# Contents

<table>
<thead>
<tr>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
</tr>
<tr>
<td>1.1</td>
</tr>
<tr>
<td>1.2</td>
</tr>
<tr>
<td>1.3</td>
</tr>
<tr>
<td>1.4</td>
</tr>
<tr>
<td>1.5</td>
</tr>
<tr>
<td>1.6</td>
</tr>
<tr>
<td>2</td>
</tr>
<tr>
<td>2.1</td>
</tr>
<tr>
<td>2.3</td>
</tr>
<tr>
<td>2.4</td>
</tr>
<tr>
<td>3</td>
</tr>
<tr>
<td>3.1</td>
</tr>
<tr>
<td>3.2</td>
</tr>
<tr>
<td>4</td>
</tr>
<tr>
<td>5</td>
</tr>
<tr>
<td>6</td>
</tr>
<tr>
<td>7</td>
</tr>
<tr>
<td>6.2</td>
</tr>
<tr>
<td>6.3</td>
</tr>
</tbody>
</table>
Footpaths ................................................................................................................................. 36
Views and Vistas ...................................................................................................................... 37
Open Space Analysis ................................................................................................................ 52
Public Realm and Other Features of Value ......................................................................... 59
Architectural Character ........................................................................................................... 60
Design Guidance ..................................................................................................................... 69
Opportunities for Enhancement ............................................................................................. 76
Local List ................................................................................................................................ 76
Article 4 Directions .................................................................................................................. 85
Management Plan ..................................................................................................................... 86
Threats and Recommendations ............................................................................................... 86
Sources .................................................................................................................................. 90
Internet Sources ...................................................................................................................... 90
Further Information .................................................................................................................. 91
Copyright ................................................................................................................................. 91
Appendix A: Listed Buildings and Scheduled Monuments ..................................................... 92

Figure 1 Cover Image: Dryden Hall, School Street
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 Woodford-cum-Membris Neighbourhood Development Plan (2018) identified two character areas (Fig.20) within the Woodford cum Membris parish which reflect the historic development of the area, one in Woodford Halse and one in Hinton.

A review of Woodford Halse and Hinton was undertaken in 2019 and in February 2020 a new conservation area was designated which covers both villages.

This document was informed by public consultation, details of which can be found at section 1.4.

1.2  What status does this document have?

It is intended that, following consultation, this document will be adopted as a Supplementary Planning Document. As such it will be a material planning consideration in the determination of future planning decisions.

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

Daventry District Council officers attended a Parish Council meeting in Woodford Halse early in 2019, and then a drop in exhibition was held in the Woodford Halse Old School Café on 19th February 2019 to publicise the review. The draft appraisal and conservation area boundary proposals were subject to a formal six week consultation period, which ended on 9th December 2019. An exhibition was held on 3rd December 2019 in the Old
School Café during the consultation period. Following the consultation, the comments were collected and changes made to the draft appraisal and boundary, which were then adopted in February 2020.

1.5 How is this document structured?

The appraisal begins with an introduction to conservation areas and background policy and legislation. The area of study for the 2019 review and current adopted boundaries are shown in Section 3. A summary of the special interest of the conservation area is set out in Section 4.

Following this, Section 5 provides a wider landscape context for the conservation area, including a location map. The historical development of the conservation area is set out in Section 6, with a corresponding map progression.

In Section 7 an analysis is set out of the spatial features which contribute to the special interest of the conservation area, including views, areas of archaeological interest, open spaces and green infrastructure.

Section 8 details the architectural character of the conservation area, with design guidance following in Section 9.

Opportunities to enhance the character and appearance of the conservation area are discussed in Section 10, including proposals for an Article 4 Directions and the details of entries on the Daventry Local List.

A Management Plan for the conservation area is set out in Section 10, which identifies potential threats to the character and appearance of the area, and makes corresponding recommendations for how these threats can be managed so as to preserve or enhance the special interest of the conservation area.

A list of sources, copyright details and where to look for further information is detailed at the end of the document.

Appendix A sets out the details of any designated assets (Listed Buildings and Scheduled Monuments) within the conservation area including a photographic audit at the time of the review, and gives links to information on the Historic England website.

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 Woodford Halse and Hinton 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; and
- the desirability of new development making a positive contribution to the local character and distinctiveness; and
- the 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 77 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.

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 Conservation Area Boundary

3.1 2019 Review Area of Study

Figure 2 Map showing the area of study for the 2019 review and the current conservation area designated in 2020.
3.2 Current Conservation Area Boundary 2020

Figure 3 Map showing listed buildings and the current conservation area in Woodford Halse.
Figure 4 Map showing listed buildings and the current conservation area in Hinton.
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 Woodford Halse and Hinton Conservation Area derives from the following key characteristics:

- The retention and legibility of the pre-industrial (most likely medieval) historic streetscape at the central cores of Woodford and Hinton villages, and the key views within them;
- The prevalence of local ironstone, long straw thatch, slate and corrugated tin as building materials within the pre-industrial areas;
- Vernacular architecture with typical agricultural design and form;
- The contribution of the landscape setting, particularly to the east and south of the villages, and views into and from it;
- the contribution of tall, ironstone boundary walling;
- archaeological interest indicating possible Roman and prehistoric settlement in the area;
- the archaeological interest of remains surrounding the villages indicating medieval farming techniques, including ridge and furrow;
- 20 listed buildings at the time of survey, including the grade II* listed Church of St Mary and the grade II* listed Hinton Manor;
- the retention of buildings and structures which indicate the development and influence of the Great Central Railway (now the Great Central Woodland);
- the presence of non-designated heritage assets associated with the former Great Central Railway which indicate the development and growth of the settlements;
- the planned late 19th century village extension at Woodford in the form of distinctive railway cottages and shops on Percy Road, Sidney Road, Castle Road, Cherwell Terrace and Church Street;
- the contribution of green spaces, including wide green verges which maintain the agricultural character of the area, particularly Hinton.
5  Location and Settlement Context

Woodford Halse is located roughly 10 miles south of Daventry and 12 miles north of Banbury. The village lies within the parish of Woodford-cum-Membbris. The name of the parish (literally “Woodford and Members”) derives from the uniting of the three separate medieval settlements of Woodford Halse, Hinton and the hamlet of West Farndon. Hinton and Woodford Halse have both grown in size through further housing development in the 20th and 21st centuries.

Woodford Halse is sited on a bed of Whitby Mudstone Formation (Upper Lias) which overlies the Marlstone Rock Formation below it. The historic core of Woodford Halse lies on top of a further deposit of glacial sand and boulder clay, making it the most elevated part of the village. The land drops into a shallow valley between Woodford Halse and Hinton formed by the River Cherwell, before rising slightly further to the west and north. Quarrying for the Marlstone Rock in Byfield supplied much of the stone for Woodford Halse. This stone is a composite rock of iron minerals which gives the village’s vernacular buildings a charismatic calcareous sandy hue. A variety of other stones, including darker sandstones sourced locally; are also seen.

Woodford Halse is located within the “Middleton Cheney and Woodford Halse Landscape Character Area”1. The area is punctuated by several prominent hills, including Hinton Hill; which lie within a landscape dominated by mixed agricultural farmland. Ridge and furrow is a common feature in the surrounding fields.

The River Cherwell bisects Woodford Halse and Hinton as it flows south west through the parish, eventually meeting the River Thames in Oxford. An ornamental bridge carries Hinton Road over the river. The two settlements were also divided by the Great Central Railway (built in 1896) and its structures are still prominent features within the village. The River Cherwell and railway earthworks features still delineate the historic boundary between Hinton and Woodford Halse and identify the divide between the two historic settlements. The village has a softly undulating character. To the north, Hinton Hill is the highest point within the vicinity of the village.

1 Northamptonshire Current Landscape Character Assessment, pg 135.
6 Historical Development

Archaeological evidence suggests that the parish of Woodford-cum-Membris has been settled since prehistoric times. A mid-1990s aerial survey revealed the possibility of a prehistoric settlement on Hinton Hill; including two hut circles, associated field enclosures and a quarry. A possible prehistoric burial site has been identified to the south of Pool Street.

Aerial photography and archaeological finds point to the possibility of a small Roman settlement to the north west of West Farndon. Three Roman coins as well as a Saxon brooch were also unearthed in a field to the north west of the village. Roman sherds, as well as prehistoric flint cores and flakes were discovered to the east of Hinton Manor House, indicating possible long term settlement in the area.

Permanent settlement probably existed by Saxon times. The etymological root of ‘Woodford’ is Saxon, and the first written record of Woodford details the settlement’s payment of the Dangeld in 991 AD along with Hinton (Hintone) and Farndon (Farendone).

The first stone church in the parish was built in the 12th century and served all three villages. This gave rise to the name of the parish – Woodford-cum-Membris, which means “Woodford and its members”.

---

1 A scatter of 2nd and 3rd century pottery as well as evidence of enclosures either side of the footpath.
2 Probably named after ‘wooded ford’ over the River Cherwell. Woodford Halse Archive. Saxon Wodeford & the origin of village names.
3 Ibid.
4 A pilgrim ampulla and flask dating from the 14th or 15th century was found in a field to the west of Membris Way.
5 Woodford Halse Archive. Medieval Times.

Woodford and Hinton are linked by the historic route which travels from St Mary’s Church along Church Street and Station Road to Hinton Road. Woodford has a nucleated form, possibly developing around a central Glebe land between Church Street and High Street. To the north Kitchen Lane, also flanked by Glebe land, is a link to the Byfield Road and then on to a direct footpath to the Fawsley estate.
Figure 7 Above: an early 20th century postcard of High Street, Woodford, showing Nos.6-11 with their thatch remaining and the newly constructed cottages on the left. Below: An early 20th century postcard view of Hinton Manor House and the Cherwell Bridge from the east, with the Hinton Gorse Hotel in the background. Source: Woodford Halse Archives.
The remnants of small common greens on High Street and South Street remain in the set-back building lines.

In Hinton, the historic core is lined out along the Hinton/Farndon Road and Pool Street. The line of Phipps Road to the north was a footpath until the mid-20th century. Until the early 20th century Hinton had a far more dispersed settlement pattern than that of Woodford. It most likely grew as an amalgamation of farmsteads, including Bromley’s, Pool Farm and Top Farm, and Hinton Manor House. The wide verges and green are indications of historic open common surrounded by enclosures, which remain as a remnant of its former dispersed nature.

Both settlements have retained some of their historic rural setting; the fields surrounding Woodford, and the eastern side of Hinton, appear to be pre-parliamentary enclosures. Smaller paddocks, orchards and closes existed within the settlements, some of which remain, such as to the rear of Tews Farmhouse in Woodford and The Homestead in Hinton.

