Contents

1 Introduction ........................................................................................................................................................................... 5
  1.1 Why has this document been produced? ......................................................................................................................... 5
  1.2 What status will this document have? ............................................................................................................................ 5
  1.3 What is the purpose of this document? ............................................................................................................................ 5
  1.4 Public Consultation .......................................................................................................................................................... 6
  1.5 How is this document structured? .................................................................................................................................. 6
  1.6 Who is this document intended for? ................................................................................................................................ 7

2 Policy and Legislation ............................................................................................................................................................ 7
  2.1 What is a conservation area? ........................................................................................................................................... 7
  2.2 Why do we designate conservation areas? ........................................................................................................................ 7
  2.3 What does it mean to live and work in a conservation area? .............................................................................................. 8
  2.4 Further Information .......................................................................................................................................................... 8

3 Ashby St. Ledgers Conservation Area Boundary .................................................................................................................. 10

4 Summary of Special Interest ................................................................................................................................................... 11

5 Location and Settlement Context ........................................................................................................................................... 12

6 Historical Development ........................................................................................................................................................... 13

7 Spatial Character ........................................................................................................................................................................ 18
  7.1 Spatial Character Summary ............................................................................................................................................... 18
  7.2 Areas of Archaeological Potential .................................................................................................................................. 19
  7.3 Open Green Spaces ........................................................................................................................................................... 22
  7.4 Footpaths .............................................................................................................................................................................. 23
  7.5 Trees .................................................................................................................................................................................... 23
  7.6 Views and Vistas ................................................................................................................................................................. 25
7.7 Open Space Analysis........................................................................................................................................... 31
7.8 Public Realm and Other Features of Value................................................................................................... 36

8 Architectural Character........................................................................................................................................... 36
  8.1 Building Types and Materials...................................................................................................................... 36
  8.2 Scale and Massing............................................................................................................................................ 37
  8.3 Boundary Treatments..................................................................................................................................... 37
  8.4 Palette............................................................................................................................................................. 39

9 Design Guidance.................................................................................................................................................... 41
  9.1 Alterations and Extensions............................................................................................................................ 41
  9.2 Scale................................................................................................................................................................. 41
  9.3 Materials......................................................................................................................................................... 41
  9.4 Detailing............................................................................................................................................................ 41
  9.5 Windows......................................................................................................................................................... 42
  9.6 Doors and Porches.......................................................................................................................................... 42
  9.7 Roofing............................................................................................................................................................ 42
  9.8 Setting............................................................................................................................................................. 42
  9.9 Public Realm.................................................................................................................................................... 43

10 Opportunities for Enhancement....................................................................................................................... 44
  10.1 Local List...................................................................................................................................................... 44
  10.2 Article 4 Directions....................................................................................................................................... 48

11 Management Plan............................................................................................................................................... 50
  11.1 Threats and Recommendations.................................................................................................................. 50

Sources.................................................................................................................................................................... 53

Further Information and Contact Details............................................................................................................. 53
Title Page Image: Early 20th Century gateway to Ashby Manor House, Main Street, Ashby St. Ledgers
1 Introduction

1.1 Why has this document been produced?

Daventry District Council is currently undertaking reviews of existing conservation areas within the District, and assessing the designation of new conservation areas where appropriate. The Ashby St. Ledgers Conservation Area was designated in 1976, extended in 1992 and last reviewed in 1997, however no appraisal documents were produced as a result of that review. As such this review is the first opportunity to set out the architectural and historic interest of the Ashby St. Ledgers Conservation Area, to aid the sensitive management of change with regard to the historic environment. Hence, this document has been produced to inform that review and is published alongside the boundary of the conservation area.

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

1.2 What status will this document have?

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

1.3 What is the purpose of this document?

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

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

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

This final document has been informed by several rounds of public consultation.

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

During the drafting process an exhibition was held in Ashby St. Ledgers Village Hall on 20th May 2019. It created an opportunity for local people to provide information and also be informed regarding the drafting process and ongoing schedule.

The draft Appraisal and Management Plan, alongside the boundary, were released for wider public consultation on 23rd September 2019 for six weeks, during which time hard copies of the appraisal were available for inspection at the major local libraries and the Daventry District Council offices. It was also accessible on the DDC website along with the boundary map and comments survey.

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

As part of the reporting process, the Statement of Consultation (February 2020) has been published on the DDC website, which notes the comments from respondents in full, the response to these made by DDC and any appropriate action taken place as a result of these comments.

1.5 How is this document structured?

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

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

Section 10 sets out opportunities to enhance the character and appearance of the conservation area, based on the findings of the review. This includes proposals for Article 4 Directions and a list of adopted Local List entries for Ashby St. Ledgers.

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

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

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 Ashby St. Ledgers Conservation Area. This includes, but is not limited to, homeowners, developers, statutory undertakers, planning officers and inspectors.

2 Policy and Legislation

2.1 What is a conservation area?

A conservation area can be defined as an

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


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

2.2 Why do we designate conservation areas?

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

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

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

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

Demolition

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

Trees

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

Other works

Some works within conservation areas require planning permission:

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

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

Where such changes would harm local character the District Council can introduce special controls, known as Article 4 directions, that withdraw particular permitted development rights. The result is that planning permission is required for these changes. Daventry District Council is exploring the possible use of Article 4 Directions as part of this conservation area appraisals project. See page 45 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:


As of the publication of this adopted appraisal, a Village Design Statement (VDS) is also being produced for Ashby St. Ledgers. If adopted, the VDS and Conservation Area Appraisal will both have the status of Supplementary Planning Documents.
3 Ashby St. Ledgers Conservation Area Boundary

Figure 1: The conservation area boundary (revised 1997) and statutory designations
4 Summary of Special Interest

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

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

The special interest of the Ashby St Ledgers Conservation Area derives from the following key characteristics:

