Crick Conservation Area Appraisal and Management Plan

Adopted February 2020
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1 Introduction

1.1 Why has this document been produced?

Daventry District Council is currently undertaking reviews of existing conservation areas within the District, and assessing the designation of new conservation areas where appropriate. A review of Crick village was undertaken in 2019 and a new conservation area was designated in the village in February 2020. Crick contains a wealth of heritage assets, and this appraisal sets out the historic and architectural interest of the conservation area and identifies those features which positively contribute to its character and appearance. Public consultation informed this document, see Section 1.4.

1.2 What status does this document have?

This document has been adopted as a Supplementary Planning Document, following public consultation (See Section 1.4). As such it is 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 10. The appraisal identifies both positive elements of the conservation area and those under threat. Recommendations have been provided in the Management Plan to address any specific issues identified in the appraisal and to guide the future management of the conservation area.

This appraisal has been produced in accordance with current guidance from Historic England Conservation Area Appraisal, Designation and Management 2019, as well as national and local policy and legislation.
1.4 Public Consultation

This document was informed by public consultation. A meeting was held with parish Councillors in January 2019, and an initial exhibition advertising the review was held in the Crick Old School on the 29th January 2019. A six week consultation period was held from Monday 23rd September 2019 until 5pm Monday 4th November 2019. During this time a further exhibition was held in the Old School on Monday 14th October 2019.

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 conservation area review is set out at Section 3, followed by a map of the conservation area designated in February 2020 and summary of its special interest. Sections 4 and 5 detail the location and context, and historical development of the village respectively. A spatial analysis, including important views, areas of archaeological interest and green infrastructure is contained within Section 6 and Section 7 provides an analysis of the architectural interest of the conservation area, including a materials palette at 7.4. Design guidance for new development can be found in Section 8. Opportunities to enhance the historic character of the conservation area and better protect its traditional features have been explored as part of this appraisal and are discussed in Section 9, including the details of entries on the Daventry Local List of buildings and structures of special local interest, and proposals for a future Article 4 Direction for Crick Conservation Area.

Threats to the special interest of the conservation area and corresponding management recommendations are detailed in Section 10.

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 Crick Conservation Area. This includes, but is not limited to, homeowners, developers, statutory undertakers, planning officers and inspectors.
2 Policy and Legislation

2.1 What is a conservation area?

A conservation area can be defined as an

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


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

2.2 Why do we designate conservation areas?

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

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

- The desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- The wider social, cultural and economic benefits which the conservation of the historic environment can bring.
- The desirability of new development making a positive contribution to local character and distinctiveness; and
- Opportunities to draw on the contribution made by the historic environment to the character of place.

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

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

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

Trees

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

Other works

Some works within conservation areas require planning permission:

- Cladding the exterior of a house;
- Any side extensions or rear extensions of more than one storey;
- Alterations to roofs, including dormer windows;
- The installation or satellite dishes and antennae;
- Demolition or erection of walls, gates and fences over 1m in height adjacent to a public highway.

Other minor works remain as ‘permitted development’ within conservation areas, including the replacement of windows and doors.

Where such changes would harm local character the District Council can introduce special controls known as Article 4 directions that withdraw particular permitted development rights. The result is that planning permission is required for these changes. Daventry District Council is exploring the possible use of Article 4 Directions as part of this conservation area appraisals project. See page 40 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 1 Map of the 2019 area of study and the current conservation area.
Figure 2 Map of current conservation area and listed buildings.
3.2 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 Crick Conservation Area derives from the following key characteristics:

- The number of significant designated assets within the village, including the grade I listed St Margaret of Antioch Church;
- The retained historic street pattern;
- The consistent use of ironstone and local red brick for buildings and boundary treatments creating a coherent vernacular style;
- A range of architectural styles and landmark buildings which provide quality and diversity or interest;
- The influence of historic infrastructure, in particular the London and North Western Railway and the Grand Union Canal; including its continued spatial relationship with the Grand Union Canal;
- Archaeological evidence of settlement in the area from prehistoric times, including a major Iron Age settlement at DIRFT;
- The influence of its location along a major north-south route through the village, and the Roman Watling Street which is still visible as scheduled earthworks to the west;
- High quality spatial features, including specimen trees and open spaces like The Green;
- Important views of the church from the surrounding countryside, and views within the village of significant assets;
- The relationship with the landscape and its agricultural setting, including the retention of many areas of ridge and furrow.
4 Location and Settlement Context

Crick is a moderately sized village located eight miles north of Daventry and six miles east of Rugby. It is situated within the Daventry District ward of Barby and Kilsby, immediately east of the A5 and M1.

The village lies between the former London and North Western Railway to the west and the Grand Union Canal to the east, which have had a major influence on the development of the village. The core of the village developed along a crossing of the major turnpike from Northampton to Dunchurch, which forms the central crossroads in the modern village.

The village is surrounded by open countryside to the south and east, whilst the Daventry International Rail Freight Terminal is a major development which extends to the west of the village towards Rugby. The Hemplow Hills, Cottesbrooke and Brington Special Landscape Area is a large landscape designation which lies to the east of the village. Crick also falls within the Local Character Type “13c Long Buckby”, which is characterised by gently rolling landform, a patchwork of largely modern fields with clear hedgerow and hedgerow tree boundaries, as well as hills and rounded copses which form focal points in the landscape. One notable local example is Crack’s Hill to the north.

In the immediate environs of the village there is evidence of historic quarrying south of The Derry and ridge and furrow extends to the south and east of the village.

Figure 3 Location map of Crick.
5 Historical Development

The modern village has a complex layout which has developed as the result of its geography and topography, historic land ownership, its agricultural legacy and its location, both on the historic route from London to Coventry, and its proximity to nationally significant infrastructure such as the Grand Union Canal and London and North Western Railway.

The earliest evidence of human occupation in the area dates from the Bronze Age (2200-1000BC). A Bronze Age hillfort or enclosed settlement is suspected to have existed on Crack’s Hill, a significant knoll which rises above the village to the north east. To the west; a possible burnt mound, which typically date from the early Bronze Age, was recently discovered near Kings Style Close.

Concentrated archaeological excavations associated with the construction of the Daventry International Rail Freight Terminal (DIRFT) in the late 1990s uncovered the remains of a “densely occupied” Iron Age (1000BC-43AD) settlement in the valley to the west of the village. The finds included hut circles; enclosures, pits, sherds of pottery, a roundhouse and a beehive quern. Further contemporaneous remains north of Dockham Way; west of Barley Croft and on the northern edge of the parish suggest that there were smaller associated communities, possibly individual farmsteads, located in Crick.

The most significant remains from the Romano-British period in the parish are the well-preserved earthworks of Watling Street (linking England’s southwest coast with northwest Wales) to the west of Crick. Watling Street is some distance from the current settlement; however, it was typical for settlements to grow along its length.

Evidence suggests that Crick was settled by the Anglo-Saxon period. Anglo-Saxon remains were uncovered as a result of late 20th century residential development in the northeast of the village. The earthworks of two Saxon hollow ways have been identified between Thornton Close and Pyke Way and further late-Saxon enclosures existed on land either side of Oak Lane. Crofts and tofts of the late-Saxon or possibly early Medieval periods have been identified on land to the north of Main Road near Bury Dyke, itself an historic hollow way.¹ The name Bury Dyke implies that this central area may have at one time been a fortified enclosure. This area fell into disuse later in the medieval period, but remains as open space with clearly visible earthworks and is likely to have been the central focal point of the settlement, typically near to the site of the church or contemporary place of worship.

The village certainly existed in some form by the 11th century. Domesday Book records Crick as ‘Crec’; a name probably deriving from the Celtic word for ‘hill’.² The population was large enough to support its own priest, and a stone church was constructed soon after the Conquest. The present church - The Church of St Margaret of Antioch - is the oldest surviving building in Crick and much of the present building dates from the 14-15th centuries, whilst “incorporating 12th century work”.³ From approximately

¹ Northamptonshire Historic Environment Record Monument Reference MNN131462
² Mawer, A. & Stenton, F. M (1933) The Place-names of Northamptonshire. Cambridge University Press. Cambridge. The village may have been named after Crack’s Hill or vice versa. Other alternatives, perhaps less likely, have also been suggested.
1250AD onwards, Crick was split into three manors between the Astley, Curzon and Esseby families\(^4\). Whilst no buildings from this time remain, the village may have developed in its current dispersed form due to the differing land ownership, with concentrations of activity both to the north and south of the Main Road, perhaps even as separately conceived settlements.