Ridge and furrow formations can also be seen in the surrounding fields, particularly to the east of Woodford. Possible medieval activity has been identified to the south of Pool Street, including a possible road route. Although not within the conservation area, these are significant indications of historic agricultural activity and relate directly to the wider development of the area through farming practice.

The oldest surviving domestic buildings in Woodford Halse and Hinton date from the 17th century, built in local ironstone.
School Street and Scrivens Hill lead westwards to St Mary’s Church and the majority of buildings along their length were probably in existence by the end of the 18th century. The cottages on Scrivens Hill were previously thatched, as their steeply pitched roofs attests. High Street and Parsons Street have a very similar character, with buildings dating from the 17th through to the 19th centuries, many with local vernacular cottage style, such as Nos.9-10 High Street.

The most historically significant building in the villages, besides St Mary’s Church, would have been Hinton Manor, where work began in 1695; however the building was never fully completed. Manor House (grade II) on School Street dates from the 17th century, with later alterations, but never housed a lord of the manor. It may have been the residence of a tithe collector or some similar office related to the church, given its proximity.

Several local shops and businesses were located on High Street, Parsons Street and in Hinton, prior to the construction of the railway and purpose built premises in the 19th century. These included the Hare and Hounds, formerly within No.14 School Street, a clothing and boot store at No.15 Parsons Street and the shoemakers located within the small outbuilding still standing on the corner of High Street and South Street (Fig. 7).

Figure 8 left. Shops and businesses in Woodford from top: the Hare and Hounds, School Street; a view of Jaffe House and the clothing store opposite; the small shoemakers premises on the corner of South Street and High Street, Woodford. Source: Woodford Halse Archives.
The Moravian Church became increasingly important in village life around the mid-18th century, and a local farmer, William Hunt, began preaching in 1787. A chapel and manse were constructed on Parsons Street in 1799 and continued being used until the neo-Gothic replacement chapel was built on the adjacent plot in 1906. The land to the rear of the chapel was utilised as its burial ground. Further non-conformist worship was practiced in the village, as well as in Hinton including Wesleyan Methodists at a chapel on Hinton Road, and a Catholic chapel to St James on Farndon Road (now a private dwelling).

The construction of the Great Central Railway in 1891 ran the line between Hinton and Woodford, with a passenger station and a large depot for goods. This created the need for several hundred new homes in Woodford to accommodate workers and their families. Four new roads of terraced houses were laid out, Sidney Road, Percy Road, Castle Road and Cherwell Terrace, as well as a number of shops along Church Street in 1898, which largely left the existing shops in the villages redundant (Figs. 8 and 9). A Co-operative shoe factory was also constructed on Church Street in the early 20th century, and still remains as Faulkner’s Footwear.

As the result of the railway construction the portion of Hinton Road which connected the two villages over the River Cherwell was subsequently renamed Station Road, as it lead down to the “Woodford and Hinton Station” as can be seen on the 1912 Ordnance Survey map below at Fig. 13.

---

7 HER: 551/0/07.
8 http://woodfordhalsearchive.org/great_central_railway/
The population doubled during the next decade from 527 to 1220 in 1911.

Detached and terraced housing was also built along the Hinton Road and Pool Street during the late 19th and early 20th centuries, gradually infilling the enclosures which lay adjacent to the highway in Hinton.

Remnant features of the railway from this period can be seen throughout the settlements, including Station House, the railway bridge on Station Road and the Woodford Social Club, originally named the Hinton Gorse Hotel, used by those travelling from London to attend the local hunt.

In 1922 further housing was necessary in Hinton, and the “New Buildings” as they were known locally, were constructed along Nelson Avenue, Gorse Road and Manor Road. During the Second World War an air raid shelter was constructed to the rear of what is now the public library, and still remains intact.

The GCR was decommissioned in 1966 as the result of the Beeching report, which caused further change in the character of the area as the railway and many of its structures were dismantled. The housing area around the “New Buildings” has been subsequently infilled to form a large modern estate between the historic core of Hinton and Byfield Road which has altered the former rural setting to the north of the village, in contrast to the southern end of the village.

Development has also occurred in Woodford, seeing the demolition of historic buildings such as the Sir Winston Hotel, Station Road and its replacement with the flatted accommodation Winston Court.

---

9 http://www.visionofbritain.org.uk/unit/10287108/cube/1DT_POP
Inter and post-war dwellings have also been constructed on Church Street, Scrivens Hill and South Street. Several buildings in Hinton have been converted to residential use, including two of the chapels and barns at Pool Farm.

At High Street, Woodford, there has been demolition of outbuildings associated with Tews Farm and replacement with sympathetically designed terraced accommodation built in local ironstone. Many of the central closes and paddocks of Woodford and Hinton have been built on, however the historic cores of both settlements have retained much historic character, particularly in the built environment.
Figure 11 1st edition Ordnance Survey map of Woodford Halse, 1883.
Figure 12 2nd edition Ordnance Survey map of Woodford Halse, 1912.
Figure 23 Inset of Great Central Railway and station buildings at Woodford Halse and Hinton, 2nd edition Ordnance Survey map, 1912.
“New Buildings” 1922
Nelson Avenue, Manor Road
and Gorse Road

New Phipps Road

GREAT CENTRAL RAILWAY LINE

Historic Core of Woodford

Historic Core of Hinton

Railway Cottages

Woodford and Hinton Station

Woodford Halse
and Hinton 1951

Figure 14 1951 Ordnance Survey map of Woodford Halse and Hinton.
Figure 36 1st edition Ordnance Survey map of Hinton, 1883.
Figure 17 2nd edition Ordnance Survey map of Hinton, 1912.
Figure 48 2019 map of Hinton, annotated with key historic features.
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.

6.1 Spatial Character Summary

Woodford Halse and Hinton are historically separate settlements within the same parish which also contains the hamlet of West Farndon to the south, linked by their usage of St Mary’s Church.

Over the last 150 years Woodford and Hinton have experienced some coalescence to the north through the development of the Great Central Railway and the latter need for housing which has had an urbanising effect; whilst to the south the legibility of their historic separation remains, particularly with regard to West Farndon.

Woodford Halse was most likely beginning to be laid out in a nucleic pattern along roads which would later become known as Scrivens Hill, Church Street, and High Street, Parsons Street and South Street during the medieval period following the construction of St Mary’s Church. Prior to the major development of the Great Central Railway in the late 19th century the village was compact and surrounded by open fields, with St Mary’s Church and possibly a manor house to the north west.

Hinton took a linear form, laid out along Hinton Road, Farndon Road and Pool Street; Hinton Manor, the construction of which began in the 17th century, sits in a large plot to the east of the village, dominated by a tall perimeter, ironstone wall. When the Manor was built, Hinton possibly existed as a collection of farmhouses surrounding a number of enclosures and greens, laid out along the main road. These may later have been replaced by farmhouses such as Top Farm (grade II), Pool Farm and The Homestead (grade II). Hinton has retained its rural setting of open fields stretching west, east and south to West Farndon.

Woodford and Hinton’s early development are denoted by the extensive use of ironstone as a primary building material. The older part of Woodford has a narrow, winding street form in the centre of the settlement, whilst the oldest properties in Hinton are traditional farmsteads grouped around former open land which remains in the form of wide verges and greens. Buildings in both settlements are typically arranged close to the road and often grouped in short terraces with varied roof heights, or take the form of larger farmhouses with outbuildings and more generous plots. This results in diverse, short views which contribute to the experience of the historic villages. Whilst the streets of Woodford have a typically enclosed and tight knit character, Hinton has a far more open feeling, created by green spaces and an irregular layout of farming properties.

Major housing development during the late 19th century in Woodford was largely connected to the growth of the Great Central Railway, forming, in effect, a new estate west of Church Street. Sidney Road, Cherwell Terrace, Percy Road and Castle Road are conspicuous in their appearance due to the uniform terraced style and exclusive use of red-brick, which contrasts to the more organic character and ironstone of earlier Woodford. Their
form is particularly unusual in the rural setting, having a distinct industrial character more commonly associated with larger railway settlements in the midlands and north of the country.

Adjacent to the railway terraces, Church Street has been used as the primary shopping street since the development of the Great Central Railway, replacing many shops on High Street, South Street and Parsons Street. Church Street has a distinct character and retains a number of traditional shopfronts, although some modern alterations have taken place. The number of shops sustained by the community is notable, and the presence of the historic shopping street contributes greatly to Woodford’s character.

Late 19th and early 20th century development in Hinton most likely had a great impact, spatially. Historic mapping indicates some demolition of what were probably small cottages and a blacksmiths to construct the Hinton Gorse Hotel. Terraced and semi-detached housing was then built to the west along Farndon Road, which has created a more narrow character at the junction with what is now Ash Way.

The topography of Woodford is such that the village sits on a slight plateau above the river valley to the west and north. This valley would have previously separated Woodford and Hinton. The most obvious indicator of this is the steep decline westwards from Church Street. The man made embankments of the Great Central Railway, which now form the Great Central Woodland, are a landmark feature between Woodford and Hinton creating a pronounced sense of enclosure along Station Road. The woodland also separates Woodford from the large scale development to the north of Hinton. To the east, the rural setting of Woodford contributes greatly to the historic core of the village. The land continues to rise towards Woodford Hill in the east, creating an undulating landscape which provides attractive views out of the village. The sense of separation between the two villages of Hinton and Woodford is still felt through the physical crossing of the River Cherwell over the historic Hinton bridge; the Great Central Woodland also forms a significant tangible divide.

The historic core of Hinton has a linear form along the Hinton and Farndon Roads, with a south-eastern spur at Pool Street, which was most probably laid out in the medieval period. Evidence of prehistoric activity, and possible occupation, has been found to the east of Pool Street in the form of a round barrow funerary monument. Until the mid-20th century Hinton was a small farming settlement surrounded by open fields with a large manor house; historic mapping shows footpaths connecting Pool Street and Hinton Manor House as well as the surrounding countryside, with Church Street connecting it to Woodford and St Mary’s.

The northern side of the village now contains a sizeable residential estate; however to the south the rural character of the area has been largely retained, including what appears to be a pre-parliamentary enclosure field scape up to the River Cherwell. Historically, the plot layout of the village appears to have been made up of small enclosures set up against the road, many of which have been largely retained, although development of the social club in the centre of the settlement in the early 20th century shows the dramatic changes which this area underwent as the result of the railway construction. Small scale late Victorian and 20th century residential development occurred along the Hinton and Farndon Roads, but not on the same scale as that in Woodford.