- Within the conservation area there are 42 listed buildings, including the Grade I listed Church of St. Leodegarius and the Grade II* listed Ashby Manor House.
- Strong, local vernacular architecture (ironstone) dating predominantly to between the 16th and 19th centuries.
- Several high status buildings provide a degree of diversity of architectural style and building materials.
- An extensive area of medieval settlement earthworks exists over much of the pasture within the conservation area boundary, which is designated as a Scheduled Monument. The earthworks provide archaeological, historical and visual interest and are important for understanding the historical development of the village.
- A large part of the conservation area is designated as a Registered Park and Garden, including the Canal Garden and informal gardens east of the Manor House as well as the gateway and avenue of trees on the approach to the Manor House from the west.
- The historic association of the Manor House with the Catesby family from the 1400s until 1611 and, therefore, its association with the Gunpowder Plot; Robert Catesby being the leader of the conspirators. Tradition has it that the group used the room over the gatehouse to meet and formulate their plans.
- The conservation area incorporates a number of listed buildings that were designed by Sir Edwin Lutyens. Significant elements of the Registered Park and Garden area are also associated with him, such as the gates, driveway, the avenue of trees leading from Main Street to the Manor House, and the Canal Garden. Gertrude Jekyll provided advice on the planting scheme for this garden.
- There is a wide variety of mature trees within the conservation area, which provide visual amenity, soften the visual impact of buildings and contribute to the rural atmosphere.
- The Church of Leodegarius and the Manor House, both at the east end of the village, are landmark buildings that are visible from various locations from within and outside the conservation area, especially from the south, east and northwest.
5 Location and Settlement Context

The current Ashby St. Ledgers Conservation Area covers the whole of the village, including most, but not all, of the archaeological remains of the medieval settlement and the Historic Park and Garden of the Manor House.

The village is situated in the parish of Ashby St. Ledgers in Barby and Kilsby Ward. It is 5 miles southeast of Rugby, 3 miles north of Daventry and 1.5 miles west of the Watford Gap. Watling Street (A5) forms a short part of its eastern boundary. The parish lies across the valleys of three east-flowing streams. Other than Ashby St Ledgers itself, the parish is largely rural with a handful of isolated farms dispersed throughout. It sits at a height of 165m OD.

The village sits within an area of Dyrham Formation siltstone and mudstone that contains impersistant beds of limestone and sandstone.

The village lies within the West Northamptonshire Uplands Environmental Character Area; an expansive and elevated landscape of hills and valleys that acts as a major watershed between the region’s principal rivers. Valley villages within this area tend to have an enclosed, well treed and sheltered character, in contrast to the open and more exposed hills and areas of higher ground.

Figure 3: The location of Ashby St. Ledgers
6 Historical Development

Field walking surveys in the area to the northwest of Ashby Manor House have returned finds of thin grey ware, possibly dating to the 2nd or 3rd Century AD, as well as fragments of tile. The finds indicate the possible site of a Romano-British settlement. This is the earliest evidence of occupation in the area of Ashby St. Ledgers.

The earliest documentary evidence for the settlement is from Domesday Book (1086), which recorded that there were 24 households at that time, making it quite a large settlement. The inhabitants of the village would have relied on agriculture and their strips of land in the open fields of the parish to make a living.

The extensive archaeological earthworks, particularly at the west end of the village, both north and south of Main Street, indicate that the village once had a significantly different layout to that which can be seen today. The settlement remains comprise hollow ways, building platforms (tofts), associated crofts or gardens, the possible site of a manor house and dovecote, and ridge and furrow. The central axis of the site is a hollow way that runs from the Kilsby to Daventry Road on the west side of the current village to just north of the church on the east side. 19th century Ordnance Survey maps indicate that the route was still in use as a through road at this time. Other hollow ways extend northwards from this east-west route. At its west end it meets The Lane, which is probably a continuation of this ancient route.

To the south of Cherry Tree Farm and on the east side of The Lane is another field that contains a series of crofts and tofts surviving as low banks and scarpes. Some buildings were still standing in this field in the early 19th century but elsewhere, the early village had definitely become disused by the 18th century when Stukeley (1776) recorded that, ‘At Legers Ashby... has been another old town, as they say, destroyed by the Danes; there are great ditches, causeways and marks of streets’. The extensive area of earthworks on the north side of Main Street is designated as a Scheduled Monument (Ref 1418546).

In the field on the south side of Main Street, immediately east of the A361, is another set of possible medieval earthworks comprising the remains of crofts, a possible building platform and a possible hollow way running from southwest to northeast (see Figure 4). Immediately to the east, the character, layout and width of the property plots depicted on the 1885 Ordnance Survey map suggest that they may have been a continuation of the medieval settlement pattern along the south side of Main Street, which survived into the late 19th century (see Figure 5). Some of the boundaries delineating the plots are still in existence today, for example around the children’s play area.

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1 https://opendomesday.org/place/SP5768/ashby-st-ledgers/


3 https://historicengland.org.uk/listing/the-list/list-entry/1418546
Figure 4: Terrain model of west half of Ashby St. Ledgers produced from Lidar data (© Environment Agency 2019) showing the medieval hollow ways and settlement earthworks north and south of Main Street.
Figure 6: 2019 contemporary mapping showing location of landscape features and buildings
One of the few surviving buildings from the medieval period still standing in the village is the Grade I Listed Church of Leodegarius which dates largely to the 14th and 15th centuries, although there may have been an earlier church on this site. The churchyard, which is clearly marked ‘Grave Yard’ on the 1888 and 1926 Ordnance Survey maps has been cleared of grave markers at some point but presumably the burials still remain.

On the north side of the church is Ashby Manor House, which is Grade II* Listed. Parts of the building date back to the 15th Century but the main dwelling house is of 16th and 17th Century date. The manor house is known for its association with the Gunpowder Plot, having belonged to the Catesby family from the 14th Century until 1611. Tradition has it that Robert Catesby used the gatehouse at the Manor House to meet his fellow conspirators in order to formulate plans for their attack on the Houses of Parliament.