It is feasible to suggest that the layout of the village as seen today was becoming apparent by this point. Church Street bends noticeably around the eastern boundary of the church creating the offset crossroads with Main Road, suggesting that the Church Street was possibly altered to accommodate the church, or at least the tower, therefore providing an early medieval date for the route north to Yelvertoft. The land between Church Street and Bury Dyke also follows the conventional shape of an assart; that is, an area of forest cleared for habitation, usually oval or sub-rectangular and common to the 13\(^{th}\) and 14\(^{th}\) centuries. Bury Dyke has been identified as a possible early hollow way, which may have enclosed the assart along its eastern edge. A 16\(^{th}\) century survey noted that by this time Crick was lacking in woodland, possibly due to previous clearance in the area\(^5\). To the south, Main Road is notably part of the historic route from London to Coventry which again indicates that it may have been in existence at this time. This would also suggest the routes of High Street and Drayson Lane may have been plotted out during the early medieval period, to correspond with the possible former line of Church Street and the possible assarted land.

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\(^4\) Hatton, G. Date Unknown. History Notes 6-A Divided Lordship: The Manors of Crick. West Northants History.

Subsequently, it would appear that Crick developed through the 15th, 16th and 17th centuries in a poly-focal manner most probably around the manor houses and several larger farmsteads and enclosures. Large amounts of well-preserved ridge and furrow exist to the south, east and west of the village, and give indication of medieval farming practices and the open field system surrounding Crick. 1st edition Ordnance Survey mapping from 1883 indicates that the central areas of enclosure at Drayson Lane, Boat Horse Lane and The Marsh were still largely undeveloped at the end of the 19th century, save for some agricultural buildings and each of these areas has a form typical of early enclosure which possibly developed in the medieval period. In 1526 one third of the manor, possibly that previously in the possession of the Esseby family, was passed to the Marquis of Dorset, assessed at 14 messuages, 1 house and 1 cottage with associated closes, agricultural land and meadow, suggesting that there were at least 16 houses in the village at this point. 6

Several, “manor houses” exist within Crick, either shown on historic mapping or denoted through current dwelling names, however it is unknown whether these properties were ever the seats of manorial lords.

Crick Manor (No.3 Church Street) was most probably never the residence of a lord of the manor, and was more likely a farmhouse constructed in 1656. Vynter’s Manor was built in 1694, quite possibly for the line which inherited one portion of the manor from the Esseby family. The former was remodelled by Lutyens in 1924. Vynter’s was remodelled by the owners in 1925.

The parts held by the Astley and Curzon families became the property of the Cravens in 1588, which held the manor until the 19th century. 1st edition Ordnance Survey mapping of the late 19th century also shows a “Manor House” on Yelvertoft Road, which again was likely a farmhouse until the 19th century when it was extended; it has been suggested to lie on the historic site of Sir Oliver Cromwell’s Manor.

The remains of fishponds to the south of Boat Horse Lane also indicate the possible location of a manorial seat in the south of the village, leading to the possible development of the enclosure formed by Boat Horse Lane and Lauds Road with the Watford Road (see Section 6.2 AP3).

The earliest buildings in the village date from the 17th century and are grouped along the junction of High Street and Watford Road, Lauds Road, Church Street, Main Road, Drayson Lane and Boat Horse Lane providing some evidence for an early road structure. Furthermore, the fields surrounding Crick give indication of medieval settlement; those to the east of Lauds Road and The Marsh have a clear toft and croft pattern of long strips perpendicular to the road, whilst to the south, east and west of the village there remains excellent ridge and furrow within the pre-parliamentary enclosure landscape.

In 1738 the Northampton to Dunchurch turnpike was approved by the government following the line of Main Road. Main Road was also known as “Inn Lane”, owing to the number of coaching inns along its length, including The Red Lion, The Wheatsheaf and the former Shoulder of Hatton.

Hatton, G. Date Unknown. History Notes 6-A Divided Lordship: The Manors of Crick. West Northants History.

West Northants History, (2003). House History Record, Manor Farm, 11 Yelvertoft Road, Crick.
Mutton (now a private residence) and George Inn (now Northgate House)\(^9\).

The survival of both working pubs and those no longer trading, and their concentration on Main Road contributes to the character of the area as a village developed along a central thoroughfare.

The common fields of Crick were enclosed in 1776\(^{10}\). At this stage many of the fields around the settlement were regularised, which can be clearly seen on 1\(^{st}\) edition Ordnance Survey mapping. Certain fields around the settlement may have retained what could be their pre-Parliamentary enclosure form and layout.

The fields which run adjacent to Lauds Road and The Marsh in an eastwards direction appears to have the form of tofts and crofts, being laid out as long narrow plots perpendicular to the road with irregular edges enclosed by hedgerows. The fields to the south and west of the village contain good examples of ridge and furrow which can be used to identify pre-Parliamentary enclosure forms. Some other areas of early enclosure have been developed in recent years, leading to the erosion of legibility in Crick’s landscape development, such as to the east of Drayson Lane and the west of Church Street and Yelvertoft Road.

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\(^{10}\) ‘Crick’, in An Inventory of the Historical Monuments in the County of Northamptonshire, Volume 3, Archaeological Sites in North-West Northamptonshire (London, 1981), pp. 60-62. British History Online

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\[Figure 8\] Main Road looking east in the early 20th century, showing The Shoulder of Mutton Inn, and the demolished slaughterhouse on the right hand side. Source: Crick History Society.

\[Figure 9\] High Street looking south in the early-20th century, showing shopfronts on the right, now demolished. Source: Crick History Society.
Crick expanded significantly during the 19th century. In 1809 plans to connect the Leicester and Northampton Union Canal to the Grand Junction Canal would see the Grand Union Canal travel south from Market Harborough, passing Crick through to Norton and Daventry. The construction of the canal had an influence on the village, in its architecture and layout.

Boat Horse Lane is so named because it was used to walk the horses through the village whilst canal boats were “legged” through the Crick tunnel11. The two brickworks in Crick, one along Watford Road and one to the east of the parish were contracted to provide 2 million bricks for infrastructure construction12. Bricks produced at the site were also used to build many of Crick’s buildings throughout the village, including the interesting Phoenix House, High Street which is constructed of engineering blue brick.

The expansion of Crick is notable in the number of historic communal facilities from the 19th century. The Independent Chapel was built in 1820, replacing a smaller chapel on the same site. The girl’s school, now The Old School located opposite the church gates was built in 1846; the boy’s school was built a year later and is now the Crick Ex-Servicemen’s Club (Grade II listed).

During the 20th and 21st centuries Crick has experienced more development in the form of several housing estates and the demolition of historic buildings in the centre of the village, making way for new properties. The historic village has therefore undergone change; however, important aspects of its rural and industrial character have been retained which still provide a tangible link to its agricultural history, as well as its development still being clearly defined and legible in its architecture and layout.

11 “Legging” is a process of walking one’s legs along the ceiling or walls of a tunnel to propel a boat through where there is no tow-path to accommodate a horse. Googier, J. (2007) Crick History Notes 5 - The Origin of Crick Road Names. West Northants History.
Figure 143 Lauds Road in the early-20th century. Source: Crick History Society.

Figure 134 The Marsh in the early-20th century. Source: Crick History Society.

Figure 125 High Street in the early-20th century looking north. Source: Crick History Society.

Figure 116 Yelvertoft Road looking north towards The Hall and The Royal Oak. Source: Crick History Society.
Figure 15 Map showing possible early enclosures and field layouts, and areas of ridge and furrow.
Figure 16 1st edition OS map showing the top end of Crick with key features annotated.
Figure 17 1st edition Ordnance Survey map of central Crick, 1883, with important features and properties identified.
Figure 18 2nd edition OS map of 1912 showing central Crick with key features annotated.
Figure 19 2nd edition OS map of 1912 showing the top end of Crick with key features annotated.
Figure 20 2019 map of central Crick with properties and features identified from historic mapping.
Figure 21 2019 map of the top end of Crick with key features annotated.
6 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

Crick has a diverse historic character, signifying its evolution from an agricultural settlement and its location on the Northampton to Dunchurch turnpike, through to a village heavily influenced by the expansion of canal and rail infrastructure in the 18th and 19th centuries, and the industrial revolution. It has, historically, developed along the central crossroads and around liminal farmsteads and dispersed manorial lands. Whilst a significant amount of development has occurred within the area in the 20th and 21st centuries, there remain coherent centres of historic development which show the evolution of the village.

Crick sits within an undulating landscape, with a wide valley to the west and flatter land to the east, peppered with occasional hillocks and knolls with hilltop copses. The road network within the core of the village is typically winding with often narrow and enclosed highways, indicative of its organic historic development.