The Woodford-cum-Membris Neighbourhood Development Plan identified two character areas within the parish, one for Woodford and one for
Hinton. Each area has identified “defining characteristics” which include building materials, architectural style, type and scale, settlement pattern, boundary treatments, green infrastructure and aspects of the public realm.
Figure 59 Map showing the Woodford Halse and Hinton character areas as defined in the Woodford cum Membris Neighbourhood Development Plan.
Figure 20 Map showing key green features within and surrounding the conservation area.
6.2 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 Woodford Halse and Hinton 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: Possible Romano-British activity

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

AP2: Great Central Railway Line and Embankment
AP3: Ridge and Furrow to east of High Street
AP4: Prehistoric activity including possible round barrow site, and possible medieval enclosures and road route
AP5: Ridge and furrow and possible medieval activity

Areas of archaeological potential which make a particularly strong contribution to the immediate setting of the conservation area have been considered for inclusion within the boundary as part of the 2019 review, 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 21 Map showing areas of archaeological potential within and around the conservation area.
6.3 Public Open Spaces

The major public open spaces in the village today are St Mary’s Churchyard, the Great Central Woodland and the village greens in Hinton and Woodford. The woodland has been formed around the embankments of the former Great Central Railway. Albeit the character of the embankment has been altered from a much more open area when still in use as a station and depot, the planting of the woodland preserves the earthwork whilst utilising it for local recreation. Allotments have been created in both Woodford and Hinton which allow access for members. The open land surrounding the villages is mainly in private ownership; however, several rights of way traverse the landscape, enabling public recreation. Wide green verges and the central village green are a feature of Hinton in particular, and are most likely a remnant of historic open common land, formerly used for grazing and then later for leisure. The survival of these parcels of land provides evidence for the historic layout of the settlement, and also contributes to the rural character of the area. Woodford has a small central green on Church Street, which contributes to its historic character.

Figure 22 images showing some of the key public open spaces within the conservation area, including, clockwise from top right: St Mary’s Churchyard, the Great Central Woodland and the green, Hinton.
6.4 Footpaths

There are several footpaths in and around Woodford Halse which connect the village with its surrounding landscape. All of the recorded Public Rights of Way follow the lines of footpaths established at least as early as the 1st Edition Ordnance Survey mapping in the late 19th century. To the north the footpaths lead to Church Charwelton and on to the Fawsley estate, and to the south east they travel on to Woodford Hill and Canons Ashby. To the south they lead to West Farndon, which also lies within the Parish of Woodford. A 20th century footpath has been created by the enclosure of the railway embankment behind Sidney Road, which follows the stream.

Historic footpaths which are still in current use in Woodford and Hinton are as follows:

FP1: footpath from School Street across to Church Charwelton
FP2: footpath from South Street to Mount Pleasant
FP3: footpath from South Street to Woodford Hill
FP4: footpath from Parsons Street to Woodford Hill
FP5: footpath from Station Road towards St Mary’s Church
FP6: footpath from Station Road to West Farndon
FP7: footpath from Hinton Road to eastern end of Pool Street
FP8: footpath from Pool Farm to Byfield
6.5 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.

Views within the conservation area:

V1: View from School Street to St Mary’s Church

St Mary’s Church does not dominate the village, but is prominent in views along Church Street and at short range from along School Street. It also has a significant boundary wall.

V2: View of Dryden Hall and Woodford Library from Church Street

Both Dryden Hall and the Woodford Library are former school buildings and a charming short view of the grouping is experienced on the turning from Church Street to School Street.

V3: View along School Street

School Street is lined with historic ironstone properties and has a strong built frontage, channelling views along its length.

V4: View along footpath towards Byfield Road

The view along this footpath is very enclosed and has a wooded character. It is lined with ironstone walling in parts, particularly closer to School Street.

V5: View along Scrivens Hill

This view takes in the gentle downward slope of Scrivens Hill with its historic ironstone properties. Further to the east, the rolling hills are visible in the distance.

V6: View southwards along High Street

This view is typical of the centre of the historic village; High Street is lined with historic ironstone and brick properties which create a strong building line channelling the eye down its length.

V7: View of Nos. 9-11 High Street

Looking northwards along High Street views are partially terminated by the façades of Nos.9-11, an important grouping of listed buildings with corrugated iron roofs. The gables of Nos.6 and 7 also provide interest in this view.

V8: View east to countryside from High Street

Looking east from High Street there are excellent views of the rolling hills framed by historic ironstone properties. Characteristic views such as this enhance Woodford’s rural character and setting.
**V9: Glimpsed view of Moravian Chapel spire from High Street**

Travelling along High Street, glimpsed views can be seen to the west of the architecturally interesting Moravian Chapel on Parsons Street, and in particular its characterful spire.

**V10: View along South Street**

South Street is lined with historic ironstone terraces which frame the short view along its length.

**V11: View northwards along footpath towards Jaffe House and South Street**

Upon entering the village from the public footpath to the south, a short view is presented of the gable of Jaffe House and the rear of Virginia Cottage. Similar to other views from the edge of the village, this view has a semi-rural character created by the presence of tall ironstone walling.

**V12: View westwards along Parsons Street**

This view is channelled by the narrow, winding Parsons Street, with the nearby focal point being Vicarage Cottage. Due to the enclosed character of the lane, the Moravian Chapel appears particularly dominant to the southern side.

**V13: View northwards along Church Street**

This lively view is channelled along the western side of the road by the line of Victorian dwellings leading to St Mary’s Church.

**V14: View westwards along Cherwell Terrace towards railway embankment**

This view is dominated in the west by the Great Central Woodland vegetation, which emphasises the steep slope of Cherwell Terrace. The uniform appearance of the terrace has a linear character with a strong building line.

**V15: View along Sidney Road**

This view is characteristic of 19th century terraced housing, which emphasises the uniformity of rooflines and frontages.

**V16: View along Percy Road**

Very similar to that along Sidney Road, the view along Percy Road is typically linear and channelled by the uniform building line and roofline. In contrast to Sidney Road, the eastern frontages all accommodate bay windows, which provide visual distinction.

**V17: View of Cherwell bridge along Station Road**

A view of the decorative stone bridge over the Cherwell river is experienced travelling between Hinton and Woodford along Station Road.
V18: View of Hinton Manor House and stables westwards along Hinton Road

From the river crossing there is a significant wide view across open land to Hinton Manor, the former stable building and the ironstone perimeter wall.

V19: View of Hinton Manor House from Hinton Road

From Hinton Road there is a glimpsed view of Hinton Manor House positioned behind a high ironstone perimeter wall, which contributes to a secluded, private character.

V20: View of Top Farmhouse along Phipps Road

There is a clear long view of the frontage of Top Farmhouse and its open front garden along Phipps Road, as the farm is orientated at a perpendicular angle to the highway.

V21: View of Woodford Social Club from the green

Woodford Social Club (formerly the Hinton Gorse Hotel) is a significant presence in the centre of Hinton, and dominates views westwards from The Green.

V22: View north east along Hinton Road towards Hinton Methodist Chapel

The double gables of the Old Chapel and Hinton Methodist Chapel create a visually interesting view along Hinton Road from the west. The centre of Hinton here has an open character.

V23: View west along Pool Street towards Pool Farm House

From Pool Street, views west are dominated by Pool Farm House which has a strong, horizontal form dominating the end of the road.

Views towards the conservation area:

V24: Glimpsed view of St Mary’s Church tower from northern footpath

From the footpath north of St Mary’s Church there are occasional glimpsed views of the church tower through the trees across the open land in between.

V25: View along Scrivens Hill from east

Upon entering the conservation area there is a steep view up Scrivens Hill of the historic properties on its northern side, with enclosure created by the trees around the school to the south.
V26: View towards the village from eastern fields

Travelling along the footpath from the east, there is an interesting view of the rooflines of properties on High Street and Mount Pleasant, which contributes to the village’s strong rural setting.

V27: View along South Street from southern footpath

There is a long view along South Street from the public footpath leaving the village at its southern end. The view is focussed on Nos.17 and 19 South Street and has an open leafy character.

V28: View of village from hills to south east

A wide vista of the village can be seen from the ridgeline of hills to the south east, accessed from a public footpath. Key features include the mix of rooflines within the tightly developed centre, the tower of the Moravian Chapel and the linear expanse of the Great Central Woodland to the west.

V29: View of Pool Farm Barn from Farndon Road

Upon entering the conservation area along Farndon Road, views are focussed on Pool Farm Barn which sits on the right angle bend of the road. Its horizontal expanse and agricultural character announce the entrance to the historic village.

Views out from the conservation area:

V30: View of eastern fields and ridge and furrow from footpath on High Street

From High Street there is a significant view eastwards to open fields and the hills beyond. The open fields contain ridge and furrow and other earthworks which provide visual interest. The hills are typically undulating and contain a characteristic patchwork of fields.

V31: View of eastern fields and ridge and furrow from footpath on South Street

A similar view is seen from the footpath on South Street, where the southern earthworks are particularly prominent.

V32: View of southern fields from South Street

A significant view is seen from the public footpath at the end of South Street looking south-east towards the rising hillside. The fields are typically undulating with a patchwork of hedgerows and hedgerow trees peppering the landscape.

V33: View of Great Central Woodland from Phipps Road

The Great Central Woodland is dominant in views northwards along Phipps Road, and makes a significant contribution to the sense of enclosure here and the overall character of Hinton and Woodford.
V34: View of eastern fields from Pool Street

From the eastern end of Pool Street there is a wide view towards the gently undulating landscape in the distance, characterised by a typical patchwork of fields, hedgerows and hedgerow trees. This forms an important aspect of Hinton’s rural setting.

V35: View of pastureland from Pool Street

An open view of pasture land to the east of Pool Street can be seen from its eastern end, contributing to its rural character and setting.

V36: View across ridge and furrow from Pool Farm Court

From Pool Farm Court there is an open view of pastureland which contains ridge and furrow, contributing to the rural character and setting of Hinton.
Figure 23 Map showing important views and footpaths.
Figure 24 Images showing key views.
Figure 25 Images showing key views

V5

V6

V7

V8
Figure 26 Images showing key views.
Figure 27 Images showing key views.
Figure 28 Images showing key views.
Figure 629 Images showing key views.
Figure 30 Images showing key views.
Figure 31 Images showing key views.
Figure 32 Images showing key views.
6.6 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\(^{10}\).

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.\(^{11}\) This methodology has been employed to assess the contribution of open spaces to the Woodford Halse and Hinton 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.

Areas which make a particularly strong contribution to the immediate setting of the conservation area have been considered for inclusion within the boundary as part of the 2019 review per Historic England advice. Not all areas can reasonably be including within the conservation area. The

---


\(^{11}\) https://www.cravendc.gov.uk/media/1818/craven_ca_appraisals_introduction_august_2016.pdf
exclusion of areas from the boundary does not preclude positive contribution.

Areas adjacent to the conservation area boundary that are either inaccessible or not visible from a public space at the time of the appraisal have not been included in Open Space Analysis. This does not preclude the possibility that they make a positive contribution to the setting and/or character of the conservation area.

OS1: Great Central Woodland

This area of primarily pine woodland makes a significant contribution to the character and setting of the conservation area.

