West Haddon Conservation Area Appraisal and Management Plan

Adopted February 2020
## Contents

1 Introduction

1.1 Why has this document been produced? ................................................................. 5
1.2 What status will this document have? .................................................................... 5
1.3 Public consultation .................................................................................................. 5
1.4 How is this document structured? ......................................................................... 6
1.5 Who is this document intended for? ...................................................................... 6

2 Policy and Legislation

2.1 What is a conservation area? ................................................................................ 6
2.2 Why do we designate conservation areas? ............................................................ 6
2.3 What does it mean to live and work in a conservation area? ............................... 7
2.4 Further Information ............................................................................................... 8

3 Summary of Conservation Area Boundary ............................................................... 9

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

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

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

7 Spatial Character

7.1 Spatial Character Summary .................................................................................... 22
7.2 Areas of Archaeological Potential .......................................................................... 23
7.3 Public Open Spaces ................................................................................................ 25
7.4 Footpaths ................................................................................................................. 25
7.5 Trees ........................................................................................................................ 25
7.6 Views and Vistas .................................................................................................... 26
7.7 Open Space Analysis .............................................................................................. 37
Appendix A: Listed Buildings and Scheduled Monuments
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 West Haddon was undertaken in 2019. Until this time there were no designated conservation areas in the village. This document was produced as part of the 2019 review, and a conservation area designation adopted in West Haddon in February 2020 to form the West Haddon Conservation Area. This appraisal outlines the special interest of the West Haddon Conservation Area and should be used to inform the planning process with a view to preserving and enhancing the character and appearance of the conservation area. Public consultation was undertaken to inform this document, which is set out in Section 1.3 below.

1.2 What status will this document have?

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

1.3 Public Consultation

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

Initial discussions regarding the process, scopes and aims of the conservation area appraisal were undertaken with the Parish Council.

During the drafting process an exhibition was held in the village hall on 18th June 2019. This created the opportunity for local people to provide information and also be informed on the drafting process and ongoing schedule. The draft was released for wider public consultation on 23rd September 2019 for six weeks during which time hard copies were made available for inspection at the major local libraries and the Daventry District Council offices. It was also accessible on the DDC website along with the draft boundary map and comments survey. A further drop-in session was held on 22nd October 2019 which gave residents a chance to comment on the draft document and discuss any issues which may have arisen. As part of the reporting process, the Statement of Consultation (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 taking place as a result of the comments.

1.4 How is this document structured?

The appraisal begins with an introduction to conservation areas and background policy and legislation at Section 2. Details of the 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 West Haddon 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 adopted Local List entries.

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.

1.5 Who is this document intended for?

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

2 Policy and Legislation

2.1 What is a conservation area?

A conservation area can be defined as an "...area of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance".


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

2.2 Why do we designate conservation areas?

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

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

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

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

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

Demolition

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

Trees

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

Other works

Some works within conservation areas require planning permission:

- Cladding the exterior of a house;
- Any side extensions or rear extensions of more than one storey;
- Alterations to roofs, including dormer windows;
- The installation of 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 provided they are of similar appearance.
Where such changes would harm local character the District Council can introduce special controls, known as Article 4 directions, which 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 57 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.

**Energy Efficiency and Heritage**

Improving energy efficiency forms part of the wider objective to achieve sustainable development, and most historic buildings can accommodate improvements when a good balance is struck between maximising energy benefits and minimising harm to the historic environment in accordance with current best conservation practice. Often small changes can make a difference.

Bear in mind that some alterations may require planning consent, and works to listed buildings will require listed building consent in most cases.

### 2.4 Further Information

Further information regarding conservation areas can be found on our website at [www.daventrydc.gov.uk/ConservationAreas](http://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:


The West Haddon Neighbourhood Development Plan was ‘made’ in January 2016. It forms part of the Development Plan. If adopted, the Conservation Area Appraisal will have the status of a Supplementary Planning Document.
3  Summary of Conservation Area Boundary

The conservation area boundary starts on the opposite side of the road to the Almshouses on Crick Road, including them, and runs west along the road until it meets the allotment. Here it turns south and follows the field boundary to the southern tip of this field before turning northeast along the field boundary. It follows the boundary along the southern side of three further enclosed fields before reaching The Green, including all the properties on the southwest side of West End. At The Green the boundary includes the 19th century school building at West Haddon Endowed School. To the south of No. 1 The Green the boundary continues to the southwest along the west boundary of No. 25 West End and then takes in buildings and their plots on the north side of Staffords Lane. To the west of No. 9 Staffords Lane the boundary turns south, thus including it in the conservation area. It follows the property boundaries of nos. 2 and 4 Hardays Lane, which are excluded. At Hardays Lane the boundary turns west along the north side of the road before turning back towards Station Road and including nos. 3, 5 and 7 Hardays Lane.

At Station Road the boundary runs south, including the stone wall on the west side and nos. 34, 46 and 38. It then turns northwards back along Station Road on the east side. At no. 31 Station Road the boundary turns east to include No. 29 and 31. It also includes The Hall, a number of associated outbuildings and the land immediately surrounding The Hall. At No. 19 Station Road the boundary turns to the north and, therefore, includes the buildings on the east side of Station Road. To the rear of Crystal House, it turns east and includes the brick-built agricultural barn before running along the boundary plots parallel with High Street, including all those buildings on the south side of the street until it reaches Northampton Road. Here it turns southeast and runs along this road for 22m before crossing the road and turning back towards the village including the stone wall on the northeast side of the road. At the corner of the Festival Garden the boundary turns to the northeast, running along the property boundaries parallel with and on the southeast side of Guilsborough Road.