In 1764 the open fields were enclosed by Parliamentary Act and it is, presumably, from this date that a number of complexes of farm buildings were built around central yards within the village. Several still exist today, albeit not wholly in their original form and with the remaining buildings converted to residential use.

Between 1904 and 1938 Sir Edwin Lutyens was commissioned by the owner of the Manor House, Ivor Guest (Lord Wimborne), to work on the house and its gardens. Lutyens’ work included adding the Stone Hall on the north side of the courtyard as well as the Dining Room (now the kitchen). Lutyens also worked on the formal Canal Garden east of the house with Gertrude Jekyll, the renowned garden designer, who advised on the planting scheme. Other features within the pleasure grounds are also attributed to Lutyens, such as the three-arched footbridge.

To the southwest, it is thought that Lutyens was also responsible for redesigning the entrance and approaches to the manor house, creating a 250m long tree-lined avenue through the area of pasture from a gate off the north side of Main Street. The gate has tall, rusticated, ironstone piers and bottle-shaped finials and is a visually important structure on Main Street. A significant number of the avenue trees are still standing, particularly towards its eastern end. Several agricultural buildings that are depicted on the 1885 Ordnance Survey map were demolished to make way for the avenue.

Figure 7: Aerial view of Ashby Manor House, the Canal Garden and the tree-lined avenue ©Historic England
As well as Lutyens’ scheme for the manor house, Ivor Guest also commissioned him on a wider scheme to build a model village at Ashby with a community of craftsmen. Guest envisaged this would include trades such as ironwork, barge building, boots, tapestries, linen, fabrics and clocks etc. Ultimately this vision was not realised but several buildings in the village were constructed to Lutyens’ designs such as nos. 30-35 Main Street which are Grade II Listed Buildings.

Elsewhere in the village the majority of the buildings date to the 18th and 19th centuries but may have replaced earlier buildings on the same plots of land. One exception is The Orchard, which dates to the late 17th century. There was some development during the first half of the 20th Century, largely connected to Lutyens’ work in the village. Alterations and additions to the Manor House and the construction of nos. 30-35 Main Street have already been mentioned but The Cottage can also be attributed to him. It was commissioned by Guest to accommodate his land agent and is situated along a driveway running off the south side of Main Street. Other notable buildings designed by Lutyens are the Portland stone alter tomb, memorial cross, steps and retaining wall in the churchyard which, together, form the memorial to Guest who died in 1939.

Freestone House and Clock House on the north side of Main Street also date to the first half of the 20th Century since this area of the village underwent some changes when the driveway and avenue of trees was created.

During the second half of the 20th Century to the present, there has been some infilling of vacant property plots. The largest area of development has been to the west of Ashby Farm House where several large agricultural buildings have been constructed but the village has not grown significantly through construction of large estates of houses that so many other settlements in the district have seen since the mid-20th Century.

7 Spatial Character

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

7.1 Spatial Character Summary

- With the exception of the A361 Daventry to Kilsby road, which skirts the west edge of Ashby St. Ledgers, other approaches to the village are all on narrow country lanes with tall hedges. This contributes to the conservation area’s secluded rural character.
- Archaeological earthworks suggest that Ashby St. Ledgers may once have had a nucleated settlement pattern. The present village has a predominantly linear pattern of settlement stretching along Main Street. This linear pattern is accentuated by rows of terraced and semi-detached buildings and the number of walls and hedges that connect them.
- The west end of Main Street has an open and spacious character. Many buildings are set back some distance from the road with unenclosed front gardens and wide grass verges, which may be vestiges of a roadside green.

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5 https://historicengland.org.uk/listing/the-list/list-entry/1001024
These wide verges, butting narrow pavements, merge into the road giving an informal, rural character. This contrasts with areas further east along Main Street where the pavement is adjacent to the road and delineated by kerb stones.

The open and spacious atmosphere is, in part, due to the size of individual plots in which buildings stand and the large open spaces both within and on the fringes of the conservation area, such as the area of pasture that stretches from The Lane to the Manor House.

Towards the east end of Main Street there is a more enclosed atmosphere where the road narrows and buildings stand much closer to the street frontage.

The Lane also has an enclosed character, particularly at its southern end, being very narrow with hedges and buildings close to the edge of the road. This is probably due to the fact that it is a surviving medieval route to the Manor House. Beyond Cherry Tree Farm the route survives as a public footpath to the east end of the village.

The Village Hall, the adjacent green space, and The Old School House with its unenclosed garden and wide grass verges to the front, form an important grouping in terms of reinforcing the open character of the west part of Main Street as well as relating to the social history of the village.

There are a variety of long and short views within the conservation area. There are long views along the west half of Main Street where the road is wide and straight. Towards its eastern end, where the road is narrower and less straight, views are shorter. There are few locations within the village that do not have views of open space.

The village has maintained a typical characteristic of medieval settlement, that being the high status manor house and church being situated at one end of the village, with the impression of the manor house somewhat separated from the other buildings in the village.

There are several complexes of former farm buildings within the conservation area. They are often situated around a courtyard with rear elevations on the street frontage which contributes to an enclosed character.

Throughout the conservation area there are a variety of trees that contribute to the visual amenity and a sense of seclusion. Some trees form part of a formal landscape and contribute to the atmosphere of high status.

7.2 Areas of Archaeological Potential

Archaeological interest can be both buried remains surviving below the ground or evidence for past activity that is contained within standing buildings and structures. There is potential for archaeological deposits to survive within the conservation area (see Figure 8).

Potential archaeological deposits within the conservation area include:

- AP1: Medieval settlement immediately east of the A361 and north of Main Street.
- AP2: Medieval settlement immediately east of the A361 and south of Main Street.
- AP3: Burials in the churchyard of St. Leodegarius’ Church.
Potential archaeological deposits on the fringes of the conservation area include:

- AP4: A possible Romano British settlement site to the northwest of Ashby Manor House.