The Great Central Woodland was planted on the embankments of the former Great Central Railway line which bisects the parish. The embankments are a significant feature of the village which indicate the former railway line which had a notable effect on the development of Woodford Halse and Hinton. Located to the west of the railway terraces, the embankments form a man-made valley which creates a dramatic sense of enclosure. Given its former industrial use, there is also the potential for this area to yield archaeological material pertaining to the railway. See Section 6.2.

This area has been designated as a Local Green Space in the Woodford-cum-Membris Neighbourhood Development Plan.

OS2: Land to the east of High Street

This open pasture makes a significant contribution to the character and setting of the conservation area.

Reached by a footpath from High Street, the land rises steeply to the east, towards Woodford hill. It is clearly visible from the conservation area, and conversely, there are close, layered views of rooftops and terraced streets in the foreground from the footpath.

Ridge and furrow earthworks occupy the majority of the lowland fields, visible in lines travelling north-east to south-west with a typical slight curvature. Important views stretch both eastwards from the footpath up the rising slope, and equally from the top of the ridgeline which lies east and south-east back towards the village. A strong edge-of-settlement line is also created by the pastureland.

Overall, this area contains tangible remains of Woodford’s agricultural heritage in the ridge and furrow, as well as making a continuing contribution to Woodford’s contemporary rural setting.

OS3: Land to the south-east of South Street

This land is similar in character to that in OS 2, making a significant contribution to the character and setting of the conservation area.

A footpath bisects this land which rises steeply to the east, in similar fashion and character to OS2. From the top of the ridgeline there are excellent panoramic views of the surrounding countryside, the conservation area and several key heritage assets within it, including St Mary’s Church, the conical tower of Parsons Street Moravian Chapel, and the Great Central Woodland. Furthermore, the land forms a clear green swathe with OS2 which contributes to Woodford’s rural setting and creates a strong edge-of-settlement character.
**OS4: Land to the south of South Street**

This open pasture makes a *moderate* contribution to the character and setting of the conservation area.

A public footpath bisects the fields, and connects them to the conservation area. They are bordered to the north and east by residential development and contain small modern outbuildings and sheds, which have diluted the edge-of-settlement character. The land contributes to Woodford’s rural setting. Whilst this is not reliant on visibility, views of it are limited by a belt of trees to the north.

**OS5: Land to the north of St Mary’s Church**

This open agricultural land makes a *significant* contribution to the character and setting of the conservation area.

Historically this area was glebe land, and therefore has a strong connection to St Mary’s and its significance, as well as its importance as an historic open space in the village. The land slopes downhill in a northerly direction towards the tributary of the River Cherwell. It is largely enclosed by trees, which create glimpsed views of the church tower from the footpath along the northern side of the stream. The area has a tranquil, shaded atmosphere created by the woodland cover. It also produces a sense of enclosure, which reflects the well planted character of St Mary’s churchyard, and provides a natural screen from the development to the north of Byfield Road.

**OS6: Land to the north of School Street**

This small parcel of land makes a *moderate* contribution to the setting and character of the conservation area. It comprises two small paddocks which form a natural settlement edge and contribute to the green buffer which separates the historic village from the Byfield Road. The land is partially visible from the footpath leading north from School Street, where the rears of houses can be seen; an ironstone wall runs along most of the footpath before the footbridge, which contributes to the traditional character of the lane.

This area has been designated as a Local Green Space in the Woodford-cum-Membris Neighbourhood Development Plan.

**OS7: Land to the south of Byfield Road**

This open meadow land makes a *significant* contribution to the setting and character of the conservation area. The land comprises a mixture of water meadow and open pasture which has a peaceful atmosphere and contributes to the green buffer between the village and Byfield Road. From the eastern point, along Byfield Road, there are long, glimpsed views of the tower at St Mary’s Church. The pasture forms a transitional space between the village and its wider rural setting to the north-east.

This area has been designated as a Local Green Space in the Woodford-cum-Membris Neighbourhood Development Plan.
OS8: Land to west and north of River Cherwell

This land is comprised mainly of woodland and makes a significant contribution to the character of the conservation area. Historically this area was glebe land, and therefore has a strong connection to St Mary’s and its significance, as well as its importance as an historic open space in the village. It creates a strong sense of enclosure, similar to the Great Central Woodland and the wooded areas to the east. This forms a strong, secluded edge of settlement character sheltering the historic core of the village from Byfield Road.

This area has been designated as a Local Green Space in the Woodford-cum-Membris Neighbourhood Development Plan.

OS9: Area of ridge and furrow west of Pool Farm

This area of ridge and furrow makes a significant contribution to the setting of the conservation area. Related closely to Pool Farm, the ridge and furrow connects the settlement with its former agricultural character. Much of the ridge and furrow in the area has been ploughed out or developed, therefore making this example an important and increasingly rare feature of the area’s historic character. There are excellent views across the field from Pool Farm Court.

OS10: Land to the south of Pool Street

This area of pasture is not directly contiguous with the conservation area, however it makes a significant contribution to its setting and to the setting of the village as a whole. The land forms a clear transitional area between the edge of the settlement and the open countryside, including being bordered by thick hedging which contributes to the rural character of the approach road into Hinton. Furthermore, there is evidence of human activity on this site ranging from prehistoric times to the medieval period, and as such it could possibly contain evidence of Hinton’s historic development.

OS11: Land to the east of Pool Street

This open pasture makes a significant contribution to the setting of the conservation area. The land contains what appear to be the remains of pre-parliamentary enclosures which have retained a rural character. There are excellent views from the end of Pool Street across this land to the south and east, over a patchwork of undulating fields with hedgerow boundaries, typical of this part of Northamptonshire.

OS12: Hinton allotment gardens

These allotments make a moderate contribution to the setting of the conservation area.

These are modern allotment gardens, contiguous with the eastern side of the conservation area. To the south, the plot of land follows what may be a pre-parliamentary field boundary. There are pleasant glimpsed views of the patchwork of fields to the east of the village across the allotments from the rear of the social club, which contributes to the village’s rural character and setting.
OS13: Land to east of Hinton Manor House

This area of open land makes a significant contribution to the character of the conservation area. As an open space it is important to the experience of the grade II* listed Hinton Manor House and grade II listed Archaeological finds here indicate possible prehistoric and Romano-British occupation adjacent to the River Cherwell, and as such the area has the potential to increase our understanding of human activity in the settlement.

Historically, this area is shown on 1st edition OS mapping to be open land probably connected to the grade II* listed Hinton Manor House and grade II listed Hinton Manor Farm. The view from the Cherwell bridge towards Hinton Manor House and the adjacent stabling block and perimeter walling has most likely not been altered for several hundred years and is significant to the setting of the highly graded buildings.

OS14: St Mary’s Churchyard

The churchyard of St Mary’s makes a significant contribution to the character and appearance of the conservation area. It forms an integral part of the significance and quintessential rural setting of the grade II* listed St Mary’s Church, as well as being a key open space within Woodford village. There are excellent views across the churchyard to St Mary’s from Church Street, and the churchyard also contains a number of grade II listed chest tombs and grave monuments.
Figure 33 Map showing key open space analysis.
6.7 Public Realm and Other Features of Value

The treatment of the public realm can have a strong impact on the character of a conservation area.

The majority of street furniture within Woodford is modern, including bins, lighting posts, bus shelters, bollards and railings. Surfacing throughout is generally tarmac.

Certain historic features remain which contribute to the historic interest of the conservation area. This includes:

- the man-hole covers laid by the local development company, Woodford Halse Estates Ltd, found throughout the village;
- the 20th century post-box and stamp machine, Castle Road;
- the railway bridges across Station Road;
- the decorative stone bridge across the River Cherwell at Station Road;
- the inset post-box on the green to the front of Hinton Manor House.

Figure 34 Woodford Halse Estates Ltd manhole cover, Castle Road. Source: Woodford Halse Archives.
7 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”.

7.1 Building Types and Materials

A majority of buildings within the Woodford Halse conservation area are residential dwellings. Many of these properties date from the 17th-19th centuries, demonstrating directly how the historic core of the village has developed from a moderate agricultural settlement to a major local transport centre in the early-to-mid-20th century. Reflecting this, the older part of the village (laid out on High Street, South Street, School Street, Scrivens Hill and Parsons Street) is characterised by ironstone dwellings and associated outbuildings. The retention of outbuildings reveals the former prevalence of agricultural activity and domestic scale industry, contributing to the historic character of the conservation area. The village also contains a variety of non-domestic historic buildings, including two former school buildings, now the Dryden Hall and Woodford Library, the Moravian chapel, the Three Fleur de Lys pub, and part of the primary school.

Building materials are largely consistent across the conservation area, which adds to its character. Ironstone is most generally seen laid in courses with light coloured lime mortar, often of a rich grading. Some higher status buildings also have ashlar ironstone quoins, such as The Manor House, School Street. Welsh slate and clay tile are common roofing materials in the village; thatch has been replaced across the village either with these or corrugated sheet roofing. Steeply pitched roofs in the village also indicate the previous existence of thatch. Fenestration varies across the village according to building type and style; see Section 7.4 below for examples. Traditional timber casement windows and metal casement are very common throughout, typically painted white. There are also examples of multi-light vertical sliding sash, as at No.7 High Street.

A number of traditional timber panel and plank doors have been retained within the village as well, which add to its historic and architectural interest. Often, these are painted in muted colours. Second or third storey windows, whether in the earlier, large farmhouses or terraced cottages, are often set close to the eaves. Detailing also varies across the village, but is generally simple, reflecting the agricultural style of most properties. Timber or stone lintels are common features over windows and doors, as well as stone hood moulding on some more decorative properties. Occasional, small details such as dentil courses and stone kneelers and corbels contribute to the architectural interest of the village. Chimneys are commonly placed at the apex and gable end, and generally built in brick. The Manor House has retained its ironstone stacks.

At the railway terraces in the west of the village, uniformity and a strong linear character is exhibited. Designed as a distinct grouping, their industrial character is pronounced further by their placement on the steep slope leading down to the river valley. This contrasts greatly with the organic agricultural form of the older village sections at Woodford and Hinton.
Red brick is the exclusive traditional building material for these terraces, reflecting their industrial history, and original roofing is Welsh slate. Traditionally, these properties would have one-over-one or two-over-two vertical sliding sash windows, commonly painted white, but many of these have been replaced with modern UPVC. Some properties have been clad with stone tile or rendered, and had their roofing replaced with corrugated concrete tiling, which serves to detract from the traditionally uniform, designed character of the terraces. Contrasting with Cherwell Terrace and Sidney Road, both the properties along Castle Road and the eastern side of Percy Road have bay windows, presumably reflecting a distinct variety of choice for differing levels of local worker. Furthermore, properties on Castle Road, Sidney Road and the western side of Percy Road have all had dormer windows inserted of consistent design.