St Margaret of Antioch Church is the dominant central landmark within the village and is particularly visible when travelling from the west. Glimpses of the spire can be seen along Main Street from the east and High Street from the south as the roads wind towards the centre. It sits offset to the village’s central crossroads, dominating Church Street to the north. St Margaret’s forms an important grouping with the two adjacent 19th century school buildings (now the village hall and ex-servicemen’s club), and No.3 Church Street. The walls of No.3 Church Street are also an imposing feature of Main Street and Church Street and reinforce the sense of enclosure within the central core. From the high point at Main Street the downward incline towards the Derry and The Washbrook is notable; there are views here to the open countryside, including a glimpse of one crenelated air shaft from the 19th century Kilsby Tunnel.

Figure 22 Crick’s central crossroads, with The Wheatsheaf Inn and The Malting on the right hand side.
A number of listed buildings are located near to the crossroads, as well as several non-designated present and former public houses, indicative of the routes significance as an historic thoroughfare and later turnpike. These include The Red Lion (grade II), The Malting (grade II), Northgate House (grade II, formerly The George Inn), The Wheatsheaf, The Shoulder of Mutton (now a private dwelling) and No.3 Church Street. Whilst Main Street has a partially enclosed character owing to the strong historic building line, it contrasts to other streets in the village in that it is largely straight with a more open feel towards its eastern end.

Ironstone and brick boundary walling are also a feature of the historic core, including on Main Road, usually running between buildings retaining a consistent sense of enclosure.

The modern Co-op shop on the corner of High Street and Main Street was constructed on the site of the former slaughterhouse, an imposing three storey building which would have created a strong sense of enclosure, particularly in a grouping with Northgate House. The current building does not contribute to the character of the village, and its design has not retained the sense of enclosure which would have historically been part of the character of this crossroads.

Both Main Road and High Street have a high proportion of 17th, 18th and 19th century buildings which contribute to the historic and architectural interest of the village. No.23 and The Old Forge are Grade II listed thatched buildings which form a significant group alongside The Red Lion (also Grade II). The strong building line within the core created by properties sitting close to the highway, also contributes to the sense of enclosure.

Figure 23 Above: High Street winds south, with a typically enclosed character with terraced and closely massed properties along its length. Below: Drayson Lane is narrow, and enclosed by stone walling, trees and hedging. Both are lined with ironstone and brick dwellings and barns.
High Street branches south from Main Street and has a winding, enclosed character with a strong historic building line, similar to Church Street. It has a strong historic character with properties of varying ages and styles, mainly from the 18th and 19th centuries. High Street is “book-ended” to the north and south by groupings of important vernacular ironstone buildings, including The Shoulder of Mutton and Low Thatch and Hunter’s Gap. Between these there are a number of 18th and 19th century dwellings, many of which are built in local red brick mainly in terraced form such as Nos.1-7 which have a date stone stating “1897” for 1-5, or at Nos.15-19 which have a more varied roofscape denoting their individual development. There is a clear agricultural heritage on High Street, shown by the presence of barns and outbuildings, often set perpendicular to the road with gabled ends. These often have corrugated sheet roofing. Several large ironstone farmhouses lie along High Street, including the listed Claremont House and Low Thatch (grade II).

At the southern end of High Street and Watford Road there is an important grouping of listed buildings, No.8, Buswells and Vynter’s (grade II).

There has been some modern development along High Street which has served to break the building line, leading to the erosion of historic character in places. Generally speaking, the modern buildings do not respond positively to the surrounding historic environment, and there is an opportunity for new development to enhance the quality of modern development throughout the village.

Laud’s Road branches east from the junction with High Street, and initially has a mixed character, comprising mainly of historic terracing with some modern detached properties to the south.

Figure 24 Lauds Road and Watford Road have areas with a more open character, as shown above, where the road widens out and properties are set back behind small greens or courtyards which emphasises their rural character. Enclosure is maintained by boundary treatments and strong building lines.
Nos.4a, 6 and 6a Lauds Road have been constructed in a sympathetic style using ironstone, with low boundary walling creating enclosure to the front and softening created by mature planting. This is in contrast to other modern development on Lauds Road which has created a leakage of space owing to the lack of appropriate boundary treatments, and unsympathetic architectural design.

The road curves south to meet Boat Horse Lane, which indicates the relationship of this side of the village to the Grand Union Canal. Travelling further along its length, there are a number of significant historic properties on Laud’s Road, several listed at grade II, which form several strong groupings owing to a largely consistent plan form, pitched roofs and use of ironstone. Woolcombe Adams Farm is an imposing and significant collection of agricultural buildings on Lauds Road, including a farmhouse and several barns with ironstone boundary walling. It forms a strong frontage to the street, along with Nos.21-25 which, whilst detached in form, create a consistent vernacular character on the lane. Nos.27 and 31 also form a significant grouping, with No.31 notable for the use of brick and its three storey height. Outbuildings can be seen from the road in the rear of these plots, which retain a strong connection to the landscape in the east. Boat Horse Lane also has a firm relationship with the landscape leading to the canal, where horses would be lead from the canal through the village and along Watford Road to avoid the tunnel and meet boats at the other end. The landscape to the south contains ridge and furrow which can be clearly seen from Boat Horse Lane, and has a defined edge of settlement, rural character. Lauds Road is also lined with wide green verges which contribute to its rural character, providing amenity to the built environment and possibly providing evidence of former open common land uses.
To the north, The Marsh heads north from Laud’s Road to The Green, around which there is a pleasant grouping of brick properties, including the Crick United Reformed Chapel. Chapel Lane runs parallel with Main Road and has an enclosed, historic character, lined with small cottages. The Green is another area of open land which indicates the development of buildings around common spaces of grazing. Its current form contributes greatly to the setting of the surrounding historic buildings.

From Main Road, Church Street curves north around the plot of the churchyard to meet Yelvertoft Road. Church Street is lined with historic properties of a variety of ages and styles, with some modern infill at Bucknills Lane and opposite Kings Style Close. At the junction with Yelvertoft Road stands The Hall, an imposing 19th century property. Several large pine trees in the plot of The Hall are significant landmarks.

Yelvertoft Road, Oak Lane and Drayson Lane have a mixed character, including Victorian brick terraces, ironstone cottages and brick farmhouses and modern detached and terraced properties of varying ages. Both lanes have a secluded character owing to their narrow width and the presence of enclosing trees, walls and hedging.

Yelvertoft Road is lined on one side with 19th century terraced cottages which make a pleasant grouping with The Royal Oak public house and The Hall. To the north an ironstone barn to the front of Manor Farm House creates a sense of enclosure and contributes positively to the streetscape. Some modern development in a similar style to the terraced cottages has occurred, with some set back modern dwellings to the rear.

Figure 26 Open green spaces are also a feature of The Marsh and on Main Road, where historic open land has been retained.
On the corner, Ranmoor is an impressive ironstone-and-brick dwelling, likely dating from the 18th century or possibly earlier the attached barn of which forms a significant feature when travelling around the bend to the north of Yelvertoft Road. The stone boundary walling of Ranmoor continues around the bend, forming a sense of enclosure up to Drayson Lane. The boundary walling continues up to Greenhill Farm (grade II) enhancing the sense of enclosure. Westwood House, although much altered, maintains the vernacular ironstone character at the edge of the village and Cedar Farm House is a significant dwelling on Drayson Lane which contributes to its historic character. Mature cedar trees to the front and rear of Cedar Farm House on the eastern side of Drayson Lane contribute positively to the secluded character of the lane.

Possibly formed around ancient enclosure, Drayson Lane and Oak Lane have a charming, quiet rural character which is emphasised by tall specimen trees and collections of vernacular ironstone cottages, as at The Homestead, Oak Cottage (rendered) and The Poplars. There are also several significant outbuildings along Drayson Lane which contribute to its historic agricultural character. Those to the rear of Greenhill Farmhouse (grade II) are listed in their own right at grade II and are constructed in local ironstone with corrugated sheet roofing. A narrow lane leads south from Oak Lane, opening up onto Bury Dyke, indicative of a possible ancient route to Drayson Lane and the north of the settlement, which continued from the hollow-way to the south. The lane has a typical rural character, and shows signs of being surfaced with cobbles at one stage. It is lined by buildings and ironstone walling. The former Primitive Methodist Chapel (now a private dwelling) is also located along its length, contributing to its historic interest. Close-boarded fencing at one end detracts from its historic character.

Figure 27 Narrow lanes are a feature of the village, including Chapel Lane (above left) and Oak Lane (above right). Below shows an area of open space to the front of Oak Cottage, Oak Lane, which contributes to the lane's rural character.
The open land to the west of Bury Dyke up to Elms Farm and the churchyard is greatly significant to the historic development of the village. It forms an important space alongside the churchyard. The current close boarded fencing is not contributive to the character of the area.