Areas of archaeological potential which make a particularly strong contribution to the immediate setting of the conservation area will be considered for inclusion within the boundary as per Historic England advice. Not all areas can reasonably be including within the conservation area. The exclusion of areas from the boundary does not reduce their positive contribution to the setting of the conservation area through their historic interest nor preclude the possibility of that area yielding significant archaeological evidence which may enhance our understanding of the past.
Figure 8: Areas of archaeological potential within and on the edge of the conservation area
7.3 Open Green Spaces

There are several important open green spaces within the conservation area (see Figure 11):

- A rectangular green on the north side of the village hall (PS1) enhances the setting of the surrounding historic buildings. It contributes to the sense of space, where the buildings are set back from the road with wide verges in front. Seating provides a place to enjoy the historic atmosphere of this part of the village. A mature tree stands in the centre and contributes to the visual amenity.
- On the south side of Main Street between The Old Coach House Inn and Ashby Grange is an enclosed field in use as a play area (PS2). A variety of trees around the edge of the field provide habitats for wildlife and the area contributes to the open character of this part of the village.
- Approximately 50m to the south of the village hall is the cemetery (PS3).
- At the junction of The Lane and Main Street is a triangular grass verge that enhances the street scene and the setting of the nearby Grade II listed buildings (PS4).
- In front of nos. 30-35 Main Street is a large, unenclosed grass lawn that contributes to the spacious character of this part of the village and enhances the setting of the Grade II listed buildings (PS5).
- Particularly at the west end of Main Street there are wide grass verges that contribute to the character of the conservation area (PS6).
- The churchyard of St. Leodegarius’s Church is the seventh area of open green space within the conservation area (PS7).
7.4 Footpaths

Both within the conservation area and leading outwards from it there are a number of footpaths that enable connectivity within the village and with the surrounding countryside. Most current public rights of way (see Figure 11) were in existence in the late 19th century, but most were probably established routes prior to extant mapping.

Important historic footpaths traversing the conservation area include:

- The footpath from Main Street north, which crosses FP2 before turning to the northwest in the direction of Barby (FP1).
- The footpath from the end of The Lane eastwards to corner of the lane to Crick (FP2). This is an historic route that dates back to at least the medieval period.
- The footpath running from north of the Manor House towards Crick (FP3).
- The footpath that starts to the south of the churchyard and runs eastwards towards the lane to Bramley’s Farm (FP4).
- The footpath from the junction of lanes south of Ashby Old Dairy to Welton (FP5).
- The footpath from the west side of the A361 which runs towards Braunston (FP6).

7.5 Trees

Trees make a significant contribution to the character of Ashby St. Ledgers Conservation Area. However, there are a number of trees which make an important contribution to the character and setting. These include, but are not limited to:

- An avenue of trees running between the gateways on Main Street and in front of the Manor House, which is thought to have been part of Lutyen’s redesign of the Manor House and its surroundings dating to the early 20th Century. The avenue was planted in order to provide a formal approach to the Manor House.
- The tree standing on the open space in front of village hall.
- The tree outside 20 Main Street, which enhances views east and west along Main Street
- The copper beech tree opposite Corner Farm Cottage, which enhances the street scene along Main Street and the views towards Main Street from Ashby Farm House and the setting of the Grade II Listed Corner Farm Cottage and The Barn.
- Trees on either side of Main Street at its east end which help to create an atmosphere of enclosure on approach to the gatehouse of the Manor House and the Church of St. Leodegarius.
Figure 1: Map showing important open green spaces and footpaths within the conservation area
7.6 Views and Vistas

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

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

Important views towards the conservation area include:

V1: Looking north towards the conservation area from the road that leads to Bramley’s Farm, which takes in the southeast part and includes the church, the Manor House and associated buildings, Corner Farmhouse (no. 10 Main Street), The Barn, Ashby Farmhouse and areas of pasture. This gives a quiet, rural impression of the area, with its variety of building types and proliferation of mature trees.

V2: Looking west and northwest from Footpath 4 (FP4) at views of the church, the Manor House and the eastern part of the Registered Park and Garden. The church, standing in a slightly elevated position, is a dominant feature in this view.

V3: The view looking southeast and south from Footpath 1 (FP1) that takes in the church at the southeast end of the village, the former parkland to its west and the varied rooftop of buildings in the centre and west end of the village amongst the trees.

Important views within the conservation area include:

V4: The view through the Grade II Listed gateway down the avenue of trees towards the Manor House.

V5: The view from Main Street north across the pasture to the open countryside beyond, which highlights the rural setting of the conservation area.

V6: Looking east along Main Street from the junction with The Lane, which provides views of the listed buildings nos. 30-35 (the distinctive early 20th century cottages designed by Lutyens) and 36-39 Main Street. This view also includes the wide verges stretching further along the road, which give this part of the conservation area an open and spacious character.

V7: The view west along Main Street from opposite the village hall, which takes in the square green in front of the building, The Old School and the wide verges.

V8: The view west along Main Street from outside Corner Farm Cottage which takes in the post-1950 buildings and the listed 3-storey building. This part of the conservation area has a less-spacious character, which is illustrated well by this view.

V9: The view from the east end of Main Street towards the gatehouse of the Manor House and the church.

V10: The view westwards across the area of pasture towards the Grade II Listed cottages in The Lane and the open countryside beyond.
**V11:** The view east from Footpath 1 (FP1) across the medieval settlement earthworks with the Manor House, its outbuildings, the church and a variety of mature trees beyond.

**V12:** The view looking north from the west end of Main Street over the pronounced earthwork remains of the medieval settlement.

**V13:** The view of the Manor House and other buildings in the central courtyard from the gated entrance.

**V14:** The view of the medieval settlement earthworks on the south side of Main Street from children’s play area.

**V15:** Looking northeast along the lane running south from the village, past the Old Dairy buildings towards the church, which reinforces the village’s reliance on agriculture. The vernacular architecture of the dairy buildings contrast with that of the high status buildings in the distance.