7.2 Scale and Massing

Within the older part of the village, there is a mixture of larger, historic farmhouses which are often detached and sit in more generous plots, and lines of terraced cottages with small gardens to the rear. Most buildings are closely massed on the narrow streets, a feature which contributes to the sense of enclosure. Both properties and boundary treatments are also generally located immediately adjacent to the footway or highway; some larger houses have front plots, as at No.1 School Street (grade II) and Round Hill Farmhouse (grade II). The building line within the village is generally strong, as groupings of buildings channel views along the streets. Some areas have a more open character, such as the middle to western end of High Street, whilst the majority are largely narrow and enclosed, the building line following the curvature of the highway.

In terms of scale, the majority of terraced dwellings have two storeys and are grouped in rows of four or more. Most commonly, properties are of two or three bays in width.

Terraced rooflines are typically consistent, with small variations where development has historically taken place. There are some larger, three storey dwellings, notably; No.7 High Street, The Manor House (grade II), Ivy House, Woodford House and Folly Farmhouse (grade II).

Scale and massing at the railway terraces is consistently uniform, which is a key feature of their character. The terraces are all two storey, but those properties on Castle Road, Sidney Road and the western side of Percy Road have all had dormer windows inserted of consistent design.

7.3 Boundary Treatments

A variety of boundary treatments are used in the conservation area. Ironstone and red-brick walling are common forms, usually running along the highway or perpendicular along plot lines. Walling of this type is often over a metre in height, sometimes more considerable such as the example to the south of Jaffe House and Virginia Cottage. Both stone and brick walls are a significant feature of the area and contributed greatly to the sense of enclosure within the conservation area.

Whilst many are substantial, there are also examples of small front garden walls which also help to continue the historic building line and maintain the sense of enclosure. Low walling is sometimes decorated with iron railings, with notable examples at Tews Farmhouse, High Street and Banksia House, School Street.
Walls within the conservation area are often capped, the material varying across the village, including slate, dark stone saddles, clay tile and red-brick coping. These features contribute to the rural character of the conservation area.

The garden wall to the front of Tews Farmhouse, High Street is grade II listed in its own right, as are the garden walls and gate piers of Hinton Manor House.

The stone walling which enclosed the Glebe land on Church Street (see Fig.9) has been partially truncated by new accesses to the inter-war housing behind, however some parts remain to the front of the properties, extending towards significant stone walling on Parsons Street.

At the railway terraces, the traditional low brick boundary walls topped with simple railings have been largely lost and replaced with alternative boundary treatments, which serves to lessen their group character. Purportedly, many of these railings were removed during the war to be reused as part of the war effort and have not been replaced. Some low brick walls remain in whole or partial form to the front of the terraced properties whilst to the rear of the properties the “barrow ways” (communal access lanes) are still largely lined with tall brick boundary walls.
Figure 3 Map showing important boundary features in Woodford.
Figure 36 Map showing important boundary features in Hinton.
Figure 3.7 a selection of images showing the typical material palette within the conservation area.
7.5 Palette for Railway Terraces

Figure 38 Example materials from the railway terraces.
8 Design Guidance

The following section sets out key design principles for development within the conservation area boundaries. Due to their distinct architectural design, separate guidance has been produced for the terraced houses associated with the development of the Great Central Railway on Cherwell Terrace, Percy Road, Sidney Road, Castle Road and the shops and dwellings on Church Street. See Sections 8.10 onwards below.

Advice should always be sought from Daventry District Council before commencing any works. A Design Guide for Northamptonshire has been produced by CPRE which provides useful advice[12].

8.1 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.

8.2 Scale

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

Small terraces with a horizontal emphasis are a feature of the area. Ridgelines are typically varied across the conservation area, and new development should seek to be sympathetic to this style.

8.3 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. 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 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.

8.4 Detailing

Detailing throughout the conservation area is generally simple in style, reflecting the agricultural nature of many of the properties. More elaborate detailing is usually reserved for larger dwellings, and often takes the form of ashlar window surrounds, coped gables, stone kneelers and classical door entablature. Superfluous detailing which cannot be related to the existing historic environment in Woodford should be avoided.

Existing detailing can contribute to and enhance the character of the area, and should be retained wherever possible.

### 8.5 Windows

Traditional window styles within the conservation area are typically timber or metal framed multi-light casement. See the palette and Section 7.4. Some examples of sliding sash are also present, but less common.

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.

### 8.6 Doors and Porches

Traditional doors within the conservation area are often simple plank construction, or more decorative four-panel styles.

Traditional doors should be retained, maintained and repaired as far as is possible. Generally, UPVC is not an appropriate replacement for traditional timber.

Porches, as opposed to timber canopies, are not a common feature often due to the proximity of dwellings to the highway.

Porches should not detract from or overwhelm the visual amenity of the relevant building elevation, and be appropriately proportioned and scaled.

### 8.7 Roofing

Traditional roofing materials such as slate, tile and corrugated metal should be retained wherever possible.

Ridgelines should be carefully designed so as not to obscure views of historic buildings or surrounding countryside. 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.
8.8 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 out to the countryside to the east, north and south of Woodford, as well as long views out across the countryside to the south and west of Hinton, are especially integral to its setting. The clear edge of settlement created to the south of Hinton and the east, north and south of Woodford are also important to the character and setting of the conservation area.

8.9 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 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 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 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.

8.10 Railway Terraces

The terraced dwellings and shops, constructed as the result of the establishment of the Great Central Railway through Woodford Halse and Hinton, have an individual architectural style and layout which is distinct from the earlier historic core of Woodford Halse. Having been designed and built en masse with a specific and largely uniform architectural style, the terraces require separate design guidance, set out below.

8.11 Railway Terrace Alterations and Extensions

One of the key design principles for the 19th and 20th century terraced dwellings is the emphasis on uniformity with occasional, but again uniform, differences in detailing such as the inclusion of dormer or bay windows. Many piecemeal alterations have taken place, which detract from this essential characteristic, including the loss of traditional fenestration and doors. Some examples of original windows are still in place, including original dormers, however all examples of the original Victorian four panel doors with their brass fixtures have been replaced. Furthermore, there are several cases where properties have been over-clad, particularly in stone which detracts from their simple utilitarian styling and overall group coherence.
Alterations should be carefully designed to consider their impact not only on the individual property but also on the group value and integrity of the historic terraces.

Due to the terraced layout of the dwellings in this area, side extensions are neither appropriate nor possible in most circumstances. Extensions to the principal elevations of properties, including porches, would break the established historic building line and serve to detract from the group value of the dwellings, and as such are unlikely to be acceptable. Historically, many properties have been extended to the rear as pitched roof extensions. These are often highly visible due to the steeply pitched gradient of Castle Road and Cherwell Terrace, and any development proposals would need to have careful consideration for the impact on views experienced walking both up and down these streets. Roof extensions, such as loft conversions, are unlikely to be acceptable on principal elevations.

8.12 Railway Terrace Scale

The scale and massing of the railway terraces is highly uniform and any deviation from this is unlikely to be acceptable. Due to the gradient of the hill, the street frontages are two storeys in height, but to the rear properties may reach four storeys. In all cases, the ridgelines heights are generally uniform. Particularly in the cases of Percy Road and Sidney Road, there are no significant variations in ridge height of more than a few inches to accommodate changes in gradient. This has created a typical stepped effect on Castle Road and Cherwell Terrace. All properties are massed in terraces, with only small, occasional alleys or “barrow-ways” which allow access to the rear of properties. The established building line is highly significant in sustaining the uniform character of the terraces, and development should not allow deviation from this. Breaks in the building line have occurred in cases of modern development which is set back from the road, which do not contribute positively to the character of the terraces.

8.13 Railway Terrace Materials

The railway terraces were constructed exclusively in red-brick in an irregular form of Flemish bond, with occasional pairs of headers between stretchers. Welsh slate is the singular traditional roofing material, with brick chimney stacks throughout. Pale ironstone has been used for window and doors lintels and sills.

8.14 Railway Terrace Detailing

Detailing is simple and utilitarian, including projecting brick courses at the eaves and stone lintels and sills. The brick chimney stacks have plain inverted step designs.

8.15 Railway Terrace Windows

All of the windows in the terraces were designed as timber two-over-two or one-over-one sliding sash, with horn detailing. Few examples of these original windows survive and they should be maintained and repaired, rather than replaced wherever possible. Dormer windows are a standard feature of the principal elevation of all of the terrace groups aside from the eastern elevation of Percy Road. Bay windows are a feature of Castle Road and the eastern side of Percy Road, providing a standard variation in form.
If replacement of traditional windows is necessary, they should be:

- either two-over-two or one-over-one sliding sash depending on the width of the window (see palette) with horn detailing;
- made of timber - uPVC is generally not an appropriate material for use in an historic property;
- if painted, window frames should be either white or where possible a relevant sensitive colour based on the originals;
- original stone lintels should be retained and every care taken not to damage them if the windows are being replaced.

Original dormer windows should be retained and repaired wherever possible, including their slate cladding. Dormers which are larger than the original style are unlikely to be suitable.

8.16 Railway Terrace Doors and Porches

The terraces were constructed with Victorian four-panel doors with brass door knocker and letterbox fixings (see Fig.). Some early-mid-20th century doors can be seen which may have interest in themselves, but most originals have since been replaced with modern alternatives, including uPVC doors. Development proposals should consider whether replacements should be sympathetic to the original style, including encouraging more uniformity across the terraces as a whole.

Porches are not a feature of the terraces and their introduction would likely detract from the standard building line. Small recessed, arched entranceways are a feature of certain properties, traditionally left open rather than enclosed by a second door.

8.17 Railway Terrace Roofing

All the roofs of the terraces are pitched and roofed in Welsh slate. Ridgelines are typically uniform, save for small breaks and variations due to the road gradient. Dormers are a standard feature of the principal elevation of all of the terrace groups aside from the eastern elevation of Percy Road. The installation of rooflights can cause harm to the views of the roofscape, and are generally not acceptable on principal elevations. On rear elevations they should be fitted flush to the roof. Chimney stacks are exclusively red-brick, located at the apex and perpendicular to the road with stepped detailing.

8.18 Railway Terraces Setting

The railway terraces form a discrete grouping within Woodford, but are also a key part of the wider historic environment in the village. 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.

The relationship of the terraces with the surrounding industrial landscape is important and consideration should be given to their value as an asset associated with the development of the Great Central Railway.
8.19 Railway Terraces and the Public Realm

The public realm surrounding the terraces largely comprises the road network, and the adjacent river and woodland.

There are aspects of the public realm, such as the Woodford Development Company manhole covers, which contribute positively to the area and should be retained wherever possible.

As a general rule, 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 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 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 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.