The conservation area includes all those buildings on the southeast side of Guilsborough Road up to and including No. 28. At this point it crosses Guilsborough Road and runs northeast along the north side of the road as far as Redmoor House, including it, Parnells Barn and their gardens. The boundary then turns to the southwest and runs behind the properties on the north side of Guilsborough Road as far as the Pytchley Inn. The conservation area includes this building and runs around the edge of its associated car park before turning west to include No. 3 Crown Lane. At the corner of No. 1b Crown Lane the boundary turns to the north and follows the property boundary of Lime Tree House until it meets the corner of the Old Recreation land. Here it turns north and follows the boundary of the Old Rec, including it until it meets a hedgerow coming from the right. It follows this hedgerow in a north-westerly direction including Market Field until it meets Yelvertoft Road. The Crown Inn, All Saints’ Church, the cemetery, Brownstones (no. 2 High Street) and buildings on the northeast side of West End are all included. At Yelvertoft Road the boundary turns to the southeast, running down the road on its southwest side. At Slye’s Green it turns west along Crick Road towards the Almshouses where it began.
Figure 1: The West Haddon Conservation Area boundary and listed buildings
4 Summary of Special Interest

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

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

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

- Its settlement form; West Haddon has an easily recognisable historic core centred around the impressive All Saint's Church and radiating outwards along High Street, Station Road and West End. A variety of designated and non-designated historic buildings line the streets in the historic village core.
- The past function of the village as a medieval market settlement is still evident in the street layout. The triangle created by Crown Lane probably denotes the site of the medieval market as well as the width of High Street, in to which the market might have extended.
- There are 32 listed buildings within the village of West Haddon, all Grade II apart from the Church of All Saints, which is listed at Grade I.
- The survival of the layout of burgage plots, medieval property boundaries, particularly on the west side of West End and on the north and south sides of High Street, which have influenced the way in which the village has developed for over 800 years.
- There is a variety of architectural styles and details linked to different types of usage in the past, for example, no. 32 High Street with its late 19th century shop window and no. 11 High Street with its 'Townley Tailor and Draper' signage.
- There are twelve trees with individual tree preservation orders and seven groups of trees with preservation orders within the conservation area. Trees help to soften the built environment and contribute to the rural atmosphere of the village.
- The village includes several prominent or landmark buildings that provide visual and historic interest, for example, All Saint’s Church in the village centre, no. 2 High Street and the Alms Houses on Crick Road.
5 Location and Settlement Context

The village of West Haddon is located in the parish of West Haddon in Daventry District. It is 11 miles northwest of Northampton and 7 miles east of Rugby.

West Haddon lies in the West Northamptonshire Uplands Environmental Character Area. This is an expansive, elevated landscape of hills and valleys. The varied nature of the landscape character across the uplands is an integral part of its distinctiveness. The area consists of high, rounded hills that drain inwards to a major basin that forms the catchment of the upper reaches of the River Nene.

Settlements are relatively scarce, which gives the area a remote and isolated character. Within this, the Daventry District Landscape Character Study (2018) places West Haddon partly within the Guilsborough Ironstone Uplands (LCA1a) and partly within the Long Buckby Undulating Hills and Valleys. The Guilsborough Ironstone Uplands is an elevated landscape where the fringes of the character area are steeply sloping down to the Undulating Hills and Valleys LCT. The Ironstone geology is a strong unifying feature, its presence reflected its use as a local building material in vernacular buildings. To the southwest, West Haddon partly lies within the Long Buckby Undulating Hills and Valleys Landscape Character Area. It comprises a series of hills dissected by small river valleys which creates a distinctive undulating land form.

West Haddon occupies an elevated position within the landscape at an approximate height of 170m OD, rising to 185m OD to the southeast along Northampton Road. From its elevated position, there are expansive views giving the area a sense of openness.

Figure 2: Map showing the location of West Haddon

To the north and northeast, the ground falls away towards the valley in which Winwick is situated.

The underlying geology in the West Haddon area is Northampton Sand Formation comprising sandstone, limestone and ironstone.
6 Historical Development

The earliest evidence for habitation in the West Haddon area dates to the late Iron Age/Roman period. During construction of the bypass on the north side of the village, geophysical survey and an archaeological excavation uncovered evidence of a small settlement or farmstead represented by a trackway with a series of enclosures either side of it and two possible buildings. The settlement may only have been inhabited for a short period but chance finds of Roman material from various locations around the village as well as pits, ditches and gullies excavated prior to construction of the bypass suggest that there was activity here during the Roman period. Finds include a cremation urn, coins found in the vicinity of the church and sherds of pottery from fields to the north and northeast of the village.¹

By the time of the Domesday Survey, West Haddon was an established village. It is mentioned as having 12 households in 1086, which is thought to be a medium-sized settlement at this time². Winwick, 2km to the north, was at this time a more important settlement, probably having been established during the Saxon period.

West Haddon parish was divided between three manors held by Coventry Priory, William Peverel and Gunfrid of Chocques. The largest was held successively by the Abbot of Coventry and then the Prior of Daventry. After the Dissolution of the Monasteries in 1539 the manor passed through various secular hands. A deed of 1723 mentions ‘the site of the manor house’, suggesting that by that date the building itself may have been demolished and the location of this building is currently unknown.

West Haddon’s location gave it economic advantages over its neighbouring settlement of Winwick. Being situated adjacent to drovers’ routes and at an important cross-road of the Market Harborough/Daventry road and the Rugby/Northampton Road, West Haddon developed as a thriving market settlement during the medieval period to the detriment of Winwick to the north, which shrank in size. The market is known to have existed by 1275 when the right to hold it was upheld against a challenge by the Borough of Northampton, citing a charter of Edward I³.

It is likely that the market was held within the core of the village and the triangular area created by Crown Lane is the probable site. The triangular layout was a popular one for markets dealing in livestock because it enabled livestock to be funnelled into a manageable space. Today, this area is built-up but at the time of the market it would have been an open space. The broad width of High Street to the east of All Saints Church and as far as Guilsborough Road suggests the market may also have extended out into this area.