There is a concentration of mature trees in the churchyard, which create a pleasant character. Dispersed mature trees make a positive contribution to the character of the village; at the time of survey there were 53 individual Tree Preservation Orders, 3 TPO areas, 5 TPO groups and 1 TPO woodland within the village.

Several Local Green Space designations have been adopted through the made Crick Neighbourhood Development Plan (2018).

Figure 28 Open spaces and trees are a positive feature of the area. Clockwise from top right: historic open land at Bury Dyke; trees providing enclosure at Drayson Lane; specimen pine on Kings Style Close; specimen cedar to the front of Cedar Farm House.
Figure 29 Map showing tree preservation orders in the village and 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 Crick 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: late-Saxon or medieval settlement remains containing ridge and furrow
- AP2: Crick Manor House, possible landscaped garden the work of E. Lutyens
- AP5: Possible medieval activity associated with Manor House

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

- AP3: medieval fishponds containing ridge and furrow
- AP4: site of late Iron Age settlement and areas of medieval ridge and furrow

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

6.4 Footpaths

Historically, footpaths within Crick connected, and continue to connect, the centre of the village with surrounding settlements, such as Kilsby, and also the Grand Union Canal and Watling Street. They also provide links through the village, as at Drayson Lane, Oak Lane and Chapel Lane. Smaller lanes such as these have a quiet character.

Important views are often experienced from footpaths, such as those to the east following over farmland from The Derry.

Historic footpaths still in use in the village are as follows:

FP1: Chapel Lane
FP2: Footpath from St Margaret’s Church to Crack’s Hill.
FP3: Footpath from St Margaret’s Church to Drayson Lane, past the former Methodist Chapel.
FP4: Footpath from The Derry south west towards Kilsby Tunnel.
FP5: Footpath from The Derry to Watford Road.
FP6: Footpath from Laud’s Road to Boat Horse Lane.
FP7: Footpath from Main Street (The Green) to the Grand Union Canal.
FP8: Footpath from Boat Horse Lane to the Grand Union Canal.
Figure 30 Map showing areas of archaeological potential.
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.

Important views in the neighbourhood area were identified by the Crick Neighbourhood Development Plan, some of which pertain to the conservation area.

Views within the conservation area

V1: View along High Street

Historic properties on High Street sit close to the highway creating a strong building line which channels views along its length. The views are drawn out by the horizontal emphasis of early farmhouses, and the pleasant variety in ridgelines and chimneys along the street.

V2: View of No.17 Main Road and St Mary’s Church

At the northern end of High Street there are glimpsed views of St Mary’s Church over the gable of No.17 Main Road, a grade II listed ironstone dwelling with fine architectural detailing, including stone mullioned windows. No.17 acts as a strong visual terminus.

V3: Views along Main Road

In similarity to High Street, Main Road has an enclosed character which channels views along the varied ridgelines; the thatched roofs of The Red Lion and The Old Forge are particular features.

V4: View of St Mary’s Church from eastern churchyard

The public footpath leading from Bury Dyke west towards the church opens up onto impressive views of the church from the east.

V5: Views of The Green

The Green is an important open space within the conservation area and a designated Local Green Space in the Crick Neighbourhood Development Plan. From both The Marsh and Chapel Lane there are attractive short range views of The Green, which enhances the setting of the listed United Reformed Chapel and the other historic buildings around it.

V6: View along Chapel Lane

Chapel Lane has a quiet, secluded character which is clear from the short views along its length. This view is enclosed by the buildings and a stone wall, which contribute to its character.
V7: Views along Laud’s Road
Laud’s Road has a strong historic character, contributed to by the number of grade II listed buildings along its length. It has a more open character that other streets and lanes in the village, which is emphasised by several wide grass verges. From the south, the view terminates at the line of Victorian terraced cottages at the northern end.

V8: View from Boat Horse Lane to Laud’s Road
Looking back from Boat Horse Lane towards Laud’s Road excellent views open up of the group of listed buildings comprising Furlong House and Highfield House Farm and their outbuildings. These buildings form a significant grouping partially due to the height of Furlong House and the notable contribution of the fenestration on both properties.

V9: View along Boat Horse Lane towards Watford Road
This view is along Boat Horse Lane by the channelled by historic ironstone cottages, and includes the wide green verges which characterise this part of the village along with Laud’s Road. The view becomes narrow and enclosed along the lane by ironstone walls and dense roadside trees.

V10: View northwards along Church Street
Looking northwards along Church Street the view follows the gentle curvature of the road, enclosed by historic properties on both sides. The gable of Griffin Cottage is a notable feature, as at Nos.19-21 and the mature trees to the south of The Hall.

V11: View along Kings Style Close
From Church Street there is a channelled view along King Style Close, a lane of at least medieval origin. The lane has retained its narrow historic character and is lined on one side with ironstone walling and the other with historic brick walling, which also creates a sense of enclosure and draws the eye along its length.

V12: View along Oak Lane to The Homestead and Oak Cottage
Views along Oak Lane are drawn to the grouping of historic buildings at the western end, including The Homestead and Oak Cottage. The small green to the front of Oak Cottage forms a pleasant feature in the short view, contributing to the setting of the grade II listed Homestead.

V13: View along Oak Lane to the south
Where Oak Lane stretches south towards Bury Dyke there is a view, channelled by the buildings either side along its narrow length. The ironstone walling creates a sense of enclosure.

V14: View along Drayson Lane
There is a pleasant short view along Drayson Lane which follows its gentle curvature allowing views of No.5 Drayson Lane and Cedar Farm House and the trees which surround it.
V15: View along Yelvertoft Road to Ranmoor

The property “Ranmoor” which sits on the bend of Yelvertoft Road is a significant landmark in views travelling around the corner, owing to its three storey height and the use of vernacular ironstone in the dwelling and adjacent barn.

V16: View along Church Street of St Mary’s Church

From the north along Church Street there is an imposing view of the spire of St Margaret’s Church which forms a key landmark in the streetscape and indicates the central area of the historic core. The foreground contains several specimen trees which contribute to the immediate physical setting of the church.

Views outside the conservation area

V17: View of the gate piers to the rear of Vynter’s Manor

From the footpath which crosses the fields to the west of High Street, there is a view back across to the ornamental ironstone gate piers which lead to Vynter’s Manor.

V18: View of St Mary’s Church from The Derry

Another glimpsed view of the church can be seen from the land to the south of The Derry, once used for quarrying. The church clearly stands on high ground, and the spire is a prominent feature of the historic roofscape.

V19: View of the village from Crack’s Hill

Crack’s Hill rises above the village to the north, whence excellent views of the surrounding landscape can be seen. This includes a panoramic view of the village, which focusses on the prominent spire of St Mary’s Church, and the patchwork of fields leading to the canal.

Views outwards from the conservation area

V20: View of Kilsby Tunnel Airshaft from Main Road

Main Road descends westwards from the central crossroads, providing views through to the surrounding landscape over The Derry, including glimpses of one of the Kilsby Tunnel Airshafts.

V21: View from Boat Horse Lane towards the Grand Union Canal

Crick’s relationship with the rural surrounding landscape is clear in views from Boat Horse Lane which stretch towards the Grand Union Canal. To the south this includes areas of ridge and furrow, and is typified by a patchwork of fields divided by hedgerows and hedgerow trees.

V22: View of earthworks to south of Boat Horse Lane

Looking south from Boat Horse Lane adjacent to Laudshill there are glimpses of the earthworks and landscape which stretch behind The Long House and No.14. Albeit the view is slightly outside the conservation area, the open landscape contains archaeological interest and contributes visually to the rural setting of Crick which is essential to the character of
the south-eastern portion of the village, and conservation area, in particular.

**V23: View towards ridge and furrow from Boat Horse Lane**

To the south of Boat Horse Lane there are clear views across the fields towards the remains of ridge and furrow which contribute to the village’s historic interest and rural setting.

**V24: View from the Washbrook towards the quarry pits**

From the Washbrook there are views across the quarried land behind the Derry. This view provides a link to Crick’s rural setting, and contributes to its historic interest.

Further important views have been identified within the made Crick Neighbourhood Development Plan (2018) which has been consulted in the formation of these proposals.
Figure 31 A map showing key views.
Figure 32 Images showing important views.
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.\(^{13}\)

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.\(^{14}\) This methodology is as follows and has been used for an open space analysis at the Crick 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 37:

- **Purple:** Open space that makes a significant contribution to the character and appearance of the conservation area.
- **Pink:** Open space that makes some moderate contribution to the character and appearance of the conservation area.
- **Brown:** Open space that makes no or negligible contribution to the character and appearance of the conservation area.