**Important views outwards from the conservation area include:**

**V16:** The view east from the conservation area along the Manor House boundary wall towards the open countryside.
Figure 12: Important views within, towards and from Ashby St. Ledgers Conservation Area
Figure 13: Images showing important views around Ashby St. Ledgers Conservation Area
7.7 Open Space Analysis

Open space analysis is a method used to assess the contribution of open space to the character and appearance of the conservation area.

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

In 2016, a methodology for analysing the contribution of landscape within Craven District was formulated by Historic England. This methodology has been employed to assess the contribution of open spaces to the Ashby St. Ledgers Conservation Area.

Open space is defined as common land, farmland, countryside and recreational spaces (including school grounds, churchyards and cemeteries). The analysis considered open space inside and outside the Conservation Area boundary, where it formed its immediate context.

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

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

1. the historical relationship and function of open space
2. its contribution to the form and structure of historical settlements
3. how open space is experienced and viewed from within the boundary of the Conservation Area (for example, there are many long views from within Conservation Areas to the wider landscape that are fundamental to their character and appearance)
4. how the pattern of historic settlements and their relationship to the wider landscape can be understood when looking in from outside (and sometimes at considerable distance, from hills and scarps)

The following categories have been used to assess the contribution of open space to Ashby St. Ledgers Conservation Area and are mapped in Figure 14:

- **Purple**: Open space that makes a significant contribution to the character and appearance of the conservation area.
- **Pink**: Open space that makes a 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.

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

The open space analysis found that there are no areas that make a negligible contribution to the character and appearance of the conservation area. Those areas that make a significant or moderate contribution are detailed below.

**OS1: Land north of Main Street and west of The Manor House**
- A large expanse of pasture to the north of Main Street that makes a significant contribution to the setting and character of the conservation area.
- This area was formerly part of the parkland associated with The Manor House and it includes an avenue of trees that channels views from the listed gateway on Main Street towards the house.
- From Main Street there are long views across this open space to the agricultural land beyond the conservation area, reinforcing Ashby St. Ledger’s rural character.
- At the eastern end of this open space are situated the Grade II* listed Manor House and the Grade I listed Church of Leodegarius. The setting of both buildings is enhanced by the adjacent pasture.

**OS2: Land east of The Lane**
- An area of pasture on the east side of The Lane adjoining OS1 that makes a significant contribution to the character of the conservation area.
- This area of open space allows views of the listed cottages, nos. 43 to 46 The Lane, on the approach to them.
- The open space enables views eastwards across OS1 and to the far end of the village with its variety of mature trees, which enhance the visual amenity and the rural atmosphere of the village.
- There are visible archaeological earthworks in this area relating to medieval and later occupation of this part of the village.

**OS3: Land to the east of the conservation area**
- A large area of pasture on the east side of the conservation area that makes a significant contribution to the setting of the conservation area.
- This area of open space enables important views towards the conservation area, encompassing the listed Church of St. Leodegarius, the listed Manor House, its associated buildings and the eastern part of the Registered Park and Garden.
- It helps to preserve the rural setting of the village.

**OS4 and OS5: Land north and northeast of the Manor House fish pond**
- An enclosed piece of agricultural land that makes a moderate contribution to the rural setting of the conservation area.
- The boundary between the conservation area and this parcel of land is populated with trees so there is no contribution to the conservation area visually. However, the agricultural use of the land does help to enhance the tranquil atmosphere of this part of the conservation area and the Registered Park and Garden.
OS6: Land northwest of the Manor House
- Agricultural land that makes a significant contribution to the setting of the conservation area.
- There are views across this land from Main Street to the countryside beyond which highlight the conservation area’s rural setting.

OS7: Land north of Cherry Tree Farm
- Agricultural land that makes a significant contribution to the setting of the conservation area.
- There are important views from footpath 1 (FP1), which crosses this land, back towards the conservation area.

OS8: Land north of Main Street and east of the A361
- An area of pasture that makes a significant contribution to the historic character and setting of the conservation area.
- Part of this area forms the Scheduled Monument Ref 1418546, the remains of the medieval settlement surviving as pronounced earthworks. They are visible through the copse on the north side of Main Street.
- This land enhances the rural setting of the conservation area.

OS9: Land south of Main Street and east of the A361
- An area of pasture that makes a significant contribution to the character and setting of the conservation area.
- Earthworks survive in this enclosed field that are probably a continuation of the medieval settlement remains.
- The land contributes to the rural setting of the conservation area as it is entered along Main Street from the A361.

OS10: Land east of the A361
- An area of pasture that makes a moderate contribution to the character and setting of the conservation area.
- The land creates a buffer between the conservation area and the A361, enhancing its rural setting and that of The Cottage to the east, a Grade II listed building.

OS11: Land south and east of The Cottage
- An Area of pasture that makes a moderate contribution to the character and setting of the conservation area.
- Glimpsed views from the southern edge of the conservation area across these fields, which take in the agricultural land, trees and hedges, emphasise its rural setting.
- The land contributes to the tranquil setting of The Cottage.

OS12: Land east of Ashby Old Dairy
- An area of pasture that makes a significant contribution to the character and setting of the conservation area.
- The area east of the water course was formerly part of the parkland belonging to the Manor House. A shelter belt of trees still exists along its eastern edge, which is a landscape feature of the park that is depicted on the 1884 Ordnance Survey map.
- The space enables views from Watford Road and the lane past Ashby Old Dairy towards the conservation area, taking in the church, some
Manor House buildings and garden features and historic buildings at the east end of Main Street.

- Views across this open space emphasise the rural setting of the conservation area and it contributes to the tranquil setting of Ashby Old Dairy, Ashby Farm and the Registered Park and Garden of the Manor House.

OS13: Land east of the Manor House and the Registered Park and Garden

- An area of pasture that makes a **moderate contribution** to the character and setting of the conservation area.
- This open space contributes to the rural atmosphere of the eastern side of the conservation area and the tranquil setting of the Manor House Registered Park and Garden.

OS14: Land east of A361 and north of the Cherry Tree Farm

- An area of pasture that makes a **moderate contribution** to the setting of the conservation area.
- This open space enhances the rural setting of the conservation area and the setting of the Scheduled Monument (Ref 1418546).