Place-name evidence also supports this area of the village as being the site of the market; until the second half of the 20th century the longer arm of Crown Lane was known as Chequers Lane, perhaps a reference to it formerly being a place of financial exchange⁴.

¹ Allen Archaeology (2013) Archaeological Desk-based Assessment: Land off Guilsborough Road, West Haddon, Northamptonshire
² https://opendomesday.org/place/SP6371/west-haddon/
³ http://www.westhaddonhistory.org/a_brief_history_of_west_haddon.htm
By the early 17\textsuperscript{th} century the market space seems to have been sold off by the Lord of the Manor and subsequent years saw it infilled with buildings. It still displays, to a large extent, the classic ‘market infill’ pattern of buildings, which are densely packed and follow the curving line of Crown Lane on the north and west sides.

Significant competition for property in the vicinity of the market would have existed so that residents, who were typically traders or artisans, could do business with passers-by. Consequently, as is seen in many market towns with medieval origins, burgage plots were laid out along the main routes into the village and High Street itself. A burgage tenement was a long and narrow plot of land laid out at right angles to the street with a building constructed on the street frontage. Behind, there would have been more open ground used for working, storage, rubbish disposal or light industrial processes. Over time, individual burgage plots may have been subdivided and built upon, resulting in long, narrow buildings stretching back from the street and narrow alleys between frontage properties that provided access to the rear. In West End in particular, there are several examples where alleys provide glimpsed views between and over frontage buildings to other buildings behind.

Despite subdivision within burgage plots, the principal boundaries of the plots very often remained unchanged so that today they can still be recognised on maps and in the layout of buildings, even though the buildings themselves may be of a later date. This is certainly the case in particular parts of West Haddon, an example being nos. 1 to 31 West End. This medieval method of town planning has influenced the character and appearance of West Haddon’s streets for at least 800 years.

The 1885 Ordnance Survey map depicts two ‘ends’ in West Haddon; West End, which is now used as the street name, and South End, which is shown to the west of Station Road in the area of Staffords Lane and Hardays Lane. Until the early 20\textsuperscript{th} century Hardays Lane was called Buttit Lane because it led to Buttit Farm. This name is probably derived from an area known as Buttoft, which was mentioned in a charter dating to 1240 that records its enclosure. It is possible that the present Hardays Lane and Staffords Lane mark the original boundary of the toft\textsuperscript{5}.

Staffords Lane was formerly known as Pudding Bag Lane, which is a name used in the East Midlands to denote a cul-de-sac. It is similar in character to the surviving medieval burgage plot layout of properties in West End, with buildings densely packed into a narrow strip either side and this may well be the origin of its layout. The narrow lane may once have been a central cobbled yard used to access the building frontages. Many of the buildings still retain a strip of cobbles immediately to the front of them.

Development along West End may have begun by the end of the 13\textsuperscript{th} century. Documentary evidence demonstrates it was certainly under way by the 15\textsuperscript{th} century and a building known as ‘Cranes’ was standing at The Green by 1495 (see below). The present day Gulliver’s, 43 West End was built on the site of an earlier house that is recorded in a legal dispute dating to the mid-16\textsuperscript{th} century\textsuperscript{6}. A fire in 1657 destroyed a number of houses leaving six households homeless. Furthermore, a number of cob walls along West End also point to the early development of this area, for example the exterior wall of Woodbine Cottage, 49 West End, the

\textsuperscript{6} National Archives C1/122/30-33, 1544-1551.
boundary wall of Thorndale Lodge and a now-demolished wall at 47 West End.

The earliest surviving building in the village is the Grade I listed All Saints Church which is thought to have been built largely between the 12th and 14th centuries with significant alterations and additions in the 19th century.

Other than the church, the village’s other earliest surviving building may be No. 3 The Green. Originally the building extended further to the northeast and was divided into two cottages but in the 1960s the northeast half was demolished to allow the road to be widened. The substantial chimney stack, which would formerly have been inside the building, is now visible on the east gable (see Figures 5 and 6). Property deeds suggest that the buildings may have formed part of a tenement known as ‘Cranes’ and further documentary evidence mentions the family name ‘Crane’ in West Haddon as far back as 1495.

West Haddon’s other earliest buildings date mainly from the mid to late 17th century. One such building is 5 Guilsborough Road, which is the only building with a visible timber frame and cob infill.

Figure 3: Extract from the 1885 Ordnance Survey map of West Haddon showing historic landscape features
Figure 4: Contemporary map of the conservation area and historic landscape features
In addition to having a successful market, inhabitants of West Haddon also made their living from agriculture, farming strips in the open fields. Evidence of ridge and furrow cultivation still survives as earthworks in the pasture surrounding the village, particularly to the south and west. In 1765, against the wishes of many of the village’s inhabitants who organised a riotous protest, the open fields were enclosed. Holdings were consolidated into a number of farms resulting in some small holders losing their livelihood. In some parts of the village the soil is very sandy and this influenced whether land was given over to arable or livestock farming. The poor soils were probably kept as pasture for sheep grazing but the field name ‘Rye Hill’ also suggests areas where the soil was poor as this was the most productive grain for such soils. East and West Rye Hills lay either side of Guilsborough Road and High Street.

However, agriculture was not the only source of employment in West Haddon in the post-medieval period. The rural textile industry also flourished in Northamptonshire, reaching its peak in the mid-18th century. The Militia Lists of the 1770s included every male villager between the ages of 18 and 45 along with their occupation, which show there were twice as many people employed in weaving and wool combing than farming at that time. This industry was probably assisted by West Haddon’s location at the crossroads of important routes – from Warwick
to Northampton and Banbury to Market Harborough, and gained further commercial advantage when the Northampton Road was turnpiked, and a toll booth and gates were located at the corner of High Street and Station Road. Weaving became the profession of a number of the village’s inhabitants. They may have set up workshops in their own homes but there is also documentary evidence that there was a manufactory in West Haddon, although its location is not known.

