significant contribution to the setting of the grade I listed St Mary’s Church.
- Forms an integral part of the view shed from St Mary’s Church looking out of the conservation area.
- Provides a clearly defined “edge of settlement” with strong links to the open countryside.

**OS2: Land to the east of White House Farm and Mill House and west of the River Nene tributary**

- Area of open pastureland which makes a significant contribution to the character and appearance of the conservation area.
- Forms integral part of the view shed and setting of White House Farm and Coach House from the Scheduled Everdon Bridge on the approach into the conservation area.
- Shows the clearly defined “edge of settlement” character adjacent to the River Nene tributary and incorporates the historic boundaries of the non-designated late Saxon Charter Boundary.

**OS3: Land to the east of Bethel Lane and south of Stubbs Road**

- Area of open pastureland within the conservation area which makes a significant contribution to its character and appearance.
- It forms a strong part of the green setting of the village and views of the roofline on Stubbs Road can be seen across the open space (see Section 7.4, V8).
- Significant long views of St Mary’s Church can be seen across this open space (see Section 7.4, V2 and V10).
**OS4: Land to the east of Fawsley Road**

- Area of open pasture land which makes a significant contribution to the character of the conservation area.
- There are long views across this area towards the tower of St Mary’s Church.
- Views of the tree belts to the south of the conservation area contribute to the secluded and rural character of the conservation area.
- The “edge of settlement” is clearly defined here which also contributes to its secluded character.

**OS5: Land to the west of The Derry**

- This area of historic paddocks to the west of The Derry makes a significant contribution to the character and appearance of the conservation area.
- The paddocks themselves are most likely pre-parliamentary enclosure relating to earlier enclosures associated with The Derry, and have retained their historic form to a large extent.
- The tree belts to the south and west provide a strong, defined edge to the settlement and indicate the historic route of a trackway leading to Fawsley Road.
- A long view of the pastureland and paddocks can be seen from The Derry looking westwards.

**OS6: Land to the south of High Street and Fawsley Road**

- Aside from the tree belts to the very south, this open area adjacent to the conservation area makes no contribution to its character and appearance.
- Modern development has occurred to the very west, and the land to the south is largely unseen both from the public realm within the conservation area and from outside the conservation area along public footpaths or highways.

**OS7: Land to the north of Great Everdon, west of Little Everdon Road**

- Area of open pasture to the north of the conservation area which makes a significant contribution to its setting.
- Areas either side of Little Everdon Road exhibit archaeological potential in the form of crop marks and earth works, including some well-retained ridge and furrow.
- The area forms a clear “edge of settlement” and shows the lack of coalescence between Great and Little Everdon.
- Panoramic views of Little Everdon Park and Everdon Hill are experienced across this space (see Section 7.4, V12).
- Views can be seen from Little Everdon Road across to ridgelines on High Street.
**OS8: Land to the north of Great Everdon, east of Little Everdon Road**

- This area of open pasture makes a **moderate contribution** to the setting of the conservation area, through the evidence of ridge and furrow.
- The visual link with the conservation area is weaker than land to the west of Little Everdon Road.
- The boundaries of rectilinear fields to the north of Triscombe House inclusive to Suttons House, Stubbs Road, have been preserved, as shown on 1st edition OS mapping.

**OS9: Land east of Everdon Hill**

- Land rising westwards towards Everdon Hill, adjacent to the conservation area which makes a **significant contribution** to its character and appearance.
- Sweeping views of this land are experienced on the immediate approach and exit from the conservation area.
- It is also an Area of Archaeological Potential, See Section 7.3, AP4.

**OS10: Land west of Long Row Close**

- A small parcel of rough pasture which makes a **moderate contribution** to the character and appearance of the conservation area.
- This area reflects historic land use surrounding the village.
- It is only partially visible from the conservation area and has a semi-domestic character.
- This area could benefit from enhancement to make a more positive contribution to the western entranceway to the conservation area.
Figure 11 Map showing an open space analysis of Everdon.
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 Everdon Conservation Area include:

- Everdon Bridge is a significant feature in the public realm of the conservation area, contributing to both its architectural and historic interest.

- The conservation area contains a grade II listed K6 telephone box, located to the front of the village hall.

- A grade II listed pump stands in the yard to the front of College Farmhouse, and is a valuable feature of the conservation area.

- A simple bus shelter made of sympathetic timber and slate is located to the front of 23 Stubbs Road.
• Several road signs, painted black and white with traditional finger posts are situated in the conservation area, at St Mary’s Church and Long Row Cottages. These contribute positively to the character of the conservation area.

• There are a number of public benches located throughout the conservation area, including at the Plough Inn, opposite The Green and to the front of Long Row Cottages.