\(^{14}\)https://www.cravendc.gov.uk/media/1818/craven_ca_appraisals_introduction_august_2016.pdf
Areas which make a particularly strong contribution to the immediate setting of the conservation area will be considered for inclusion within the boundary as per Historic England advice. Not all areas can reasonably be including within the conservation area. The exclusion of areas from the boundary does not preclude positive contribution.

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: St Margaret’s churchyard**

St Margaret’s churchyard is an important central open space within the conservation area, which makes a significant contribution to its character. It forms a significant part of the setting of the grade I listed St Margaret’s Church and contains four grade II listed chest tombs and the grade II listed war memorial. Footpaths cross the churchyard from east to west providing access through the village.

**OS2: Land north of St Margaret’s Church and west of Bury Dyke**

This sizeable area to the north of St Margaret’s Church, east of Elms Farm and west of Bury Dyke makes a significant contribution to the character of the conservation area. Part of this area has planning permission for housing development, and to the south a portion belongs to the school, however there is still an open feeling created by the land at present. Archaeological investigations have yielded evidence of possible Late Saxon or Medieval tofts and crofts running along two roughly parallel hollow ways east of Elms Farm. See Section 7.2 AP1.

**OS3: Land to the south west of The Derry**

The land to the south west of the Derry makes a significant contribution to the character, appearance and setting of the conservation area. The area has historically been quarried, which has left visible marks on the landscape in the form of deep pits and steep hillsides. From this area there are good views north to St Margaret’s Church across The Derry, and west across open areas of ridge and furrow, which contribute to the setting of the conservation area.

**OS4: The Washbrook**

The Washbrook is a small open space which makes a significant contribution to the character and appearance of the conservation area. Formerly, the Washbrook was a filled pit used to wash livestock at the edge of the village. The pit has been filled in but the area forms an attractive open space at the entrance of the conservation area travelling up Main Road and retains its historical associations.

**OS5: The Green on The Marsh**

The Green makes a significant contribution to the character and appearance of the conservation area. It forms an attractive feature together with the grouping of historic cottages on The Marsh and Chapel Lane. The Green functions as a village green for fairs and festivals.
OS6: Land to the south of Boat Horse Lane

This area of farmland makes a significant contribution to the character and appearance of the conservation area. Both the immediate and wider landscapes contain areas of archaeological interest in the form of medieval fishponds, ridge and furrow and an Iron-Age settlement (AP3 and AP4, see Section 6.2). The former represents the development of the agricultural medieval settlement, including the fishponds which probably relate to a medieval manorial holding. Although contained in private land, these remains form a distinct visual contribution to the southern landscape.

OS7: Land to the east of Boat Horse Lane

This agricultural land makes a significant contribution to the setting of the conservation area. It typifies the agricultural character of the environs of the village, as well as being an important historic route connecting the village to the Grand Union Canal via Boat Horse Lane (the name in itself signifying its former usage). There are characteristic views out from the public footpath here over the countryside towards the canal, and the trees surrounding it form a sense of enclosure.
Figure 34 Images showing some typical open spaces. Clockwise from top left: St Margarets Church yard; Bury Dyke off Main Road; The Green on The Marsh; The Washbrook and; Bury Dyke.
Figure 35 Map showing open space analysis.
6.7 Public Realm and Other Features of Value

Generally, the public realm in Crick has minimal street furniture. Traditional wooden finger posts are used at the crossroads of High Street and Main Road, and the junction of Laud’s Road and Watford Road, as well as simple modern equivalents elsewhere. Early 20th century metal street name plaques have been retained at either end of High Street, affixed to buildings.

The Crick War Memorial is a key feature as experienced from Church Street and from within the churchyard of St Margaret’s, and is grade II listed.

The public realm of Crick, particularly to the east and south east, is characterised by wide green verges. These make a positive contribution to the character and appearance of the area and are key features of Main Road, Bury Dyke, The Marsh and notably Laud’s Road.

An unlisted K6 Telephone Kiosk (which is now used as a book sharing facility) stands at the eastern extent of the conservation area. It makes a positive contribution to the character of the area and has a particular relationship with the retail services out with the conservation area.

An historic milestone is located on the western side of Main Road, near to the Washbrook. It was restored with a new plaque in 2003 by Crick Parish Council and contributes positively to the character of the conservation area. An iron sign at the Washbrook also contributes to the understanding and interpretation of this historic area.

Some historic surfacing remains, including tiles at the entrance of St Margaret of Antioch’s church and paving to the front of the Ex-Servicemen’s Club. Remains of cobbled areas are also visible on Church Street to the front of Nos.12-16 and on Oak Lane. Pavements within the centre of the village are generally now tarmacked but are often narrow, or only reach along one side of the highway, contributing to the village’s rural character.

Figure 36 Images of key public realm features, including street furniture and remnant historic surfacing on Church Street.
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

Crick’s historic buildings were mostly built between the 17th and 19th centuries. Characteristically, many are farmhouses or former farmhouses which often also have outbuildings remaining, which contribute to the agricultural nature of the settlement, as at Woolcombe Adams Farm, Greenhill Farm, Elms Farm and Curfew House. These farmhouses are found within the historic core, such as on High Street and Church Street and on the fringes at Lauds Road and Drayson Lane, indicative of how the settlement has developed around smaller enclosed areas. Many early farmhouses are built in ironstone, but red brick is also seen. Collections of dwellings have been constructed around these farms in the vernacular style as the village has grown, creating an interesting, varied character. This has led to an organic style of terracing along the majority of streets, with detached farmhouse properties interspersed.

Figure 39 Elms Farm and outbuildings, Church Street.

Figure 40 Woolcombe Adams Farmhouse, with outbuildings to rear, Lauds Road.
In the centre of the village there are also a number of public houses or former inns, which evidence the use of Main Road as an historic turnpike from Northampton to Dunchurch. The growth of the village due to the impact of the railway and canal can be traced in the number of brick properties. Crick’s development is clearly shown by the spread of building materials.

Local marlstone, ironstone and cob (a mixture of earth, straw and soil) were used for the oldest buildings in the village (save for the church which is built of red sandstone). Many of these buildings would have also been thatched, although in some cases thatch was replaced by either clay tiles or Welsh slate. In some cases, thatch has been replaced with corrugated metal sheeting on outbuildings or extensions, which is an historic method of repair common to the area and can be significant in its own right. Examples can be seen at Curfew House, The Red Lion and Greenhill Farm (all grade II).

Figure 371 Clockwise from bottom left: a typical terrace of properties on The Marsh, with varying roof heights, and the use of vernacular ironstone and red brick with slate roofing; historic grade II listed ironstone cottages on Church Street with varying roof materials including clay tile and corrugated sheet metal to the far right; Hunter’s Gap and Low Thatch (grade II) on High Street are typical of local vernacular design.
Some buildings, such as The Red Lion, Tudor House, Low Thatch and Hunters Gap (all grade II) have retained their thatch in places also, which contributes positively to the character of the village. Ironstone properties often display coped gables with stone kneelers, made more obvious where thatch has been lost. No.8 Watford Road (grade II) is partly roofed in clay pantiles, which is uncommon in the village, but provided some visual interest.

Outbuildings are constructed in both ironstone and red brick, and form a key feature of the conservation area as evidence of the historic prevalence of agricultural work. Typically, they are utilitarian and simple in form, with very little detailing. They are found throughout the conservation area, including on High Street, Main Road, Yelvertoft Road, Drayson Lane and Lauds Road.

Ironstone properties are grouped in the historic core along Main Street and High Street and Lauds Road, and also on Drayson Lane and Oak Lane. On Oak Lane, No.11 and The Stone House are examples of modern buildings constructed using ironstone which are sympathetic to the character of the conservation area. They particularly are in keeping with the ironstone properties around them including The Poplars and The Homestead (grade II). There are groupings of brick buildings to the east of the village along The Green and Chapel Lane which shows the growth of the village in the 18th and 19th centuries and to the north on Yelvertoft Lane as characteristic Victorian terraces.

Red brick – mostly locally-sourced brick from the kilns and fields founded to construct the local canals and railways- was generally used for buildings from the late 18th century and 19th century onwards. Some older buildings were also refaced with brick at the same time (such as Queens House in the late 18th century-grade II). The brick used varies in colour, from the blue engineering brick used on The Old School and Phoenix House to the lighter red Victorian brick typical of Main Road, Chapel Lane, The Marsh and Yelvertoft Road.