Another source of employment in West Haddon was water engineering. In the late 19th century the Townley family switched from blacksmithing to producing hydraulic rams. The business, based in West End, employed a significant number of villagers. In the field to the west of Morrison Park Road are the remains of two partially buried metal water tank which was used to store water pumped up from the watercourse to the north using a Townley hydraulic ram. Being situated where they were, at the highest point in the field, water could then flow down to the village under gravity. It is heavily overgrown but parts of it are still visible beneath the undergrowth.

The village expanded, particularly along Guilsborough Road, in the 18th and 19th centuries. Elsewhere, for instance along West End, plots of open land between earlier buildings were developed. The early 19th century also saw the building of West Haddon Hall (1830) and a variety of outbuildings to the east of Station Road. Originally, the main entrance to the Hall and its grounds was along the lane between nos. 27 and 31 Station Road but in the late 19th century it was moved slightly further north, to between nos.

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8 [http://www.westhaddonhistory.org/a_brief_history_of_west_haddon.htm](http://www.westhaddonhistory.org/a_brief_history_of_west_haddon.htm)

27 Station Road and Lauds Cottage where a gateway was built with curved ironstone walls flanking either side. At the same time a second gated entrance of similar design and a driveway was created on Northampton Road to the east.

Another notable building constructed in the village in the first half of the 19th century was the terrace of Alms Houses on Crick Road, built by William Lovett in 1846. The building is visually interesting because of various decorative details in blue engineering brick as well as the belfry that projects from the roof with a clock on the front. Lovett built the Alms Houses on land called Chringle Close. The building’s location outside the village is significant. Although the building reflects the charitable concerns of William Lovett towards the poorer inhabitants of West Haddon, its location outside the village shows his approach was not one of inclusivity.

The residents of the Alms Houses were to be kept at a distance from the village. This was typical of the period with alms houses, work houses and asylums often being separated from the main settlement.

Rent from Chringle Close paid for the maintenance of the building. This land is an ancient enclosure which can be traced back through the centuries through documentary evidence, such as the 1764/65 Enclosure Award and property deeds, to the 13th century when it is mentioned in the 1250 Daventry Cartulary as ‘Cringel’ and ‘Cringil’. Although it was subdivided during the 19th century, the enclosure still retains the character of an ancient enclosure with its sinuous, hedged boundaries forming its irregular shape, especially on the south and south east sides. It is likely that the fields immediately to the east and south east of Chringle Close are also of pre-Parliamentary Enclosure date as they too are of irregular shape formed by sinuous hedgerows. The form and appearance of this group of fields makes an important contribution to the historic character of the conservation area.

Several place names have already been mentioned but others that are of interest to the history of West Haddon are Harydays Lane, Slyes Close and Slyes Green. Harday and Slye were both doctors. Dr George Harday lived at the far end of the lane was village doctor from 1849 until 1904.

There was little change to the village in the first half of the 20th Century although horticulture seems to have developed as a new source of employment. A nursery or market garden site was developed on land to the southwest of West End in the area to the rear of nos. 33-39 and in the post-war period a second nursery opened in the area that is now Nursery Close. The post-war period also saw large areas to the east of West Haddon, both on the north and south sides of Guilsborough Road, developed for housing. Some smaller areas along West End and Station Road have also been developed and several plots infilled on High Street.

On the whole, the late 20th century and early 21st century development that has occurred in West Haddon does not reflect the historic character of the village. For example, houses built recently along Foxhill Road and in Pritchards Close are too large in scale. All buildings are detached and set back from the road with unenclosed front gardens. The large gables projecting towards the street frontage, the canopy porches and arched doorways are features that are atypical of West Haddon’s historic core.

In Atterbury Close and Dairy Close dwellings are homogenous in their use of materials, which do not reflect those that are used in the historic parts of the village or the variety of materials in typical views along the streets. Here also some front gardens are unenclosed. Where boundaries are...
demarcated, rather than use walls, hedges have been planted. Again, this does not reflect the use of boundary walls as an important feature of the historic parts of West Haddon.

By contrast, a recent development that reflects the historic character of the village is Old Forge Drive. Here, there is a variety of building types; detached, semi-detached and terraced, which reflects the variation in the historic streets of the village. Buildings have been aligned and grouped in a way that creates variations in rooflines and views along the street.

Furthermore, they incorporate detailing displayed on historic buildings within the conservation area, for example, arched brick lintels or splayed stone lintels with key stones; the use of a mix of building materials such as stone, brick and render; stone quoins; decorative brick dentil courses below the roofline; Georgian-style canopy porches and panelled front doors. Many of the buildings have small front gardens that are enclosed by brick walls reflecting the prevalence of enclosing walls elsewhere in the village. Any future developments should regard Old Forge Drive as an example of a modern development that successfully reflects and complements the strong historic character of West Haddon.

Figure 9: Terraced and detached housing in Old Forge Drive; a good example of recent development that reflects the historic character of West Haddon

Figure 10: Large detached house with prominent gables, Pritchard Close; recent development that does not reflect the historic character of West Haddon in terms of scale, layout or detailing.
Spatial Character