• Stone and brick boundary treatments with a variety of coping are a positive feature of both the private and public realm.

• Wide grass verges are a particular feature of the Everdon Conservation Area and positively contribute to its rural character.

• Ornamental gates to the front of The Manor House contribute positively to the character of the conservation area, as do iron boundary railings surrounding Mill House.

• The conservation area has minimal road signage which helps to keep the public realm uncluttered.

• Square setts are a feature of drop kerbs throughout the conservation area.
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

The majority of buildings within the conservation area are dwellings dating from the 17th to the 19th centuries. The character of the built environment is predominantly domestic and agricultural; barns are still in agricultural use on the fringes of the village, whilst many on the main streets have been converted to residential uses. Some plots retain outbuildings from agriculture or cottage industry, which provide variety in form, and also illustrate historic commercial and industrial building use on a domestic scale.

Many former non-residential premises within the village have also been converted to residential use, but retain indicators of their previous uses in their form, architectural detailing or name, such as the Old Post Office, the Old Chapel or The Bakehouse.

There is strong homogeneity in building materials, leading to a clear vernacular. Regular-coursed ironstone rubble for walls and Welsh slate for roofs predominate. Many properties have steeply pitched roofs which previously may have accommodated long-straw thatch, a typical roofing material across Daventry District. In all cases this has been replaced within the conservation area, most commonly with slate or some with clay tile. Stone quoins are a typical feature, sometimes in a contrasting colour as at The Cottage on The Green. An unusual example of brick quoining around an ironstone face can be seen at Linden and Corner Cottages, High Street. Local Marriott’s brick in Flemish bond was utilised for buildings in the 19th century, but is far less common within the conservation area than ironstone.

Brick is most commonly used for chimney stacks, which are usually located along on the ridgeline and at the gable ends. Brick detailing can also be seen as dentil courses below the eaves and in segmented arches above windows and doors.

Many properties within the conservation area have retained their traditional fenestration. Timber, side-hung casement windows are a common style, as are sliding sash. Timber lintels are a typical window detail, often painted white.

Historic doors within the conservation area are mainly Victorian four-panelled doors. Simple plank doors are also a feature of early properties. Whilst porches are not a traditional feature, several properties have classically-styled timber door surrounds, with small, flat timber canopies.
8.2 Scale and Massing

Properties are typically domestic, of two storeys and have a horizontal emphasis created by building fronts of three or more bays and terracing. Buildings along Stubbs Road and High Street are quite densely massed. Most buildings are side gabled, and sit close to the highway or footway with long plots stretching perpendicular to the road. Traditionally, higher status buildings such as the Old Chapel and Ash Tree House present their gable end to street. Other high status properties present different angles to the road, including The Manor House and The White House, which contributes to their sense of distinction. Some back-garden development has occurred, often the conversion of outbuildings to residential use, allowing their retention. Several buildings have one storey side extensions with roofs pitched towards the street, which maintain the strong building line of the original property.

8.3 Walls

Ironstone walls are a typical boundary treatment within the conservation area, both low and tall, contributing an important sense of enclosure. Walls are also used to connect buildings along the street, maintaining the strong building line. Particularly prominent examples are seen at The Manor House, White House Farm and Ash Tree House. The height of these walls contributes to the sense of status historically associated with these properties.

The walls and gate piers to the front of the Old Rectory are listed at grade II, and have limestone dressings with slate coverings. Other styles of wall coping seen in the conservation area include cock-and-hen and slate-grey saddle stones.

Figure 13 An example of typical building scale and close massing on High Street.
8.4 Palette
Figure 14 A selection of images showing typical materials, surfaces, boundary treatments, fixtures and spaces which form a representative palette for the Everdon Conservation Area.
9 Design Guidance

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 similar in height and orientation across the conservation area, and new development should seek to be sympathetic to this style.

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 and re-use of local materials if possible is encouraged.

The majority of buildings and boundary walls in the conservation area are constructed from ironstone. Several properties are constructed of a mixture of local Marriott’s red and high fired brick laid in Flemish Bond.

Pointing on historic buildings in the conservation area is generally subservient and should be done using an appropriate grade of lime mortar. Strap or ribbon style pointing should be avoided.

Render is not a common feature of the conservation area and is not encouraged as it detracts from the continuity of the street scene which greatly contributes to the character and appearance of the conservation area. 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 across the conservation area is generally simple in style. Older properties built in ironstone favour timber lintels above doors and windows, often painted white, whilst some Victorian brick built properties exhibit brick segmented arch detailing. Nos. 1-2 The Green display both styles.