8.20 Railway Terrace Boundary Treatments

Traditionally, the terraces, and the properties on Church Street, were fronted with simple iron railings with small brick piers. Many of these were purportedly removed to be used for industry during the war and never replaced. Now, there is a mixture of brick boundary walling, railings, low fencing and other treatments. Development proposals for the alteration or installation of boundary treatments should give consideration to sympathetic styling and the possible use of replacement iron railings.

8.21 Shopfronts

Traditional shopfronts contribute greatly to the character and appearance of the conservation area. The traditional shopfronts in the area are typically Victorian or Edwardian, as many earlier businesses were replaced by the purpose built premises on Church Street. In the case of Woodford Halse, the shops along Station Road were constructed in the late 19th and early 20th centuries as the result of the demands placed on the community through the construction of the Great Central Railway. As such, they form evidence of how the community developed at this time. Grouped with the railway terraces, they are an unusual feature in a typical Northamptonshire village, mainly due to their form and extent. Care should be taken to ensure that their historic character is not lost such as through the removal of original fittings and decoration.

Daventry District Council has adopted a Daventry Conservation Areas Shopfronts Design Guide as a supplementary planning document, which should be consulted when planning any changes to shopfronts within conservation areas.
There are also extra planning conditions regarding the alteration of shopfronts within conservation areas, and advice should be sought from the District Council at the earliest convenience to preserve or enhance the historic character of these shopfronts.

When planning alterations to an historic shopfront, there must be consideration as to what historic material may survive. As with all historic structures, a process of minimum intervention with maximum retention of historic fabric should be adopted.

Features of traditional shopfronts such as the kind in Woodford Halse generally have the following elements:

**Fascia:** the horizontal board above the windows on which lettering is placed to signify the business. These are traditionally made of timber.

**Cornice:** the top section of the fascia which marks the division of the shop from the floor above. Sometimes these have classical style decoration, and are made of timber, brick or stone.

**Stallriser:** the area between the window sill and the ground. Can be either decorative or plain and are often constructed in local brick or stone.

**Mullion:** the dividing element between window panes. These are usually timber and have “moulding” to add decoration.

**Pilaster:** a flat column applied as decoration often at either end of the shopfront and either side of the doorway. Often decorated with fluting, these can be constructed of timber, stone or sometimes cast iron.

**Console bracket:** a decorative element found at the top of a pilaster, often in the form of a fluted scroll.

**Plinth:** a classically styled base of a pilaster.

**Lobby:** a small recessed entryway leading into a shop. Sometimes these incorporate decorative floor tiles.

Whilst many of the historic shopfronts in Woodford Halse have undergone aesthetic changes, often the traditional elements of the shopfront have been retained.
9 Opportunities for Enhancement

9.1 Local List

There are a number of buildings and structures which make a positive contribution to the character and appearance of the conservation area. These are generally structures which:

- have individual architectural merit, representative of a particular period or style;
- are representative of local vernacular;
- provide evidence of a settlement’s historic development;
- make a contribution to the streetscape or sit within a particular important grouping of buildings.

Certain buildings, structures and sites make an exceptional positive contribution to the character and appearance of the conservation area or its setting over and above typically representative buildings and structures.

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.

The Woodford-cum-Membris Neighbourhood Development Plan contains a list of identified non-designated heritage assets within the parish and an accompanying policy. This has been consulted in the formation of proposals for the local list within this appraisal, and should be consulted alongside this appraisal where non-designated heritage assets may be affected by proposals.

Adopted entries on the Daventry Local List within Woodford Halse and Hinton are as follows:

**Dryden Hall, School Street**

A former school constructed in the 1860s resourced and designed by Sir Henry Dryden of Canons Ashby, and named after him. The building is built of coursed ironstone rubble with ashlar quoins and a prominent gabled frontage onto School Street. St Mary's churchyard perimeter wall connects directly to the western side of the building. It has a small cross gable to the east, and a roof of Welsh slate which has coped gables and decorative ironstone kneelers. The main window in the street elevation is neo-gothic in style with ironstone transoms and trefoil tracery. It has a decorative ironstone hood mould and the glass is largely fixed lead.

---

casement with diamond-pattern muntins. Above this is a smaller rounded slit window with ashlar surround. The small cross gable contains simple timber casements, painted white and a traditional 20th century “Woodford Halse Village Centre” sign denoting its current use. A glass lean to and flat roofed brick extension have been added to the rear.

**Former Woodford School, now Woodford Library, School Street**

This former school was constructed in 1903 to take overflow from the adjacent Dryden Hall School, through funds raised by villagers. The new school took older students, and the original school was used for infants.

The building has a typical early 20th century design, with multiple gables and half-pebbledash decoration, which was particularly popular with schools constructed at this time. Similar to Dryden Hall, the main gable fronts the street and the principal elevation is coursed ironstone with ashlar quoins. The remainder of the building is constructed in red brick and has two small cross gables to the west and east. It is roofed with clay tile and the top third of each gable is rendered in white pebbledash. The main façade has three bays, with a small window in the front cross gable. The central window is a fixed timber casement Venetian style window, with a single timber six-over-nine sliding sash window either side. Each window has stone sills, and the sliding sash windows have ironstone lintels. A timber cornice separates the ironstone from the pebbledash and the gable is decorated with timber fascia boarding.

**The Retreat, High Street**

This substantial three storey ironstone former farmhouse probably dates to the mid-19th century. It is constructed of coursed ironstone rubble with ironstone quoins, and a shallow-pitched, Welsh slate roof. The bottom two storeys have two bays of ten-over-ten sliding sash windows, and the top storey has three bays of side hung multi-light casement, all later additions. It has a decorative plank door with a single window in the centre-top. It forms a significant grouping with nearby listed buildings, including Round Hill Farmhouse, and Nos.9-11 and 6,8,10 and 12 High Street.

**The Old Vicarage and outbuildings, Parsons Street**

A substantial vicarage built by the Reverend Henry Herbert Minchin (vicar of St Mary’s) in 1868. The property is set back from the road within a large plot with an ironstone perimeter wall with ironstone gate piers and saddle coping; it is a particularly significant feature to the west along Parsons Street. Decorative cast iron railings also run along the top of the wall. The property has a principal gable to the west and cross wings to the east and north, all built of coursed ironstone with ashlar quoins. The gables are stone coped with pyramid style kneelers, and stone-and-brick chimney stacks are placed at the eaves on both the western and eastern sides of the house. It has a three bay frontage and is of two storeys; the principal windows are all three-light timber casement with ashlar ironstone surrounds and dividing transoms. The main entrance way is located centrally, in the eastern cross wing. A range of outbuildings stands to the west built into the perimeter wall; a mixture of ironstone and brick buildings with Welsh slate roofs. Probably formerly used as stabling and storage, these outbuildings have a strong agricultural character and form a significant grouping with the Old Vicarage.

---

**Vicarage Cottage, Parsons Street**

Vicarage Cottage is a two-storey, three-bay ironstone, vernacular dwelling within the historic core of Woodford Halse. A date stone of 1867 relates to refurbishment by the Reverend Henry Minchin, however the building likely predates this. A building can certainly be seen in its location on the 1812 Ordnance Survey surveyor’s drawings, and its plan form and internal timber structure are indicative of a much earlier date, possibly even 17th century. The external façade is of coursed ironstone, with ironstone-mullioned windows, with hood moulds facing onto Parson’s Street which may be 19th century or earlier. Other mullioned windows are later 20th century additions. A small connecting extension sits between it and No.18 Parsons Street, with further mullioned windows. It has a pitched roof facing Parson’s Street with brick stacks at the gable ends. The roof has been replaced with modern asbestos tile.

Internally, the building contains a large traditional fireplace, as well as a large domed-roof oven which may be historic.

The building has been used as a dormitory for divinity students in the 19th century, and then latterly as a shop in the early 20th century, shown by historic photographs. It is now a private dwelling.

**The Woodford Halse Social Club, Hinton Road**

The Woodford Social Club is a substantial building located at the centre of Hinton on the junction of the Hinton Road. Formerly the Hinton Gorse Hotel, it was constructed in the early 20th century to accommodate visitors travelling on the railway from London, primarily those attending the Grafton or Bicester and Warden Hunts.\(^{15}\)

The building has a Tudor revival style design, built on an L-plan with projecting gables at the western and eastern ends of the principal frontage. The lower storey is constructed with coursed ironstone with brick quoin detail. The upper storey has half-timber decoration; the eastern gable is overhanging with an oriel window whilst the western gable accommodates a timber porch below and a further oriel window above. The upper storey fenestration is timber and metal fixed casements. The lower storey fenestration has decorative brick surrounds; however the windows have unfortunately been replaced with uPVC windows in an unsympathetic style.

**The Old Wesleyan Chapel, Hinton Road**

The history of non-conformism in Hinton and Woodford is strongly linked to its development, including the influx of workers from the construction of the GCR.

Probably built in the late 19th century, the Old Wesleyan Chapel on Hinton Road is now a private dwelling. Constructed in brick, the façade is highly decorative. The building was constructed as a single storey chapel, and has two bays to the front and three to the sides. There are two gothic arched windows in the front gable end, with coloured brick (buff, red and blue) banding, in the form of arches, around them. A central bullseye window and a further decorative arch sit above, with similar coloured decoration.

The upper section contains two blue-brick string courses. The eastern elevation has three windows of the same style and decoration, together with a buff-brick string course. The western elevation is the same, aside from the central bay which has a modern porch. The roof is of Welsh slate with timber barge boarding at the front gable; rooflights have been added which serve to detract from its character. A small brick chimney stack sits at the apex of the front gable end. It forms an important grouping with the Hinton Methodist Chapel to the north-east.

Hinton Methodist Chapel, Hinton Road

Built in 1902, the Methodist Chapel served to take the overflow of Methodist worshippers from the adjacent chapel. The chapel has a neo-gothic design and is constructed from local ironstone with some limestone dressings around the windows and doorways. The windows on the principal gable are leaded in an alternating checked/diamond pattern and have decorative limestone tracery. A small limestone trefoil sits at the apex of the gable set into the front elevation. The roof is steeply pitched with hipped forecorners, and is laid with Welsh slate. Ironstone buttresses with limestone dressings line the western and eastern elevations, and a significant porch sits on the front elevation with a wide arched entranceway with a Flemish style pediment. A low stone boundary wall runs the length of the plot, with central piers and an iron gate to the front of the porch.

Former St Joseph’s Church, Hinton Road

Opened in 1917, St Josephs was built to serve the Roman Catholics in the parish. Now a private dwelling, the former church sits near to the Old Wesleyan Chapel and the Hinton Methodist Chapel, and shows the development of faith and worship in the village from the late 19th to early 20th century. The building has a simple design and is constructed of local regular coursed ironstone. It is set side on to the road in an east-west orientation. The eastern gable contains a gothic arched doorway, with a segmented ironstone arched surround. A gothic arched window sits above with similar segmented ironstone surround. The gable is coped with kneelers, and a small ironstone belfry sits at the apex of the gable end. The northern frontage has five bays with five gothic arched windows with segmented ironstone surrounds. The roof is slate. Each corner of the building has ironstone quoins. An ironstone wall runs west from the western gable with ironstone piers and ball finials, up to No.31. The traditional fenestration and doorway have been replaced in its conversion to a dwelling.