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

7.1 Spatial Character Summary

- The three principal routes in and out of West Haddon converge at All Saint’s Church, which stands in an elevated position above the street, giving this the impression of being the village centre. The historic settlement extends along these roads, giving West Haddon a settlement pattern rather like a central hub with linear spokes extending out from it.
- An area where the settlement pattern deviates from the linear form is Crown Lane, which creates a triangular area on the north side of the High Street. This reflects the location of the medieval market place and the subsequent infilling of the space with buildings from the 1600s onwards. This has created a small, dense area of settlement curving around the narrow lane.
- Along High Street, there is a high density of buildings and they generally front onto the road. There is a mix of larger detached and smaller terraced buildings as well as a range of two and three storeys. An impression of space is created by the width of the road and open space provided by the churchyard.
- Where there are spaces between buildings on High Street or they are set back from the road frontage, high brick or ironstone walls create a continuous building line.
- Elsewhere, streets such as Guilsborough Road, Staffords Lane, Crown Lane and parts of Station Road are narrower and buildings are situated on the street frontage or behind walls and hedges, which gives an enclosed and close-knit character.
- Towards the northern end of the village, particularly the north part of West End, the settlement pattern becomes more dispersed. Here, agricultural fields or open spaces separate some buildings enabling an appreciation of views through to the rolling hills and valleys. Buildings in this part of the village stand in larger plots, set back slightly from the road.
- The medieval settlement layout of burgage plots survives at various locations in the village, perhaps most noticeably in the southern part West End, where long narrow buildings stretching back from the street frontage can be seen, for example at nos. 15 and 19.
- There are twelve trees with Tree Preservation Orders and seven groups of trees with Tree Preservation Orders. These trees, along with many others in the conservation area, contribute to the amenity of the village, soften the built environment and help to sustain its rural character.
- Open spaces, such as the churchyard of All Saint’s Church and the Festival Garden at the junction of Northampton Road, High Street and Guilsborough Road, contribute to the spacious atmosphere of High Street and provide a visual contrast to the built environment.
Most locations within the conservation area provide relatively long views which take in the variety of architectural styles, diverse materials and varied rooflines.

- The Church of All Saints, which stands in an elevated position at the centre of the village, is a local landmark.
- Pasture fields on the north side of the village, including Market Field and the Old Rec enable connectivity between different areas of the village and access to the countryside through a network of footpaths, including the Jurassic Way. The Old Rec, in particular, brings the countryside into the heart of the village and there are views outwards across the Guilsborough Ironstone Uplands Local Character Area from this Local Green Space, which enhances the rural setting of West Haddon.

### 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 5).

Potential archaeological deposits both within and on the fringes of the conservation area include:

- AP4: A possible Late Iron Age/early Roman settlement or funerary site in the area to the rear of 33-43 West End
- AP5: Possible Late Iron Age/early Roman occupation site.\(^{11}\)

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

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\(^{10}\) Northamptonshire Historic Environment Record

\(^{11}\) (ibid)
Figure 11: Map showing areas of archaeological potential within and on the fringes of the conservation area
7.3 Public Open Spaces

There are three public open spaces within the conservation area (see Figure 6):

- The churchyard and cemetery of All Saint’s Church on the north side of High Street (PS1). The open space of the churchyard enables views towards the church particularly as the centre of the village is approached along Station Road. Coupled with the elevated position of the church on High Street, this makes it a visual focal point. Both the churchyard and the cemetery behind provide a peaceful open space that contributes to the amenity of the village and the setting of the Grade I listed church and other adjacent listed buildings. The cemetery in particular contains a variety of trees that provide habitat for wildlife.

- The triangular piece of land known as Slyes Green at the junction of West End, Yelvertoft Road and Crick Road on which stands an oak tree with a Tree Preservation Order. This small green contributes to the setting of the surrounding historic buildings and views as the village is entered at this location (PS2). It is identified in the West Haddon Neighbourhood Development Plan as a Protected Local Green Area (Local Green Space).

- The Festival Garden at the junction of High Street, Guilsborough Road and Northampton Road was created to celebrate the 1951 Festival of Britain (PS3). Seating is provided and the garden enhances views of this part of the village. It is identified in the West Haddon Neighbourhood Development Plan as a Protected Local Green Area (Local Green Space).

7.4 Footpaths

Both within the conservation area and leading outwards from it there are a number of footpaths that enable connectivity within the village, with the surrounding countryside and with neighbouring historic settlements. Most current public rights of way (see Fig. 12) 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:

FP1: The footpath running north from Crown Lane adjacent to the cemetery, which is part of the Jurassic Way and gives views of the variety of trees in the cemetery and of the church. As it passes into an area of open pasture there are views of the countryside to the north of West Haddon.

FP2: The footpath that branches off Footpath 1 towards the northwest and runs roughly parallel with West End before turning to the southwest to meet with Yelvertoft Road. The footpath enables observation of the earthworks of the hollow way and quarry pits, and the cob wall adjacent to Thorndale Lodge.

FP3: A footpath that branches off Footpath 2 and runs roughly parallel to it at a higher elevation. There are views from this footpath of the Alms houses and over open countryside to the southwest of the village. Previously, northwest end of the footpath interconnected with the Yelvertoft Road and the gated road to Winwick. It therefore may have been a well-used route from these villages into the centre of West Haddon rather than descending the hill to use West End Road.
FP4: This footpath runs south/southwest from the Alms houses on Crick Road through several fields of pasture until it joins Footpath 5. From here there are views over the countryside to the west and southwest and also back towards the conservation area.

FP5: The footpath running from The Green westwards through several fields of pasture, allowing observation of the ridge and furrow earthworks that exist in the vicinity of the footpath.

FP6: A short footpath running south from Footpath 5 to meet the west end of Hardays Lane, which allows views back towards the conservation area.

FP7: The footpath that goes west from Footpath 6 and which eventually links up with Footpath 5 allows long views of the open countryside on the west side of West Haddon.

FP8: The footpath that runs eastwards from Foxhill Road along the southern edge of the conservation area. It enables views across the open land to the south of West Haddon Hall, including a variety of trees and ridge and furrow earthworks.