Subtle dentil courses are a feature of brick properties in the conservation area, whilst stone quoins are typically used for those built in ironstone.
9.5  Windows

Casement windows are the most common style of window in historic properties within the conservation area. Traditional styles are side hung, usually with six panes. Some have fixed lights to one side. Most commonly, the frames are painted white which creates continuity; although some are painted in other muted colours such as beige, yellow or brown.

Some properties have more decorative historic windows, such as The Rectory and Wansbeck.

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.

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

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

Historic doors in the conservation area are constructed of timber. Four and six panel doors are common; in some cases these also have classical door surrounds and small timber canopies.

Simple plank construction doors are also common and display the characteristics of a rural settlement. These are often unpainted.

Porches are not a feature of historic properties in the conservation area.

9.7  Roofing

Traditional roofing materials such as slate, tile and thatch should be retained wherever possible, and replaced with like materials where necessary. Thatch replacement should be in long straw.

Ridgelines should be sensitively designed to respect local style, and not obscure surrounding historic properties. 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.

Particular attention must be paid to development which affects the setting of designated heritage assets.

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

Maintaining a rural, secluded and nucleic character is particularly important to the setting and character of 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 and reinstated in all possible cases. Signage and street furniture should not detract from the visual amenity of the street scape; 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 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 street scape.

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.

Entries on the Local List within Everdon are as follows:

The Old School (Former Everdon Public Elementary School)

The Old School on The Green is a former 19th century public elementary school for girls and boys, erected in 1877. It was designed in the Arts and Crafts style, with some fine detailing, including a small belfry. It is a good example of its type and period and has retained many of its traditional features and much of its character. It is located in a prominent position on The Green, and forms a significant part of the historic grouping around this open space.

Figure 15 Above, The Old School; below, The Old Chapel.
The Old Chapel, Chapel Court (Former Everdon Congregational Chapel)

The Old Chapel, Chapel Court was constructed in 1813 as the local Independent Congregational Chapel. It is constructed of local red brick, with timber sliding sash windows. It has been converted to residential use but has retained its simple character, and contributes to the understanding of Everdon’s past.

The Bakehouse, High Street

The Bakehouse is a typical example of a vernacular cottage in Everdon and forms an important grouping with the neighbouring grade II listed College Farmhouse. It is constructed of ironstone, with a mixture of timber casement and sash windows. Inside, some bakehouse equipment remains, including bread ovens.

Meriden, Stubbs Road

Meriden House is a Victorian dwelling constructed in red brick facing onto Stubbs Road. It contrasts with the vernacular properties around it, which are traditionally constructed in ironstone. It has a Welsh slate roof and a decorative ironwork pergola over the front entranceway. It is surrounded by a low brick wall with a small front plot.

Figure 16 Above: The Bakehouse. Below: Meriden House.
White House Farm, outbuildings and boundary walls

White House Farm is an agricultural complex at the eastern end of the Everdon Conservation Area. The main farmhouse is of 18th-19th century construction with an ironstone wing to the northwest and the main brick-faced facade to the south east. The façade is painted white, making the property quite distinctive. It has a hipped, Welsh slate roof and timber sliding sash windows. This frontage orientated towards Stubbs Road and is prominent in views from Everdon Bridge across an expanse of pasture, forming part of the gateway to the conservation area. An associated small brick outbuilding with decorative metal casement windows faces onto Stubbs Road, and the plot is demarcated by an ironstone boundary wall.

Figure 17 White House Farm, outbuilding and ironstone boundary wall.
Figure 18 Map showing conservation area and local list entries for Everdon.
10.2 Article 4 Directions

Certain “permitted development” rights are automatically withdrawn or reduced 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 specified 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 properties concerned, will be undertaken.

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<td>Mill House, Stubbs Road</td>
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10.3 Opportunities for Enhancement

Newnham Road Entrance

The approach eastwards into the conservation area along Newnham Road currently serves to detract from the character and appearance of the conservation area. Views tend towards the rear of modern properties on Long Row Close and the small open space backing on to them, which has a semi-domestic character. This area could benefit from enhancement to form a more positive entranceway into the conservation area.

Loss of traditional features

Whilst many properties have retained their traditional, historic character, some have had unsympathetic alterations which detract from their character. This includes, but is not limited to, the loss of timber windows and doors and their replacement with modern UPVC alternatives, the replacement of Welsh slate roofing with corrugated concrete tiles. The loss of these traditional features, though piecemeal, can have a significant effect on the character and appearance of the conservation area. Wherever possible, traditional features should be repaired and maintained.

Where replacements are necessary they should follow current conservation guidelines, including conservation area appraisals and published guidance from Historic England. If you are considering undertaking works to a property, advice should first be sought from the District Council Conservation Officer.