Stone bridge over the Cherwell River, Station Road

The exact date of this decorative stone bridge is unknown, however it is possible that it has links to the nearby Hinton Manor House. Each side has a typically Baroque style balustrade, with urn-shaped stone uprights, however it is probably 19th century. Square piers sit at each end, with pyramid stone caps.

Pool Farm and associated barns, Hinton Road and Farndon Road

Pool Farm is a substantial farmhouse constructed in the 17th century with adjacent outbuildings, now also converted to residential use. Built in the local ironstone, the farmhouse’s principal frontage faces the western entrance to Pool Street, which is also lined with historic properties including the grade II listed Bromleys Farm House to the south.
The farmhouse is constructed of local ironstone and has a five bays and two storeys with a central doorway with a Tudor arch and ironstone hood moulding, and two three-light fixed casement windows with ironstone mullions either side at ground and 1st storey level. Above the doorway is a central fixed casement window with ironstone lintel.

It has a shallow pitched Welsh slate roof, with three large ironstone chimney stacks at the apex. The outbuildings are also constructed in local ironstone with Welsh slate roofs, and are laid out perpendicular to the main farmhouse along Farndon Road. The property has a large front garden, enclosed to the south and east by a low ironstone boundary wall, and to the north by a taller red-brick wall with saddle stone coping.

Skew Bridge, Station Road

The skew bridge which crosses over Station Road dates to the construction of the Great Central Railway London Extension, which saw a station created at Woodford and Hinton, in 1899. It is formed of industrial blue brick, with a subtle polychrome pattern created by occasional use of red brick also. It has a typical helical brick pattern, owing to its design as a skew bridge, passing over Station Road from the embankments either side at an oblique angle, necessitating a specific architectural design. The pattern created can be seen in the brickwork of the double arches. The bridge also has modest decoration in the form of string courses at the parapets. The former road-side entrance has been bricked up but is still visible, providing evidence for the “embankment” style station model, which differed from the typical “island” style stations of the Great Central Railway. The bridge remains, alongside Station House and the railway embankment as a remnant of the once dominant railway line.

Station House, Station Road

Station House is a Victorian Station Master’s house constructed for the Great Central Railway Woodford and Hinton Station master around the turn of the 19th century. Built on side of railway embankment in prominent position on Station Road, the house is visible from Hinton Bridge. The building is of two storeys, built on an L-plan with the gable fronting onto Station Road. It is completely constructed in red brick with a clay-tile pitched roof, and the single-bay gable has one window centrally on each storey. The windows are timber casement with top-hung, multi-light upper sections and long fixed lower sections. A later 20th century extension has been added to the north, continuing L-plan. The house forms a grouping with the skew bridge, Station Road and the former railway embankments adjacent.
Clockwise from top left: Dryden Hall, School Street; Former School now library, School Street; The Old Rectory, Parsons Street; No.7 “The Retreat” High Street.
Figure 41 Clockwise from top left: Former Hinton Gorse Hotel, now Woodford Social Club; The Old Chapel, Hinton Road; Methodist Chapel, Hinton Road; St Joseph’s Church, Hinton Road; Pool Farm House and outbuildings, Pool Street; Hinton Bridge; Station Road.
Figure 42 Adopted local list entries- left: Vicarage Cottage, Parsons Street; middle: skew bridge, Station Road; right: Station House, Station Road.
Figure 43 Map of adopted local list entries in the conservation area.
9.2 Article 4 Directions

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.

<table>
<thead>
<tr>
<th>Permitted Development Rights to be withdrawn</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Replacement or alteration of windows</td>
<td>Woodford Halse</td>
</tr>
<tr>
<td>Scrivens Hill- Nos. 15, 9, 7, 3, 1</td>
<td></td>
</tr>
<tr>
<td>Replacement or alteration of doors</td>
<td>School Street - Banksia House no.7, No. 14, The Old Barn, Nos. 10, 10a, 10b, 8, 6, 4, 3, 3a, 2</td>
</tr>
<tr>
<td>Removal or construction of porches</td>
<td>Church Street - Nos. 32, 30, 28, 26, 24, 22, 20, 18, 16, 14, 10, 8, 6, 4, 2</td>
</tr>
<tr>
<td>Painting of the exterior of a dwelling</td>
<td>Castle Road - Nos. 1-24</td>
</tr>
<tr>
<td>Removal or construction of chimneys, flues and soil pipes</td>
<td>Sidney Road - Nos. 1-70, 72, 74</td>
</tr>
<tr>
<td>Installation of solar equipment</td>
<td>Cherwell Terrace - Nos. 1-7</td>
</tr>
<tr>
<td>Construction or demolition of walls, gates and fences</td>
<td>Percy Road - Nos. 1-48, 50, 52, 2a</td>
</tr>
<tr>
<td></td>
<td>High Street - Nos. 2, 4, 5, 7, 15, 17, 18, 19, 21a, 20, 22, 23, 24, 30, 32, 34, 36, Nos. 1-9 Mount Pleasant</td>
</tr>
<tr>
<td></td>
<td>South Street - Nos. 2, 3, 4, 5, 7, 9, 10, 11, 15, 16, 17, 18, 19, 20</td>
</tr>
<tr>
<td></td>
<td>Parsons Street - Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 14, 15, 17</td>
</tr>
<tr>
<td></td>
<td>Quinton Lane - Nos. 1, 3, 4, 6, Nos. 1 and 2 Quinton Mews</td>
</tr>
<tr>
<td></td>
<td>Hinton</td>
</tr>
<tr>
<td></td>
<td>Top Farm Court - Nos. 5, 6</td>
</tr>
<tr>
<td></td>
<td>Phipps Road - Nos. 1, 3, 5</td>
</tr>
<tr>
<td></td>
<td>Hinton Road - The Old Wesleyan Chapel, St Joseph’s Chancel, St Joseph’s Vestry, Nos. 22, 24, 26, 31, 32, 33, 34, 35, 37, 40, 41, 43, 45, 47, 49, 51, 53, 60 Pool Farm</td>
</tr>
<tr>
<td></td>
<td>Farndon Road - The Old Barn, Pool Farm Barn</td>
</tr>
<tr>
<td></td>
<td>Pool Street - Pool House, Nos. 1, 5, 6, 9, 11, 12, 15, 17, 19, 21</td>
</tr>
</tbody>
</table>
10 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 Woodford Halse 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.

10.1 Threats and Recommendations

Threat: Loss of traditional features

Over time there has been some loss of original and traditional features, such as traditional fenestration, from properties across Woodford and Hinton through piecemeal development. In some cases inappropriate modern alternative materials and designs have been used as a replacement which has caused harm to the character and appearance of the area. Loss of original and traditional features in this way constitutes a threat to the character and appearance of the conservation area generally.

Recommendation

Development, including permitted development, should preserve or enhance the character and appearance of the conservation area through the understanding of the importance of original or traditional features. Wherever possible, original or traditional features should be maintained, repaired and retained. Current conservation guidance, including this document, should be consulted to inform any works and advice sought at an early stage from the District Council.

The Council will explore the use of Article 4 Directions to restrict permitted development rights to preserve and enhance the character and appearance of the conservation area. See Section 9.2 for further details.

The Council has adopted several assets to the Local List, recognising their particular positive contribution to the character and appearance of the conservation area. See Section 9.1 for further details on Local List entries within the conservation area.

Threat: Harm to heritage assets associated with the Great Central Railway

Woodford cum Membris has a unique character within Daventry District, and indeed as a rural Northamptonshire village, owing to the influence of the Great Central Railway. The railway terraces are particularly important in evidencing the impact and scale of change at Woodford, and form an important part of its history. Designed as uniform terraces, piecemeal change has occurred which has altered their character. Development in the form of cladding, replacement fenestration, the installation of satellite dishes and radio antennae and the removal of traditional brick boundary
treatments has served to diminish the overall architectural quality of the group.

Many have retained their exterior brick finishes and detailing, but further inappropriate development could be very harmful to their character. This in turn represents a threat to the special interest of the wider conservation area in Woodford.

**Recommendation**

When proposing works to individual terraced properties on Castle Road, Cherwell Terrace, Sidney Road and Percy Road, consider whether the changes are appropriate to the purposefully uniform design and layout of the group. The retention or reinstatement of traditional features, or removal of inappropriate modern materials and design features should be encouraged. Furthermore, consideration must be given at an early stage to what the cumulative impact of works may be on the GCR character area of the conservation area in particular.

**Threat: The loss of historic shopfronts**

Alongside the adjacent terraced housing, shops were constructed in the late 19th and early 20th centuries along Church Street and Station Road to provide services and goods for the new workers on the Great Central Railway and their families. The formation of these shops has been retained, as well as many features of the traditional shopfronts themselves. However, piecemeal changes to individual shopfronts and the removal of traditional features such as timber fascia boards and their replacement with modern materials has served to reduce the historic integrity of the street frontage. This has had an effect on the character of the area, and poses a threat to the special interest of the conservation area.

**Recommendation**

A discussion with the Council’s planning and heritage officers should be undertaken at an early point in the proposal of works. When considering undertaking works to historic shopfronts, applicants and decision makers should first ensure that any traditional features of the historic shopfront are maintained and retained wherever possible, and where replacement is necessary as a final resort, it restores traditional features to the shopfront. Where replacement with modern inappropriate materials has been undertaken, the opportunity should be sought to reinstate traditional features wherever possible. In considering works, the cumulative impact on the character of the conservation area, and in particular the GCR character area should be considered.

**Threat: unsympathetic conversion of outbuildings or other structures to dwellinghouses**

Traditional farmsteads and outbuildings make an important contribution to character and local distinctiveness and a positive approach to their retention and reuse is necessary. Across Woodford and Hinton there has been some conversion of formerly non-residential heritage assets to residential use. In some cases this has caused harm to the historic interest of certain heritage assets, which have acquired a strongly residential character. This can be particularly harmful to former agricultural buildings, through the addition of domestic features such as roof lights, porches, satellite dishes, solar equipment and radio antennae.


**Recommendation**

The sensitive re-use of heritage assets can provide the necessary resource to secure the asset’s future maintenance, and any changes must be carefully considered to minimise harm to the significance of the asset. In the case of agricultural buildings, care should be taken to limit the influence of domestic elements, including the introduction of new openings, fenestration, porches, domestic detailing or the removal of boundary treatments and historic surfacing.