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

7.5 Trees
Trees make a significant contribution to the character of West Haddon. They enhance views towards and within the conservation area; they soften the building line, particularly along West End, Station Road and the junction of High Street, Northampton Road and Guilsborough Road; they contribute to the rural atmosphere of West Haddon. There are twelve trees with individual Tree Preservation Orders within the conservation area and four close to its edge. Furthermore, there are seven Tree Preservation Order Groups (see Figure 12). In addition, there are a number of trees which do not have tree preservation orders but which make an important contribution to the character and setting of the conservation area. These include but are not limited to:

- A number of trees in the grounds of Brownstones (excluding the beech tree, which has a TPO).
- Trees in the churchyard and cemetery of All Saints’ Church.
- Trees at 6 Northampton Road.
- Various trees in the grounds of The Hall.
- Trees at the east end of the Alms houses, Crick Road.
- A number of trees in the boundary hedges in the Market Field.
- Trees at Wellclose House, which together with the TPO Copper Beech and the TPO Sequoia form an important group.
- Lime trees at Gulliver’s, 43 West End.
Figure 12: Map showing important public open spaces, footpaths and trees in and around the edges of 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 are shown in Figures 13 and 14.

Important views towards the conservation area include:

V1: The long view from the public footpath (FP4) looking northeast towards Rush House and Thorndale Lodge, West End, incorporating the TPO tree on the open space in front of the buildings.

V2: The view from the public footpath (FP6) eastwards towards the historic buildings at the west end of Staffords Lane, which provides views of the buildings not available from the lane itself, especially in the case of no. 12. The view takes in four historic buildings with varying ridge lines and roof pitches, ad hoc positioning at the end of Stafford’s Lane and the use of various building materials, which contributes to the historic character of Stafford’s Lane.

V3: The view from the southwest end of Footpath 5 (FP5) which takes in the tree-lined edge of the village along West End and in particular the Grade II listed building Gullivers.

Important views within the conservation area include:

V4: The view eastwards along Crick Road which takes in Rush House, Thorndale Lodge, the open space and the TPO tree. This a pleasant view incorporating the agricultural character of buildings as the village is entered from this location and references West Haddon’s past ties to farming as a livelihood.

V5: Looking west across the pasture field towards the Alms Houses, which are distinctive buildings that provide visual interest.

V6: The view southwest from Footpath 2, which takes in the cob wall adjacent to Thorndale Lodge and also views of the open countryside beyond the conservation area boundary that reinforce its rural setting.

V7: Looking northwest along Footpath 2 where a hollow way and two quarry scoops are visible as earthworks.

V8: The view northwest along West End which incorporates the terraced and semi-detached historic buildings on either side of the road.

V9: The view of nos. 18-28 and nos. 25-33 Guilsborough Road, terraced, brick-built cottages of 18th and 19th century date.

V10: Glimpsed views of buildings to the west and south at West End, the Alms houses on Crick Road and the open countryside beyond from Footpath 3.

V11: The view northwest along West End from The Green which incorporates the Grade II listed 16-18 West End and no. 3 The Green, amongst other historic buildings.
V12: Looking southeast along West End taking in views of a variety of historic buildings on the west side of the road, which provides a picture of how the village has developed over time.

V13: Looking southwest between no. 19 and 27 West End which provides a view of no. 19 and no. 21 stretching back from the street frontage, which is a characteristic of a medieval burgage plot layout.

V14: The view between nos. 9 and 10 West End takes in the form of no. 9, gable end on to the street which is characteristic of medieval buildings in urban environments. It also provides a glimpsed view of no. 11 West End, a stone cottage set back from the street at the end of a medieval burgage plot furthest from the street, and provides a sense of the dense settlement pattern in this part of the village, indicative of medieval burgage plot layout.

V15: The view east along Staffords Lane of the brick outbuilding of no. 5, the brick boundary wall on the south side of the lane, terminating in a view of the thatched cottage (27 Station Road).

V16: The view north along Station Road of historic buildings of various dates on either side of the road, contributes to an understanding of the development of the village.

V17: Looking along Staffords Lane with its dense settlement pattern and narrow, enclosed character and buildings of various periods.

V18: Northeast along Station Road towards All Saints’ Church, a landmark building in the village, with stone-built cottages in the foreground.

V19: Southwest over All Saints’ Churchyard with views of the war memorial and a variety of buildings in High Street and Station Road.

V20: North along Crown Lane taking in the Grade II listed Crown Inn and its outbuildings to the rear, the boundary wall of no. 2 Crown Lane, which is formed from earlier cottages and shows traces of timber lintels and blocked windows, and 1 Crown Lane.

V21 and 22: Views along High Street in both directions incorporate a variety of historic buildings either side of the wide road, providing a contrast with other areas of the conservation area that have a narrow, enclosed character. The variety of historic buildings of varying dates contributes to an understanding of how the village has developed.

V23: Looking northwards across the large enclosed field south of West Haddon Hall. This view incorporates a variety of trees, including the shelter belt on the east side, as well as ridge and furrow earthworks, and reinforces the village’s rural setting.

Important views outwards from the conservation area include: There are a number of views of the open countryside surrounding the village from the edge of the conservation area to the south, west and north east which reinforce West Haddon’s character as a rural village in a landscape of rolling hills:

V24: Southwest from the south end of Station Road.

V25: West from the end of Hardays Lane.

V26: Southwest from the Alms Houses in Crick Road.
V27: Northeast from public footpath F1.
Figure 13: Important views within, towards and from West Haddon Conservation Area
Figure 14: Images showing important views within, towards and from the West Haddon 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.\(^{12}\)

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.\(^{13}\) This methodology has been employed to assess the contribution of open spaces to the West Haddon 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 the West Haddon Conservation Area and are mapped in Figure 15:

- **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.

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\(^{13}\) [https://www.cravendc.gov.uk/media/1818/craven_ca_appraisals_introduction_august_2016.pdf](https://www.cravendc.gov.uk/media/1818/craven_ca_appraisals_introduction_august_2016.pdf)
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.

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 the 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: Land to the southwest of the Alms houses, Crick Road**
- An area of pasture that makes a significant contribution to the setting and character of the conservation area and in particular the setting of the Alms Houses.
- The open space provides long views from the conservation area towards the open countryside to the southwest and enhances its rural setting.
- Documentary evidence suggests this land was known as Chringle Close and can be traced back to the 13th century. Internal boundary hedges date to the mid-19th century but the outer hedges may be of much earlier date.