Public Realm Enhancements

Specific aspects of the public realm within Everdon 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:

- Timber and steel railings to the front of Nos.5-20 Stubbs Road
- Steel handrails on embankments to Nos.5-20 Stubbs Road
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 Everdon 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

T1: Threat to the character and appearance of the conservation area through the loss of traditional features of value

Assessment of the Everdon Conservation Area has shown that some traditional features have been lost over time. This forms a threat to the character and appearance of the conservation area through the loss of historic fabric which directly contributes to the historic and architectural interest of the conservation area.

Fenestration and doors have been replaced with UPVC equivalents at several locations. UPVC is generally not an acceptable replacement for historic timber windows and doors; it is difficult to achieve certain standards in design; and it can lead to environmental problems due to reduced breathability in materials.

Individual buildings and structures are also at risk through the loss of traditional features. Some buildings and structures make a particular contribution to the character and appearance of the conservation area but are non-designated (neither listed nor scheduled); the loss of these assets forms a significant threat to the character and appearance of the conservation area.

R1: Proposed Article 4 Directions and Local List

Through the appraisal process, the Council will explore the use of Article 4 Directions which remove permitted development rights, in order to preserve or enhance the character and appearance of the conservation area with regards to features of value.

See Section 10.2 of the Appraisal for more details.

Furthermore, heritage assets which make a particular contribution to the character and appearance of the conservation area are recognised through the adopted Local List. Recognising the contribution made by these assets allows them to be appropriately preserved and re-used, securing their long term future. The Council has adopted and will maintain
a Local List of local special buildings and structures for Everdon. The Local List is a material consideration in the determination of planning decisions. See Section 10.1 of the Appraisal for more details.

**T3: Areas of Archaeological Potential**

Several sites of archaeological importance spanning several thousand years have been identified in Everdon parish, which may come under pressure from future development. Areas of Archaeological Potential within and on the fringes of the conservation area have been identified at Section 6.2.

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, which forms a threat to the historic interest and subsequent character and appearance of the conservation area.

**R3: Appropriate consideration for Areas of Archaeological Potential**

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.

**T4: Public Realm**

The treatment of the public realm has a significant impact on the character and appearance of a conservation area. The potential loss of identified features of value and the introduction of unsympathetic street furniture forms a threat to the character and appearance of the conservation area. Wherever possible the public realm should enhance the character and appearance of the conservation area and not detract from it negatively. Everdon Conservation Area generally has an uncluttered public realm; with many features which contribute positively to the conservation area, such as the timber finger posts, K6 telephone box and timber framed bus stop. Some elements have been identified which detract from the character of the conservation area.

See Section 7.7 of the Appraisal for more details.

**R4: Public Realm Enhancements**

Applications for development should seek to ensure that any alterations to the public realm preserve or enhance the character and appearance of the conservation area. Features of value, as identified in this appraisal should be retained wherever possible and maintained.

**T5: Highways Impacts**

The potential loss of historic fabric, introduction of modern surfacing, boundary treatments and signage as the result of highways development forms a threat to the character and appearance of the conservation area. Development which involves alterations to highways, footways and signage can have a dramatic impact on the character and appearance of the conservation area. The nature of narrow and secluded lanes and street
network, often lined with high hedgerows, forms an important aspect of the special interest of the conservation area. Historic and traditional materials also make a special contribution to this character, and can be easily lost.

Furthermore, any increase in through traffic could have a significant effect on the quiet sense of place which contributes to the character of the conservation area.

R5: Sympathetic Highways Works

Northamptonshire County Council, as Highways Authority, should, as far as possible, seek to ensure that works to highways and footways makes good any historic surfaces, and that finished work does not negatively detract from the character and appearance of the conservation area.

The loss of traditional materials, such as kerbstones, setts and paviours detracts from the character and appearance of the conservation area and is discouraged.

Any proposals for development should consider the potential impact of traffic and parking provision on the conservation area.
Sources

This document was produced with reference to:


Daventry District Council, 1997 Local Plan Saved Policies

Daventry District Council, 2018 Submission Settlements and Countryside Local Plan Part 2

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


West Northamptonshire Joint Core Planning Unit (2014), West Northamptonshire Joint Core Strategy

Internet Sources

www.british-history.ac.uk

http://www.everdon.com/history.htm

http://arborealis.ca/resources/themes/local-history/england/everdon-northamptonshire.html


https://historicengland.org.uk/images-books/photos/

https://historicengland.org.uk/images-books/archive/
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.

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:

www.historicengland.org.uk/advice/your-home/owning-historic-property/conservation-area/

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## Appendix A: Listed Buildings and Scheduled Monuments

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