**Threat: Impact of the 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. Changes have occurred within the public realm of the conservation area, such as the introduction of modern surfacing materials, street furniture and services, which detract from its historic character. Utilities equipment, including telegraph poles and overhead electricity lines, often interrupts views and detracts from their quality. Street furniture and signage can create clutter on the roadside, which also diminishes the quality of views and can harm the setting of historic properties, most importantly listed buildings.

The siting and design of street furniture can also have a great impact on the general character of a conservation area.

**Recommendation**

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.

Wherever possible, the opportunity should be taken to place utilities services below ground, or to consolidate street furniture and signage so that clutter is kept to a minimum.

Street furniture should be sited and designed so as to have a minimal impact on the character and appearance of the conservation area. Consideration should be given to the use of sensitive and complimentary materials, and the impact of the siting of street furniture and utilities on established views and the settings of designated heritage assets such as listed buildings.

**Threat: Areas of Archaeological Potential**

Several sites of archaeological importance spanning several thousand years have been identified in Woodford-cum-Membres 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.
Recommendation

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

Threat: Highways Impacts

Development which involves alterations to highways, footways and signage can have a dramatic impact on the character and appearance of the conservation area. The potential further 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. An increase in traffic and traffic management systems has also had a negative impact on the character of the conservation area, mainly in the form of street clutter and a high proportion of on-street parking.

Recommendation

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

Woodford-cum-Membris Neighbourhood Development Plan (2018)

Woodford Halse Archives

Internet Sources

www.woodfordhalsearchive.org

www.british-history.ac.uk


www.historicengland.org.uk/images-books/photos/

www.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:


Copyright


OS maps may not be reproduced without the permission of Ordnance Survey. Images have been reproduced with permission.

Text and images in this document are subject to copyright and may not be reproduced without appropriate referencing.
Appendix A: Listed Buildings and Scheduled Monuments

<table>
<thead>
<tr>
<th>List Entry Number</th>
<th>Name</th>
<th>Grade</th>
<th>National Heritage List for England webpage</th>
<th>Image</th>
</tr>
</thead>
<tbody>
<tr>
<td>1203286</td>
<td>CHURCH OF ST MARY THE VIRGIN</td>
<td>II*</td>
<td><a href="https://historicengland.org.uk/listing/the-list/list-entry/1203286">https://historicengland.org.uk/listing/the-list/list-entry/1203286</a></td>
<td><img src="image.jpg" alt="Image" /></td>
</tr>
<tr>
<td>1075266</td>
<td><strong>117 MEMORIALS SOUTH OF LINE EAST FROM SOUTH EAST CORNER OF CHANCEL AND EAST OF PATH TO SOUTH PORCH AT CHURCH OF ST MARY THE VIRGIN</strong></td>
<td><img src="https://historicengland.org.uk/listing/the-list/list-entry/1075266" alt="Image of the church" /></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1343584</td>
<td>1, SCHOOL STREET</td>
<td>il</td>
<td><a href="https://historicengland.org.uk/listing/the-list/list-entry/1343584">https://historicengland.org.uk/listing/the-list/list-entry/1343584</a></td>
<td></td>
</tr>
<tr>
<td>1203236</td>
<td>MANOR HOUSE</td>
<td>II</td>
<td><a href="https://historicengland.org.uk/listing/the-list/list-entry/1203236">https://historicengland.org.uk/listing/the-list/list-entry/1203236</a></td>
<td></td>
</tr>
<tr>
<td>1075263</td>
<td>FOLLY FARMHOUSE</td>
<td>II</td>
<td><a href="https://historicengland.org.uk/listing/the-list/list-entry/1075263">https://historicengland.org.uk/listing/the-list/list-entry/1075263</a></td>
<td></td>
</tr>
<tr>
<td>Reference</td>
<td>Address</td>
<td>Grade</td>
<td>URL</td>
<td></td>
</tr>
<tr>
<td>-----------</td>
<td>--------------------------</td>
<td>-------</td>
<td>------------------------------------</td>
<td></td>
</tr>
<tr>
<td>1025311</td>
<td>6, 8, 10 AND 12, HIGH STREET</td>
<td>II</td>
<td><a href="https://historicengland.org.uk/listing/the-list/list-entry/1025311">https://historicengland.org.uk/listing/the-list/list-entry/1025311</a></td>
<td></td>
</tr>
<tr>
<td>1075260</td>
<td>ROUND HILL FARMHOUSE</td>
<td>II</td>
<td><a href="https://historicengland.org.uk/listing/the-list/list-entry/1075260">https://historicengland.org.uk/listing/the-list/list-entry/1075260</a></td>
<td></td>
</tr>
<tr>
<td>Reference</td>
<td>Address</td>
<td>Grade</td>
<td>Link</td>
<td></td>
</tr>
<tr>
<td>-----------</td>
<td>--------------------------</td>
<td>-------</td>
<td>----------------------------------------------------------------------</td>
<td></td>
</tr>
<tr>
<td>1075259</td>
<td>9 AND 11, HIGH STREET</td>
<td>II</td>
<td><a href="https://historicengland.org.uk/listing/the-list/list-entry/1075259">https://historicengland.org.uk/listing/the-list/list-entry/1075259</a></td>
<td></td>
</tr>
<tr>
<td>1025307</td>
<td>TEWS FARMHOUSE</td>
<td>II</td>
<td><a href="https://historicengland.org.uk/listing/the-list/list-entry/1025307">https://historicengland.org.uk/listing/the-list/list-entry/1025307</a></td>
<td></td>
</tr>
<tr>
<td>ID</td>
<td>Description</td>
<td>Grade</td>
<td>Link</td>
<td></td>
</tr>
<tr>
<td>-------</td>
<td>--------------------------------------------------</td>
<td>-------</td>
<td>----------------------------------------------------------------------</td>
<td></td>
</tr>
<tr>
<td>1343581</td>
<td>GARDEN WALL TO TEWS FARMHOUSE BORDERING HIGH STREET</td>
<td>II</td>
<td><a href="https://historicengland.org.uk/listing/the-list/list-entry/1343581">https://historicengland.org.uk/listing/the-list/list-entry/1343581</a></td>
<td></td>
</tr>
<tr>
<td>1203250</td>
<td>6 AND 8, SOUTH STREET</td>
<td>II</td>
<td><a href="https://historicengland.org.uk/listing/the-list/list-entry/1203250">https://historicengland.org.uk/listing/the-list/list-entry/1203250</a></td>
<td></td>
</tr>
<tr>
<td>ID</td>
<td>Location</td>
<td>Grade</td>
<td>URL</td>
<td>Access</td>
</tr>
<tr>
<td>--------</td>
<td>-----------------------------------------------</td>
<td>-------</td>
<td>------------------------------------------</td>
<td>------------</td>
</tr>
<tr>
<td>1242920</td>
<td>MORAVIAN CHAPEL AND NO. 12 PARSONS STREET</td>
<td>II</td>
<td><a href="https://historicengland.org.uk/listing/the-list/list-entry/1242920">https://historicengland.org.uk/listing/the-list/list-entry/1242920</a></td>
<td>Inaccessible.</td>
</tr>
<tr>
<td>1203211</td>
<td>SHELTER SHED RANGE AT THE MANOR HOUSE</td>
<td>II</td>
<td><a href="https://historicengland.org.uk/listing/the-list/list-entry/1203211">https://historicengland.org.uk/listing/the-list/list-entry/1203211</a></td>
<td>Inaccessible.</td>
</tr>
<tr>
<td>ID</td>
<td>Description</td>
<td>Grade</td>
<td>Link</td>
<td></td>
</tr>
<tr>
<td>--------</td>
<td>--------------------------------------------------</td>
<td>-------</td>
<td>----------------------------------------------------------------------</td>
<td></td>
</tr>
<tr>
<td>1355036</td>
<td>MANOR HOUSE (HINTON)</td>
<td>II*</td>
<td><a href="https://historicengland.org.uk/listing/the-list/list-entry/1355036">https://historicengland.org.uk/listing/the-list/list-entry/1355036</a></td>
<td></td>
</tr>
<tr>
<td>1075261</td>
<td>STABLE BLOCK TO THE MANOR HOUSE AND ATTACHED WALLS</td>
<td>II</td>
<td><a href="https://historicengland.org.uk/listing/the-list/list-entry/1075261">https://historicengland.org.uk/listing/the-list/list-entry/1075261</a></td>
<td></td>
</tr>
<tr>
<td>ID</td>
<td>Description</td>
<td>Grade</td>
<td>Link</td>
<td></td>
</tr>
<tr>
<td>--------</td>
<td>-----------------------------------------------------------------------------</td>
<td>-------</td>
<td>----------------------------------------------------------------------</td>
<td></td>
</tr>
<tr>
<td>1343582</td>
<td>GARDEN WALLS, GATE PIERS AND GATES TO SOUTH WEST OF MANOR HOUSE</td>
<td>II</td>
<td><a href="https://historicengland.org.uk/listing/the-list/list-entry/1343582">https://historicengland.org.uk/listing/the-list/list-entry/1343582</a></td>
<td></td>
</tr>
<tr>
<td>1203223</td>
<td>TOP FARMHOUSE</td>
<td>II</td>
<td><a href="https://historicengland.org.uk/listing/the-list/list-entry/1203223">https://historicengland.org.uk/listing/the-list/list-entry/1203223</a></td>
<td></td>
</tr>
<tr>
<td>ID</td>
<td>Name</td>
<td>Grade</td>
<td>Link</td>
<td></td>
</tr>
<tr>
<td>---------</td>
<td>-----------------------------</td>
<td>-------</td>
<td>-------------------------------------------</td>
<td></td>
</tr>
<tr>
<td>1075262</td>
<td>THE HOMESTEAD</td>
<td>II</td>
<td><a href="https://historicengland.org.uk/listing/the-list/list-entry/1075262">https://historicengland.org.uk/listing/the-list/list-entry/1075262</a></td>
<td></td>
</tr>
<tr>
<td>1343583</td>
<td>8 AND 10, POOL STREET</td>
<td>II</td>
<td><a href="https://historicengland.org.uk/listing/the-list/list-entry/1343583">https://historicengland.org.uk/listing/the-list/list-entry/1343583</a></td>
<td></td>
</tr>
<tr>
<td>ID</td>
<td>Name</td>
<td>Grade</td>
<td>Link</td>
<td></td>
</tr>
<tr>
<td>--------</td>
<td>--------------------</td>
<td>-------</td>
<td>-------------------------------------------</td>
<td></td>
</tr>
<tr>
<td>1203227</td>
<td>BROMLEY'S FARMHOUSE</td>
<td>II</td>
<td><a href="https://historicengland.org.uk/listing/the-list/list-entry/1203227">https://historicengland.org.uk/listing/the-list/list-entry/1203227</a></td>
<td></td>
</tr>
</tbody>
</table>