![Figure 382 Examples of typical vernacular outbuildings, on Yelvertoft Road (above) and High Street (below), both ironstone with slate roofing above and corrugated metal sheeting below.](image)
Houses such as No.27 High Street were built using the engineering brick from the canal. Polychrome and engineering brickwork is also a feature which adds visual interest at The Old School and Ex-servicemen’s Club (grade II). Generally, detailing on properties throughout the conservation area is simple and reflective of the vernacular agricultural nature of many earlier buildings.

Commonly, thatched buildings have traditional decorative ligger detailing at the ridgeline as at Low Thatch, High Street and properties along Main Street including The Red Lion. The Malting, Main Street has unusual diamond-patterned roof tiles which can be seen from the road. Some non-domestic buildings within the village display more decorative details, such as the two school buildings on Church Street which have typically late Victorian styling, including ridge tiling, fish-scale roof tiles and neo-gothic exterior decoration.

The United Reformed Church on Chapel Lane is an outwardly simple structure made more decorative through its delicate arched windows and dentil course.

Window styles vary greatly across the village, in keeping with the ages of the properties. Many vernacular ironstone properties have multi-light timber casement windows, or iron casements, as at Hunter’s Gap and Northgate House (both grade II). Sash windows are also seen, as at No.64 Main Road which has the 18th century style six-over-six sliding sash windows, or at No.27 Lauds Road which has some eight-over-eight sash windows. 19th century style sash window examples can be seen at Nos.6 and 15 The Marsh, which form a pleasant grouping opposite one another. Windows are largely painted, generally in white or light colours such as beige or green. There are some examples of stained windows.
Timber lintels are a feature detail of many buildings within the conservation area. These are often painted white. Brick properties, such as the terraces on Lauds Road and Yelvertoft Road, have brick segmented arches instead.

There are several examples of larger with some finer detailing, such as No.3 Church Street; which is an example of an early farmhouse which was developed in the early 20th century and now has a distinct character similar to that of the Arts and Crafts movement, with multiple gables, stone window surrounds and small thatched canopies.

The presence of historic shopfronts in the village is also an indication of its development as a trade route, and they make a contribution to the character and appearance of the conservation area. Examples remain on Main Road adjacent to The Retreat, and at No.7 High Street which is still used as a shop. Some examples have been retained but their character eroded through the addition of domestic elements.

No.27 Main Road still has its shop window and corbel and pilaster detailing typical of a Victorian or Edwardian shopfront, but has been converted into a dwelling.
7.2 Scale and Massing

The majority of Crick’s historic buildings are set on a one-room deep plan and are usually two storeys high, although three storey buildings do occur. Buswells and Northgate House are examples of late 18th and early 19th century three storey properties in the village. Buildings are typically massed closely, either as long farmhouses with extensions, or later brick terraces.

Properties also typically fill the width of their plots, and sit forward in them, tight to the pavement. 19th century properties on High Street often have small front gardens, and often have low front walls and railings as boundary treatments which continue the building line, such as Spencer House, High Street.

Outbuildings can be single or two storeys, and situated both along the street line, as at No. 12 High Street and Manor Farm, Yelvertoft Road, and to the rear of properties, such as The Red Lion, Main Road, and Greenhill Farm, Drayson Lane.

Several buildings significant for their scale and architectural character are present on Laud’s Road, including No.29 which is a substantial 19th century three storey property.

Figure 437 Typically massed terraced cottages on Yelvertoft Road (above) and Main Road (below).
7.3 Walls

Both stone and brick walls are a common feature of the village core of Crick. Low to medium walls sit to the front of several properties on High Street. An imposing stone wall surrounds the plot of No.3 Church Street and continues along Main Road. A good example of a significant brick boundary wall also encloses the property of Elms Farm adjacent to the churchyard. Taller walls are also a feature of Main Road travelling east, particularly around The Red Lion, and as a boundary treatment between plots. Greenhill Farm on Drayson Lane is also bounded by a significant ironstone and brick wall. Kings Style Close is enclosed by opposing brick and ironstone walls leading from Church Street around Cranbrook Cottage, contributing to its rural character. The commonly used stone is pale-brown ironstone. Cock and hen (or upright) coping stones are a feature of stone boundary walling also. The common brick bond for boundary walls is Flemish Garden Wall, which can be seen on Main Road, High Street and The Marsh. See map at Fig.48.

Figure 448 Several examples of typical important walls. Clockwise from top right: at Yelvertoft Road; at Elms Farm; at No.3 Church Street; and, Kings Style Close.
Figure 459 Map showing the conservation area with important walls.
7.4 Palette
Figure 50 Images showing a typical palette of materials and features across the conservation area.
8 Design Guidance

8.1 Alterations and Extensions

There will be a presumption against proposals for alterations and extensions which adversely affect the character 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.

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

New buildings should seek to preserve and enhance local distinctiveness, looking to historic building styles and scales for guidance.

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

Crick’s historic environment is dominated by the use of ironstone and local red brick for buildings and boundary treatments. Ironstone properties are generally of coursed rubblestone construction with subservient, light-coloured lime mortar pointing. Pointing on historic buildings in the conservation area is generally subservient and should be done using an appropriate grade of lime mortar. Strap or ribbon style pointing should be avoided.

Many brick properties are constructed in Flemish bond, whilst Flemish garden wall bond is also used for brick boundary treatments.

Whilst some properties within the conservation area are rendered, this is generally a modern feature. It is not encouraged as it detracts from the continuity of building materials within the street scene. 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

Generally, detailing across the conservation area is simple in style, owing to the agricultural or industrial nature of many of the buildings. Some larger ironstone buildings have decorative quoins.

New building should avoid superfluous detailing, and should take guidance from local character.
### Windows

Simple casement style windows are the most common traditional window within the conservation area, and generally are; of timber construction; side hung, and occasionally fixed light; small, multi-pane construction, often six lights. Timber, top hung sliding-sash windows are also a feature, though less common.

Some of the more high status buildings have ironstone moulded window frames, often accompanying fixed, leaded windows.

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

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

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

### Doors and Porches

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

Simple plank construction doors are also found within the conservation area, and though less common they display the characteristics of a rural settlement.

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

### Roofing

Traditional roofing materials such as slate, tile and thatch should be retained wherever possible, and replaced with like materials where necessary. Thatch replacement should be in long straw. Corrugated metal sheet roofing is a local feature used historically to cover or replace thatch, and can make a positive contribution to the character and appearance of the conservation area in its own right, providing evidence for local historic methods of construction and repair. Advice should be sought from the District Council regarding its repair and retention.

Ridgelines should be sensitively designed to respect local style, and not obscure surrounding historic properties. Steeply pitched roofs are a common feature of some older, stone buildings indicating that they were formerly thatched; later slate roofs are of more shallow pitch. Modern
development should seek to sit subservient to historic properties rather than dominating them.

### 8.8 Setting

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

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

There are many Tree Preservation Orders within the village which contribute to the setting of the conservation area, in particular views into and out of it. Regard should be had for the contribution of trees within established views. Important trees should be replaced where felling takes place, and they make an established contribution to the character and appearance 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 principle 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.
9 Opportunities for Enhancement

9.1 Local List

There are many 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.

A list of “buildings of historical importance” has also been compiled as part of the made Crick Neighbourhood Development Plan (2018). 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 development.

Following public consultation (see Section 1.4) a number of candidates within the Crick Conservation Area were adopted onto the Daventry Local List.

The adopted entries on the Daventry Local List within the Crick Conservation Area are as follows:

Crick Manor, No.3 Church Street

Crick Manor is a former two storey farmhouse on an irregular plan, dating to at least 1656 (existing datestone). It is built of local ironstone with a long straw thatched roof and ornamental stone stacks, greatly redesigned in 1925 in Arts and Crafts styling, possibly by E.Lutyens.

The main hall possibly dates to as early as the 15th century, evidenced by carpenter’s marks on a cross beam used in the roofing structure and the proportions of beams above the east-wall windows. The upper chamber may then have been an addition in the late 16th or early 17th century, with

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later additions in 1656\textsuperscript{17}. The main hall has a projected porch with a Tudor style arched entranceway with coping and kneelers.

The south wing most likely dates from the 1700s, and has a steeply pitched coped gable, with kneelers, set in a cross from the main central hall.

The northern wing was constructed in the 1920s, possibly to designs by Lutyens\textsuperscript{18}. It sits subservient to the main hall, and has two projecting coped gables at the upper storey.

All the fenestration is of similar design across the whole property as; fixed diamond pattern leaded lights, with ashlar ironstone mullions and dressings.