OS15: Land north of Watford Road

- An area of pasture that makes a **moderate contribution** to the setting of the conservation area.
- This agricultural land abuts the shelter belt of trees at the southeast edge of the conservation area and helps to enhance its rural setting.
- The open space enables views along the shelter belt from Watford Road.
Figure 14: Map showing open space analysis of Ashby St. Ledgers
7.8 Public Realm and Other Features of Value

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

- The metal ‘Village Hall’ sign at the corner of the green in front of the hall, which is unobtrusive and in keeping with the character of the conservation area.
- Public benches on the green in front of the village hall that contribute to the amenity of the area.
- Wide grass verges, particularly at the west end of the village, enhance views along Main Street.
- Wooden bollards outside 21 Main Street are unobtrusive.
- The stone edging to kerbs along the pavement outside nos. 11 – 17 Main Street enhance the historic character of the conservation area and contrast with areas of Main Street to the west where grass verges merge into the road and the transition between the highway and the verge is informal.
- Minimal road signage, unobtrusive signage on commercial properties and an absence of street lights keeps the public realm free of street clutter.
- The remains of the metal pump outside the Pump House, Main Street contribute to the historic character of the street.

8 Architectural Character

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

8.1 Building Types and Materials

With the exception of the Church of St. Leodegarius, which dates to the 14th and 15th century, Ashby St. Ledgers’ historic buildings were built between the 16th and 19th centuries. There are a number of former farmhouses in the conservation area and their associated barns and outbuildings, many of which have been converted for residential use. These buildings are arranged around courtyards and there are examples of several buildings being located with their gable-end or rear elevations adjacent to the street. This arrangement contributes to an enclosed character, particularly at the east end of the village.

Properties are built in vernacular style, which gives the conservation area its predominant character although it is punctuated with more grandiose architectural elements every now and again, for example the large stone gate piers with their bottle finials on Main Street and at the entrances to the Manor House.

Most historic buildings are constructed from limestone or ironstone and there is some use of red brick, particularly for gable ends of buildings. No.
15 Main Street is wholly built from brick. Coupled with its three-storey elevation, this makes it a prominent building within the street scene.

Boundary walls are a feature in some parts of the conservation area. These tend to be of stone but there are some examples of brick walls too, particularly in association with the gardens of the Manor House.

Lutyens’ cottages nos. 30-35 Main Street display stone footings that are left exposed with the remainder of the exterior walls being pebble-dashed. This design feature has been replicated on several houses in Main Street, including the post-war houses nos. 12a, 12b, 16 and 17, making it a recognisable, coherent architectural feature of dwellings in the village.

A significant number of historic buildings have thatched roofs. Elsewhere, clay or slate tiles are used.

The Manor House and its associated buildings dominate the far-east end of the village. The complex displays a variety of architectural styles, materials and detailing, for example, the timber-framed gatehouse, the gabled dormers of the three-storey dwelling house with its stone mullioned windows, and the enormous chimney stack of the north range.

8.2 Scale and Massing

The majority of buildings are in residential use and are of two storeys but some variation in the street scene is provided by several single-storey and three-storey buildings along Main Street.

The Manor House and its associated buildings are, of course, the most imposing in the village. Despite being large in scale, the Manor House does not dominate views of the conservation area, especially from the south and southwest, due to the number of trees that in the vicinity that act as a screen.

The east half of Main Street is the most densely massed since many of the buildings are semi-detached and are located on or near the street frontage. Moving westwards along Main Street, the density of buildings decreases as more properties are detached, stand in larger plots and are set back from the street with wide verges in front of them.

8.3 Boundary Treatments

Ironstone walls are the prevalent boundary treatment in the vicinity of the church and the Manor House but do occur elsewhere in the conservation area. Stone walls within the conservation area are mainly low in height but some taller examples do exist at the Manor House and The Orchard. Several properties built in recent years have boundary walls on the street frontage which enhance the character of the conservation area, for example at Ashby Grange. There are also several red brick walls, most notably adjacent to Footpath 4, which forms the boundary of the Manor House gardens, between Elcot and the Village Hall and at 21 Main Street. All walls help to provide an important sense of enclosure and a number of them are listed by curtilage.

Various styles of coping are used including cock-and-hen, semi-circular stones and blue engineering brick, and clay tiles.

Other boundary treatments include hedges and timber fences. The latter occur at the east end of Main Street and contribute to the rural character of the conservation area.
Figure 15: Map showing important stone and brick boundary walls within the conservation area
8.4 Palette
Figure 16: A selection of images showing typical materials, surfaces, boundary treatments and fixtures which form a representative palette for the Ashby St. Ledgers Conservation Area.
9  Design Guidance

The following policies set out key design principles. Advice should always be sought from Daventry District Council before commencing any works. A Design Guide for Northamptonshire has been produced by CPRE which provides useful advice.

9.1  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.

9.2  Scale

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

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

9.3  Materials

Continuity of materials greatly contributes to the area’s character and development must be sensitively designed with this in mind.

The use of local materials if possible is encouraged. The majority of properties within Ashby St. Ledgers are built using ironstone. Later alterations to buildings have often been carried out using red brick.

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

When considering exterior painting and rendering, masonry paints are often not acceptable for use on buildings which pre-date 1919, as they can have a damaging effect on stone and brickwork. In these cases it is more appropriate to use a lime-based render or lime wash.

9.4  Detailing

Detailing is common on buildings across the conservation area. Many of the historic buildings incorporate wooden lintels over windows and doors, often painted white. Some of the older buildings have ashlar window and door surrounds and stone sills. The 19th century agricultural buildings, such as those at the Old Dairy, have brick arched lintels over windows and doors, with the bricks being of a different colour to the walls. Nos. 14 and 15 Main Street have panelled doors and door surrounds with classically detailed entablatures and moulding.