**OS2: Land southwest of Rush House and Thorndale Lodge**
- An area of pasture that makes a significant contribution to the setting and character of the conservation area.
- Three enclosures of pasture that retain many of the hedgerows depicted on the 1885 Ordnance Survey map. The curvilinear appearance of the boundaries suggests the enclosures may be of pre-Parliamentary enclosure date.
- This open space allows views from a public footpath north-eastwards towards Rush House, Thorndale Lodge and Slyes Green.
- It emphasises the outlying nature of the Alms Houses on Crick Road and West Haddon’s rural setting.

**OS3: Land north and northeast of Thorndale Lodge**
- An area of pasture that makes a significant contribution to the setting and historic character of the conservation area.
- Two public footpaths run through this enclosed field, allowing views across the conservation area to the south and southwest.
- Within the field there are two archaeological features that survive as visible earthworks; a pair of quarry pits; and a hollow way along which one of the footpaths traverses. The earthworks provide a tangible link with the former land use of quarrying and the village’s medieval past.

**OS4: Land northwest of Townley Barn**
- An area of pasture that makes a moderate contribution to the setting and historic character of the conservation area.
A public footpath runs through the northeast end of these two enclosures (FP2). It is likely that this is part of an ancient route from Market Field (OS3) to the site of the market in Crown Lane.

The field pattern, which is demarcated by hedgerows, dates back to at least 1885 and is depicted on the Ordnance Survey map of this date.

The pasture helps to preserve the rural, tranquil atmosphere of the conservation area in addition to contributing to its historic character.

OS5: The Old Recreation Land

- An area of pasture that makes a significant contribution to the character and setting of the conservation area.
- This area contributes to the rural, tranquil atmosphere of the conservation area and brings the countryside into the heart of the village.
- Footpath 1, which is part of the Jurassic Way, runs to the north end of this field, provides long views to the open countryside beyond the edge of West Haddon.
- The land contributes to the historic character of the conservation area. Its hedgerow boundaries date back to at least the 19th century and are depicted on the 1885 Ordnance Survey map. In addition, two late 19th century water tanks situated at the highest point in the field are the remains of a system of pumping water uphill from a nearby watercourse using a Townley hydraulic ram which was manufactured in the village. The water tanks contribute to the archaeological and historic interest of the conservation area.

OS6: The cemetery and allotments north of the church

- An area of land that makes a significant contribution to the character and setting of the conservation area.
- This area creates a peaceful atmosphere in this part of the conservation area and enhances the setting of the Grade I listed All Saints’ Church as well as providing a quiet space for residents to enjoy.

OS7: Small enclosure south of the playing field of West Haddon Endowed School

- A small enclosed piece of land that makes a significant contribution to the character of the conservation area.
- Footpath 7 skirts the edge of this land and it allows views of the historic buildings at the west end of Staffords Lane. This is particularly important for no. 12, which is largely hidden from view when in Staffords Lane.

OS8: An area of enclosures surrounding West Haddon Hall

- This large area of pasture, divided into several enclosures, makes a moderate contribution to the conservation area. A variety of trees and ridge and furrow earthworks can be seen from the footpath running along its southern edge and from glimpsed views along Station Road, High Street and Northampton Road.
- The land enhances the rural atmosphere and setting of the Grade II listed West Haddon Hall and the wider conservation area.
- The variety and spacing of trees, in addition to the 19th century shelter belt and early 20th century tree-lined avenue from
Northampton Road to The Hall, are designed landscape features that add to the impression of a property of considerable status in the village.

**OS9: Three enclosed fields northeast of West End and southeast of the West Haddon by-pass (A428)**
- Three enclosed fields northeast of West End that make a moderate contribution to the setting and character of the conservation area.
- This area of land provides a buffer between the northeast edge of the conservation area and the A428 by-pass.
- Archaeological evidence of late Iron Age/Roman occupation was excavated prior to building the by-pass in the northern part of this land and the southern part is an area of archaeological potential.

**OS10: An area of open ground north of no. 30 West End**
- A large area of open ground in West End, north of no. 30, that makes a significant contribution to the conservation area.
- This land contributes to the peaceful, rural atmosphere of this area of the village and enhances the setting of the historic buildings opposite.
- It enables open views along West End in a north-westerly direction towards two groups of important trees that are covered by Tree Preservation Orders.

**OS11: An enclosed field immediately west of the Cemetery**
- A small enclosed field that makes a moderate contribution to the setting of the conservation area.
- This land helps to preserve the peaceful atmosphere of the adjacent cemetery.

**OS12: An enclosed area of pasture west of The Green**
- An enclosed are of pasture that makes a moderate contribution to the setting of the conservation area.
- During the 20th century this land was used as a nursery/market garden. Productive fruit trees still grow in this area and provide evidence of its former use. This land helps to preserve the peaceful atmosphere of West End.

**OS13: An enclosed area of pasture at the southern edge of the conservation area boundary**
- This large enclosed area of pasture enhances the rural character of the conservation area particularly on the approach to the village along Foxhill Road and through views to the south from Footpath 8. It makes a moderate contribution to the setting of the conservation area.

**OS14: Two fields of pasture on the east side of the conservation area, south of Northampton Road**
- Views towards the conservation area across this land are limited either by tall hedges or an embankment along Northampton Road. Therefore the contribution this land makes to the conservation area is negligible.
OS15: Two fields of pasture to the south of Crick Road and west of The Alms Houses

- Two fields of pasture on the south side of Crick Road that make a moderate contribution to the setting of the conservation area.
- This open land enables views from Crick Road towards the conservation area, particularly the building and treeline along Station Road, which contributes to the sense of approaching the village from the west.
- Both fields contain well-preserved ridge and furrow earthworks, which tells of West Haddon’s reliance on agriculture in the past.