The ornamental gardens are also said to have been laid out by Lutyens, possibly with assistance from Gertrude Jekyll\textsuperscript{19}.

The property is enclosed by a substantial ironstone boundary wall which stretches along the highway on Main Road and Church Street. At Church Street there is a thatched entranceway to the property.

The Old School, Church Street

The Old School was constructed as an Infants’ and Girls’ School in 1846, and was used as an educational facility until the construction of the Primary School in 1915, whence it became a village hall\textsuperscript{20}. Constructed on an L-plan in a typically muted neo-Gothic style, the exterior is of polychrome brickwork with a fishscale tile roof with ridgeline detailing and barge-boarding at each gable end. The interior is dividing; the school rooms are divided by a large doorway, and the original roof construction is still visible inside. The windows have stone ashlar dressings, but the fenestration unfortunately has been replaced.

The Shoulder of Mutton, High Street

The Shoulder of Mutton was constructed as two cottages sometime in the 18\textsuperscript{th} century and was converted into a public house by 1790 and was closed in 1970 when it became dwellings once again\textsuperscript{21}. It is constructed in local ironstone with brick at the second storey and a pitched slate roof. The windows have timber lintels, and a large coaching entrance faces High Street. It provides evidence of local trade and the development of Main Road as a thoroughfare for droving.

Milestone, Main Road

This small ironstone milestone probably dates to the 19\textsuperscript{th} century and has been restored by the Parish Council with a new iron plaque. It is a feature of the roadside on Main Road, and provides evidence of its history as a turnpike.

\textsuperscript{17} Hatton, G, (2010). Notes on the architecture and history of Crick Manor. West Northamptonshire History.
\textsuperscript{18} Hatton, G, (2010). Notes on the architecture and history of Crick Manor. West Northamptonshire History.
\textsuperscript{19} Hatton, G, (2010). Notes on the architecture and history of Crick Manor. West Northamptonshire History.

\textsuperscript{20} West Northants History, (2003). House History Record, The Old School, Crick.
**K6 Telephone Box, Main Road**

The K6 telephone kiosk, design by G. Gilbert Scott is located near to the convenience shops at the eastern end of Main Road. It is representative of K6 telephone boxes which are systematically being removed across the country.

**Marsh House**

Built in 1875 by Richard Thornton, a local carpenter and builder, Marsh is a good example of a 19th century house. It has three bays and is two storey with a slate, hipped roof. It is built in local brick with some fine detailing, including a classically styled door surround with pilasters and a pediment canopy, corbel and fascia detailing at the eaves. The windows are two-over-two timber sash with decorative stone lintels. The door is a typical four panel with a window light above. There is a brick chimney at the eaves on the southern end. To the rear of the property stands a 19th century outbuilding, possibly used by Mr. Thornton for his carpentry and wheelwright business. To the front of the property there is a low brick boundary wall with brick piers at both ends, and a small decorative wrought iron gate. A taller red brick wall of Flemish Garden Wall bond stretches along the boundary to the south. There is also an interesting, decorative conservatory with lancet arched windows on the southern elevation, possibly 20th century in date. Forms a grouping with Alpha House.

**Alpha House**

Alpha House is dated to 1882 by a date stone at the top left hand corner of the principal elevation, along with the initials “T.T”. It was possibly built by the family of Richard Thornton, who constructed Marsh House opposite, and Spencer House on High Street. Also constructed in red brick with a slate roof, it is more modest than Marsh House. It is formed of two storeys and three bays with a pitched roof and modillion detailing at the eaves. The windows are two-over-two timber sliding sash, with stone lintels above. The door has been replaced. Brick chimney stacks sit at the gable ends at the apex. It forms a grouping with Marsh House.

**Well Hill House**

Formerly Well Hill Farmhouse, this mid-19th century farmhouse is a typical example of the Victorian farmhouses found in the village. Probably built on the site of an earlier farmhouse (as suggested by large stone foundations), the house and its adjacent outbuilding are evidence of Crick’s agricultural history. Possibly redeveloped from an earlier property by Richard Thornton in a similar style to Marsh House, Well Hill House is an impressive house of two storeys and three bays, built in local brick with a pitched slate roof. The six-over-six sliding sash windows and six panel door indicate an early Victorian date. The brick boundary walls to the front have been retained, and the adjacent outbuilding with a corrugated sheet metal roof provides evidence for the former agricultural association of the building.

**Spencer House**

Spencer House is a mid-19th century cottage of two storeys and three bays built in local red-brick with a pitched, slate roof and a low blue-brick boundary wall to the front, with modest piers. Possibly built in by Richard Thornton to replace two demolished 18th century cottages, it forms a pleasant grouping with the adjacent Cowper Cottage (grade II). The windows have eight-over-eight timber sliding sash windows with segmented stone arched lintels. The door has been replaced with a
modern equivalent, but has retained a window light above. The small infill section between Cowper Cottage and Spencer House indicates either the previous heights of the demolished cottages, or is a filled in alleyway which served the properties. To the rear an 18ft deep well remains.

**Cedar Farm House**

Dated to 1882, this fine Victorian farmhouse continued in agricultural usage until 2004 when the bypass was constructed. Named for the large specimen cedar on its plot, it is constructed with local red-brick, with two storeys and three bays, with a pitched slate roof. It has a substantial brick porch to the front. The windows are two-over-two sliding sash with stone lintels above. To the front there is a low, brick boundary wall with decorative wrought iron railings. The building is possibly a 19th century renovation of an 18th century barn said to be in this location.

**The Poplars Farm**

This ironstone farmhouse has a date stone of 1672, which may be a rebuilding date from an earlier farmhouse or barn. The current property has been developed since, and is two storeys tall and four bays wide, and there is indication that both window and door openings have been altered historically. It has a pitched, slate roof with brick stacks at the apex. The current fenestration is modern top-hung casement. There are both ironstone and timber lintels used variously. It has a large ironstone boundary wall to the west and a brick-boundary wall separating the yard from the road. It has retained an agricultural character, including a barn to its rear. It forms a significant grouping with The Homestead (grade II).

**Nos. 1-3 Bucknills Lane**

Nos.1-3 Bucknills Lane, also known as The Myrtles was formerly a pair of late 18th or early 19th century cottages, now one dwelling. The cottage is representative of village vernacular, built in regular coursed ironstone with a slate roof. On the 1883 Ordnance Survey map it is shown with the still existing Pikes Lane to the west of the plot. The building is two storeys tall with four bays, the windows are largely timber eight-over-eight sliding sash, with those to the right hand side of the principal elevation being multi-light timber casement, and there is a four panel door. Both the windows and the doorway have timber lintels, and there is some cornice decoration at the eaves. It has brick stacks at the apex of the roof. The building has a liminal position to the west in relation to what is now the “historic core” It forms a grouping with Mitchells Lodge, and the grade II listed Griffin Cottage and Churchside.

**No.39 Church Street-The Hall**

No.39 Church Street, or “The Hall” as it is also known, is an imposing 19th century property on a square plan with a hipped slate roof. It is two storeys tall with four bays and has a rendered façade. It is located in a prominent position on Church Street, but is partially hidden by a tall brick boundary wall and trees. It was historically a farm house with a large amount of land, and its garden and orchard previously extended to Manor Farm.

Its windows are eight-over-eight timber sliding sash and it has a canopied porch on its eastern elevation.
Cranbrook Cottage
Cranbrook Cottage on Kings Style Close is recorded on 1st edition Ordnance Survey mapping, but possibly existed as two properties in the early 19th century, as it has a slightly irregular plan. The building is architecturally interesting; it is constructed in the vernacular local ironstone with a pitched slate roof and ironstone dressings around the windows. The windows are Victorian two-over-two timber sliding sash, with some modern replacements. There is a bullseye window to the right of the entranceway. The property is half-rendered with some exposed ironstone to the rear, and a large ironstone boundary wall encloses the plot almost entirely.

No.62 Main Road - The Retreat and adjacent former shop
No.62 Main Road, also known as “The Retreat”, is a mid-19th century cottage similar in style to several contemporary cottages such as Marsh House and Spencer House. It has two storeys and three bays with timber sliding sash windows with margin lights, and a four plank door with a classically styled surround with pilasters and a canopy with corbel detailing. The windows also have segmented stone arches above with keystone detail. The slate roof is pitched, with coped gables and a large brick stack at the apex on the western gable end. To the left is a former barn standing gable end on the highway, partially built in ironstone, and overbuilt in brick, with a pitched roof (now roof with modern asbestos tile). It was used later as a motor-repair shop, most likely as it stood on Main Road which was a turnpike. The shopfront has been restored. Between the shop and No.62 there is a timber unit with a plank door occupying the upper storey- possibly used for storage when the barn was a business. These buildings form a grouping with the grade II listed No.64 Main Road "Box Cottage".