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

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8 https://www.cprenorthants.org.uk/media/pdf/cpre-ncdg.pdf
9.5  Windows

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

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

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

Simple eyebrow detailing should be used in situations accommodating thatch.

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

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

9.6  Doors and Porches

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

Several properties towards the east end of Main Street have door surrounds with classically detailed entablatures and moulding. The doors themselves are panelled, and no. 15 has a single window light above. More modest properties often have no detailing at all.

9.7  Roofing

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

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

9.8  Setting

There will be a presumption against developments which negatively affect the setting of a conservation area, particularly if they affect views into, out of and through the conservation area.
Important trees should be replaced where felling takes place, so as to conserve the green setting of the conservation area.

Views from the listed gateway on Main Street along the avenue of trees towards the Manor House, as well as views across its gardens from the east are integral to its setting.

9.9 Public Realm

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

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

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

10.1 Local List

Certain buildings, structures and sites make a particular positive contribution to the character and appearance of the conservation area or its setting, and are therefore worthy of recognition in the planning process.

In response to this, Daventry District Council is producing a “Local List” of locally special buildings, structures or sites, which provides those assets included on the list with appropriate consideration. The Local List differs from statutory “Listed Buildings” in that an asset’s inclusion on the Local List does not confer any further planning controls. Rather, being included on the Local List provides weight to the asset’s retention, should it be at risk.

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

Candidates for the Local List within Ashby St Ledgers are as follows:

Main Street

- The Old School; a 19th century school room now converted to a residential dwelling, which retains much of its distinctive historic character with its Gothic arched windows and single-storey form.

- The Old Coach House Public House is a 19th century building of contrasting architectural style to the vernacular buildings that characterise much of Ashby St. Ledgers. It is an important and relatively imposing building at the entrance to the village from the A361. As such, it is important for introducing the sense of entering an area of historic interest.

- The barn on north side of Main Street opposite The Orchard; an 18th century single-storey building of cob, ironstone and brick with a roof of wooden shingles. It is the only remaining building that was part of a group of agricultural buildings built around a central courtyard. Although currently in poor condition, the building contributes to the historic character of and views along Main Street and enhances the setting of the Grade II Listed Building The Orchard, 7 Main Street.

There is an extant planning permission for demolition of the barn and the construction of a dwelling on the site. Should the planning permission for the dwelling not be implemented a separate planning application solely to demolish the barn will be required. The barn has the potential to enhance this part of the conservation area and should any alternative development opportunities for the site come forward in the future the following should be taken into account:

- the contribution of the barn to views along Main Street,
- its contribution to the rural character of the conservation area and how it reflects the village’s agricultural past,
- the contribution it makes to the setting of the listed building which stands opposite.
An area of archaeological earthworks, including a hollow way and crofts, on the south side of Main Street that are probably the remains of part of the medieval village. Individual features are similar in scale and form to those on the north side of Main Street, which are designated as a Scheduled Monument.

**Watford Road**

- Ashby Old Dairy Buildings; four late-19th Century single-storey agricultural buildings of varying design that were built as a dairy. The buildings retain many original details, for example circular windows, cream brick lintels and arched windows with metal grills.

**Images of Local List Candidates**

- **Figure 17:** The Old School House, Main Street
- **Figure 18:** The Old Coach House Pub, Main Street
- **Figure 19:** Barn opposite The Orchard, Main Street
Images of local list candidates

Figures 20 to 25  L-shaped cowhouse/milking parlour at The Old Dairy; Cow house/calf pens at the Old Dairy; Milking parlour at the Old Dairy; open-fronted cattle shelter; medieval archaeological earthworks south side of Main Street
Figure 25: Map showing Local List entries for Ashby St. Ledgers
10.2 Article 4 Directions

Certain “permitted development” rights are automatically withdrawn or reduced as the result of conservation area designation, meaning that planning permission is normally required to undertake particular works (see Section 2.3). However, many works, such as the replacement of windows, doors or the painting of the exterior of a property are not controlled through conservation area designation and remain permitted development. Over time, these works can have a significant effect on the character and appearance of a conservation area which may cause harm to its special interest. In order to preserve the character of a conservation area the District Council may choose to remove certain permitted development rights through the placement of an Article 4 Direction. The result of an Article 4 Direction is that permitted development rights are withdrawn and planning permission is required to undertake certain works.

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

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

<table>
<thead>
<tr>
<th>Proposed Permitted Development Rights to be withdrawn</th>
<th>Proposed Location</th>
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</thead>
<tbody>
<tr>
<td>Alteration of windows</td>
<td>The Old Coach House Inn, Main Street 3, 4, 5 and 6 Main Street 11 Main Street 12 Main Street 21 Main Street The Old School House, 26 Main Street</td>
</tr>
<tr>
<td>Alteration of doors</td>
<td>16 Main Street 17 Main Street Village Hall, Main Street</td>
</tr>
<tr>
<td>Alteration of roofing material</td>
<td>Gingerbread Cottage, Main Street 21 Main Street The Village Hall, Main Street 41 Main Street</td>
</tr>
<tr>
<td>Painting of the exterior of a dwelling</td>
<td>11 Main Street 12 Main Street 14 Main Street 16 Main Street 17 Main Street</td>
</tr>
<tr>
<td>Proposed Permitted Development Rights to be withdrawn</td>
<td>Proposed Location</td>
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</tbody>
</table>
| Addition of a porch to the front or side elevation of a dwelling | 3 Main Street  
4 Main Street  
5 Main Street  
6 Main Street  
11 Main Street  
12 Main Street  
12 Main Street  
12b Main Street  
14 Main Street  
16 Main Street  
17 Main Street  
18 Main Street  
20 Main Street  
21 Main Street  
The old School House, 26 Main Street |
| Erection of walls, fences, railings or hedges to enclose front gardens | 11 Main Street  
12 Main Street  
12a Main Street  
12b Main Street  
16 Main Street  
17 Main Street  
18 Main Street  
20 Main Street  
Elcot, Main Street  
The Old School House, 26 Main Street |

Street
30-35 Main Street
11 Management Plan

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

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

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

11.1 Threats and Recommendations

Threat 1: Inappropriate development

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

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

Enclosing open front gardens with walls, fences, hedges or railings would result in interruptions to the long open views along Main Street and its linear form and be detrimental to the open character of the village.