No.78 Main Road and former cobbler shop
No.78 Main Road dates to the late 18th or early 19th century. It is a typical brick cottage of two storeys with three bays and a pitched slate roof. There are brick stacks at either gable end on the apex. The gable ends also have decorative brick modillions, noticeable travelling along the street. The windows are later timber casements, with brick arches above. The doorway has a modern door and canopy. It has a small one storey outbuilding attached to the east, also built of brick with a slate roof, and a brick boundary wall in Flemish Garden Wall bond with saddle stone coping. This outbuilding may have been used as a cobbler’s shop and shoemaker in the 19th century. Around the corner on The Marsh stands a small outbuilding with a single chimney previously used as a washhouse in the late 19th century, now it is a local hairdresser’s salon. The buildings form a grouping with the grade II listed United Reformed Church, the rear of which can be seen from Main Road.

Elms Farm and outbuildings
Elms Farm is a substantial holding in the centre of the village, comprising the main Victorian farmhouse with outbuildings to the rear and a sizeable paddock. It is a prominent building on Church Street, set back from the roadside, adjacent to the church.

The farmhouse is built of red brick with a hipped slate roof and decorative brick stacks at the north and south ends. The building is two storeys tall with three bays, with a decorative, large brick porch on the principal elevation with a leaded canopy. The windows have stone dressings in the
form of decorative segmented arches and keystone detailing, as does the entranceway. The property also has stone quoins and a stone string course at the second level. The windows have been replaced with unsuitable modern uPVC alternatives. The outbuildings to the rear are also built of brick with slate roofing and can be seen from Church Street and the churchyard. The property is enclosed by a tall brick wall, which has been rebuilt to the front and has decorative iron railings.

Ranmoor

Ranmoor is a substantial three-storey ironstone dwelling, the earliest part of which was built in the 17th century, with a second brick faced storey added in the 19th century. The main dwelling has four bays and a pitched slate roof with brick stacks at the apex. The ironstone barn to the side is thatched. The windows have been replaced, but the timber and stone lintels have been retained, as has the classical door surround with canopy, pilasters and corbels.
Figure 46 Adopted Local List entries, clockwise from top left: The Shoulder of Mutton; K6 Telephone Kiosk; Marsh House; Spencer House; Well Hill House; Alpha House.
Figure 473 Adopted Local List entries, clockwise from top left: Cedar Farm House; The Poplars; 1-3 Bucknills Lane; The Hall; Cranbrook Cottage.
Figure 484 Adopted Local List entries, clockwise from top left: Elms Farm; No.62 Main Road and adjacent barn with shopfront; No.78 Main Road and former wash house, now salon; Ranmoor House.
Figure 495 Map showing adopted entries on the local list.
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, requiring further focused consultation. 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>Alteration or replacement of windows and doors</td>
<td><strong>Church Street</strong>- No.3 (Crick Manor), No.6 Elms Farm, Nos.8-16 (evens), No.33, No.35, No.20, No.22 (The Royal Oak), No.39 The Hall</td>
</tr>
<tr>
<td>Construction, replacement or removal of chimneys</td>
<td><strong>Bucknills Lane</strong>- Mitchells Lodge, No.1</td>
</tr>
<tr>
<td>Construction, replacement or removal of porches or canopies</td>
<td><strong>Kings Style Close</strong>- No.2 Cranbrook Cottage</td>
</tr>
<tr>
<td></td>
<td><strong>Yelvertoft Road</strong>- No.3 Raylyn, No.5 Orchard House, No.11 Manor Farm House, No.11 Barn 1, No.11 Barn 2, No.2, No.4, No.8, No.10, No.12, No.16, Sandgate, Ranmoor</td>
</tr>
<tr>
<td></td>
<td><strong>Drayson Lane</strong>- No.9 Wychwood, No.14 Westwood House, No.12 Cedar Farm House, No.3 Stonelea, No.1 Ilex Lodge</td>
</tr>
<tr>
<td></td>
<td><strong>Oak Lane</strong>- No.1, No.3 Dovedale, No.12 Oak Cottage, No.12a The Wee Oak, No.14 Lovells View, No.15 The Poplars</td>
</tr>
<tr>
<td></td>
<td><strong>Main Road</strong> -The Shoulder of Mutton, No.50 The Cottage, Greenways, Nos.25,27,28,29,30,36,56,58,62,68-84 (evens)</td>
</tr>
<tr>
<td></td>
<td><strong>The Marsh</strong>- Nos.1,2,4,6,15,17</td>
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<td></td>
<td><strong>Chapel Lane</strong>- Nos.1-7</td>
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<td></td>
<td><strong>Lauds Road</strong>- Nos.1,5,7,9,11,15,17,18,20,21,24</td>
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<td><strong>Boat Horse Lane</strong>- No.14, No.18</td>
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<tr>
<td></td>
<td><strong>High Street</strong>- Nos. 1,3,5,9,10,12,15,16,18,19,21,23,25,27, Cobtree House.</td>
</tr>
<tr>
<td></td>
<td><strong>Watford Road</strong>- No.1, No.10, Cornerstones and Manor Barn, Buswells Court</td>
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<tr>
<td></td>
<td><strong>The Derry</strong>- Nos.1,2,4,5,6</td>
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</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 Crick 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: Threat to the character and appearance of the conservation area through the loss of traditional features of value.**

The character of Crick village is greatly enhanced by the presence of traditional architecture and the survival and maintenance of historic features of value, such as its street pattern and vernacular buildings, which directly contribute to its historic interest and significance. A review of the historic core of the village has identified some threats to traditional features and historic fabric, such as the replacement of traditional fenestration and doors with modern UPVC counterparts and the breaking of the historic building line with modern infill. The piecemeal loss of traditional features which contribute to the historic or architectural interest of the conservation area forms a threat to its overall character and appearance, which should be discouraged. Individual buildings and structures which make a particular positive contribution through their architectural or social value are also at risk from gradual or wholesale loss. These buildings and structures may be deemed non-designated heritage assets (neither listed nor scheduled); the loss of these assets forms a significant threat to the character and appearance of the conservation area.

**Recommendation: Article 4 Directions and Local List**

Care should be taken when considering works to historic buildings, and whether the change could result in a loss of historic fabric or traditional features which make a positive contribution to the character and appearance of the conservation area. Some minor works do not require a planning application to be submitted, providing the works meet permitted development conditions. In all cases it is recommended that advice be sought when considering undertaking works to historic buildings, with reference to design and materials. For example, UPVC is generally not an acceptable replacement for historic timber windows and doors; it is difficult to achieve certain standards in design; and it can lead to environmental problems due to reduced breathability in materials.

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

See Section 9.2 of the Appraisal for more details.

Furthermore, heritage assets which make a particular contribution to the character and appearance of the conservation area will be recognised through the Local List. Recognising the contribution made by these assets allows them to be appropriately preserved and re-used, securing their long term future. The Council will seek to adopt and maintain a Local List of local special buildings and structures for Crick. Once adopted a Local List becomes a material consideration in the determination of planning decisions.

See Section 9.1 of the Appraisal for more details.

**Threat: unsympathetic conversion of agricultural buildings or other structures to dwellings**

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 the conservation area there are a number of barns and outbuildings which make a contribution to its character and appearance, some of which have been altered and developed over time. The unsympathetic development of agricultural buildings or other structures can be particularly harmful to the character and appearance not only of the building or complex itself, but also cumulatively of the wider conservation area, through the addition of domestic features such as roof lights, porches, satellite dishes 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. 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: Threat to Areas of Archaeological Potential**

Several sites of significant archaeological importance spanning several thousand years have been identified in Crick 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: Appropriate consideration for Areas of Archaeological Potential**

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

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

Furthermore, any increase in through traffic, particularly HGVs, could have a significant effect on the quiet sense of place which contributes to the character of the conservation area, as well as the physical fabric of buildings which lie close to the highway.

**Recommendation: Sympathetic Highways Works**

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

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

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

This document was produced with reference to:


Daventry District Council, 1997 Local Plan Saved Policies

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

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


Historic England (2016) Local Heritage Listing


Northamptonshire Green Infrastructure Suite


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

Internet Sources

www.british-history.ac.uk


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

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

With thanks to,

Northamptonshire Record Office

Northamptonshire Historic Environment Record

Further Information and Contact Details

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:


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## 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 web page</th>
<th>Image</th>
</tr>
</thead>
<tbody>
<tr>
<td>1342994</td>
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