Not all development within the conservation area requires planning permission; this is termed “permitted development”. This can lead to the loss of traditional features which make a positive contribution to the character and appearance of the conservation area.

Recommendation 1: Development proposals should have regard to the established form, scale, design and materials used within the conservation area as highlighted in this appraisal and other planning documents.

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

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, in this instance the linear form and open character particularly along Main Street. See Section 10.2 of the Appraisal for more details.

Threat 2: Loss of architectural features

Some non-designated properties within the conservation area have lost or are vulnerable to losing original features such as traditional timber fenestration, doors and door surrounds, roofing materials and other detailing such as decorative brickwork, stonework and external cladding. This is detrimental to the character of the conservation area.
Conversely, addition of particular features, for example porches, can damage the historic character of individual buildings and the conservation area as a whole.

Not all development within the conservation area requires planning permission; this is termed “permitted development”. This can lead to the loss of traditional features which make a positive contribution to the character and appearance of the conservation area.

Recommendation 2: Development proposals should have regard to the design principles set out in Section 9 of this document in order to preserve the architectural interest of the conservation area. 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. See Section 10.2 of the Appraisal for more details.

Works to listed buildings will require consent in most cases.

Threat 3: Impact on Trees
Trees make an important contribution to the character of Ashby St. Ledgers. They help to create the enclosed atmosphere at particular locations, they screen the village from the busy A361, and they form an important aspect of views within the conservation area, including as part of the designed landscape of the Historic Park and Garden. Trees that are not currently protected by Tree Preservation Orders contribute directly to the special historic interest of Ashby St. Ledgers. Inappropriate works or incremental loss of important trees risks harming the character, setting and important views of the conservation area.

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

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

Threat 4: Impact on archaeology
Ashby St. Ledgers has been inhabited for many centuries. It is recognised that evidence for past occupation survives as earthworks and may also survive as buried archaeological deposits within the modern settlement. Development proposals have the potential to have a detrimental impact on these remains resulting in the loss of information from this finite resource and/or the loss of the resource itself.

Recommendation 4:
Development which involves below ground excavation should have regard to the potential for remains of archaeological interest. Professional advice should be sought and appropriate assessment undertaken prior to development commencing. A significant proportion of the conservation area is designated as a Scheduled Monument (Ref: 1418546). Works that may impact on the Scheduled Monument will require Scheduled Monument Consent prior to commencement of works.
Threat 5: Highways

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

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

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

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

An important element of Ashby St. Ledger’s rural character is the number of wide grass verges and the way in which they transition naturally to the edge of the highway. Formalising the edges of wide grass verges with kerb stones would result in the loss of an important element of Ashby St. Ledger’s rural character and unnecessary urbanisation.

Recommendation 5: Development proposals should have regard to the impact of traffic levels on the historic environment. Historic paving materials and surfaces should be retained after any works to the highways.

Any works to highways that seek to formalise the transition from grass verge to the edge of the road, for example by adding kerb stones, will not be supported.

Where possible, Daventry District Council will seek to ensure that the public realm does not detract from the character of the conservation area.

Threat 6: Public Realm

The condition of the public realm has a great impact on the quality of a conservation area. Poor maintenance of the public realm and street clutter can detract from the character of the conservation area.

Recommendation 6: Street furniture within the Ashby St. Ledgers Conservation Area is minimal and generally modern. The condition of the public realm in Ashby St. Ledgers is generally complementary to the conservation area and should be maintained to a high standard by all stakeholders. Features of value, as identified in this appraisal should be retained wherever possible. Street furniture within the conservation area should, where possible, be consolidated and kept to a minimum in order to prevent cluttering the street space. Good design should be encouraged to enhance the conservation area.

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

Baker, George (1822) History of Northamptonshire, Volume I, p241-243

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

Hall, David (1995) The Open Fields of Northamptonshire


Historic England (2016) Local Heritage Listing


Northamptonshire Green Infrastructure Suite

Northamptonshire Record Office

Northamptonshire Historic Environment Record


Internet Sources

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

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

https://www.british-history.ac.uk/rchme/northants/vol3/pp16-20

Further Information and Contact Details

Information regarding conservation areas can be found on our website at:

https://www.daventrydc.gov.uk/living/planning-policy/conservation-areas/

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

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

Email: plancare@daventrydc.gov.uk or

Telephone: 01327 871100.

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

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### Appendix A: Statutory Designations

<table>
<thead>
<tr>
<th>List Entry Number</th>
<th>Name</th>
<th>Grade</th>
<th>National Heritage for England web page</th>
<th>Image</th>
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<tbody>
<tr>
<td>1040067</td>
<td>43 and 44 The Lane</td>
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<td>Wall to right of rear entrance to The Orchard, Main Street</td>
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<td>1054094</td>
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<td>1076464</td>
<td>Gates, gate piers and attached walls at west entrance to Manor House</td>
<td>II</td>
<td><a href="https://historicengland.org.uk/listing/the-list/list-entry/1076464">https://historicengland.org.uk/listing/the-list/list-entry/1076464</a></td>
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<td>Barn approximately 30 metres north west of Manor House</td>
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<td>Well head approximately 20 north</td>
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<td>Steps, retaining walls and terrace approximately 35 metres north east of Manor House</td>
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<td>Statue of Spring approximately 20 metres south west of Manor House</td>
<td>II</td>
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<td>Alter tomb approximately 22 metres south of Church of St Leodegarius</td>
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<td>1342975</td>
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<td>1342995</td>
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<td>Water tank approximately 20 metres east of centre of east front of Manor House</td>
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<td>1342998</td>
<td>Statue of Autumn approximately 15 metres south west of Manor House</td>
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<td>Scheduled Monument</td>
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