OS16: An area of pasture west of West Haddon Endowed School

- An area of pasture that makes a significant contribution to the setting of the conservation area.
- Several historic footpaths run through this land and they enable views from and towards the conservation area, reinforcing the rural character of the village.
- Ridge and furrow earthworks survive in this area and make a contribution to the historic character of the village and knowledge of its agricultural economy from the medieval period onwards.
Figure 15: Map showing the open space analysis for West Haddon
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 the West Haddon Conservation Area include:

- Cobbled surfaces at 30 West End; 1 High Street; 6 High Street, in the yard behind The Crown; 1 Crown Lane; 32 High Street; 5 Guilsborough Road; 1, 3, 4, 8 and 10 Staffords Lane.
- The K6 telephone box in Guilsborough Road, which enhances the historic street scene.
- The 18th Century way-marker outside 30 High Street.
- Several public benches, for example at the Festival Garden, which contribute to the amenity of the village.
- Public open space provided by the Diamond Jubilee Garden.
- Public open space provided by Slyes Green at the corner of Crick Road, West End and Yelvertoft Road.
- The decorative metal arch, lantern and gates at the entrance to the churchyard in High Street. The arch is a memorial to Colonel Morrison who was the village doctor and the Master of the Pytchley Hunt. There is a dedicatory metal plaque on the left-hand gate pier.
- The two late 19th century water tanks on the Old Recreation Land that are connected to the Townley Hydraulic Ram industry in the village.

Figure 16(left): Cobbled yard surface at 5 Guilsborough Road

Figures 17 and 18: K6 telephone kiosk in Guilsborough Road (left) and an 18th century way-marker, High Street (right).
8 Architectural Character

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

8.1 Building Types and Materials

The majority of West Haddon’s historic buildings date to between the 17th and 19th Centuries except the Church of All Saints, which was built between the 12th and 14th Centuries. Properties are built in vernacular style appropriate for their function, although some higher status buildings can be identified by the fact that they have three rather than two storeys. The majority of properties are now in residential use but some buildings retain form and detailing that tells us of their former function. Examples include no. 11 High Street with its ‘Townley Tailor and Draper’ sign on the front elevation of the building; and no. 32 High Street with its late 19th century shop front.

Buildings constructed before 1800 are mainly built from ironstone, which is a characteristic building material of many villages in this area of Northamptonshire. They are built using regularly coursed rubble stone and ashlar is only used for detailing such as mullion windows, lintels and sills. There is one example of exposed timber-frame construction at no. 5 Guilsborough Road and five buildings are built of rendered cob; 10 Staffords Lane, 36 Station Road, 2 Guilsborough Road, 17 and 19 High Street, which are Grade II listed.

19th Century and later buildings use brick with the occasional example of polychrome brickwork, most notably at the Alms houses in Crick Road. In fact, red brick is the most prevalent building material in the conservation area. There are several significant groupings of brick buildings, associated boundary walls and outbuildings, which provide a degree of uniformity and coherence to the street scene. These are:

- Rush House and Thorndale Lodge, Yelvertoft Road
- Nos. 37 to 43 West End and nos. 26 to 30 West End
- Nos. 1 to 9 Staffords Lane and nos. 4, 8 and 10 Staffords Lane
- Nos. 17 to 21 Guilsborough Road together with the outbuilding of no. 21 opposite.

The predominant roofing material is slate. From the 19th century onwards, slate would have replaced local materials such as thatch on earlier buildings. Several buildings display decorative ridge tiles, for example Verewood House, High Street and No. 30 West End. There are some important groupings of buildings with slate roofs in the conservation area, which provide consistency in character and appearance. These include:

- Rush House and Thorndale Lodge and associated outbuildings, Yelvertoft Road together with the Alms Houses, Crick Road.
- Nos. 20 to 30 inclusive, West End, and 37 and 43 on the opposite side of the road and their associated outbuildings.
- Nos 1 to 9 West End inclusive, together with nos. 13 to 27 West End inclusive.
• The Crown Inn and outbuildings, High Street; Avenue House (no. 1) and former outbuildings, (nos. 1a and 1b), 2 and 3 Crown Lane; and outbuildings of nos. 9 and 11 High Street that back onto Crown Crown.
• Nos. 9 to 23 inclusive, High Street together with nos. 24, 26 and 28 High Street, no. 34 High Street
• Nos. 7 to 21 inclusive, Guilsborough Road together with no. 12 Guilsborough Road, its outbuilding and coping on the cob boundary wall adjacent to the highway
• Parnells Barn and Redmoor House, Guilsborough Road and their respective outbuildings.

Alterations to rooflines or steeply pitched roofs often indicate the former use of thatch. There are seven buildings with thatched roofs. The following five are Grade II listed; 2 Northampton Road (storeroom to Hancock’s Store), 18 West End, 30 and 32 High Street, 27 Station Road. Lauds Cottage, Station Road and 47 West End are also thatched but they are not on the statutory list. Three buildings have roofs of corrugated iron, which suggests they too were thatched in the past. These are 5 Guilsborough Road, 36 Station Road, and 16 West End. These buildings are Grade II listed.

The second half of the 20th century saw infilling of vacant plots along West Haddon’s historic streets and lanes, in some cases using materials and building design that are not in keeping with the architectural character of the village. More often than not, recent properties are set back from the road which breaks the continuity of the building line created by historic properties but minimises their visual impact on the historic street scene.

A range of historic window styles survives across the conservation area, including examples of stone mullion windows at Redmoor House. Georgian and Victorian sashes are prevalent along High Street and the north part of West End, and elsewhere a number of other historic buildings have casement windows, such as No. 27 Station Road.

Many historic buildings in West Haddon have solid timber doors constructed from planks. Those buildings which date to the late 18th to early 19th centuries often have timber panelled doors with a window above, for example No. 1 Crown Lane. Some buildings dating to this period also display classically detailed entablatures and moulding around doors with lead-lined flat canopies above.

8.2 Scale and Massing

At the centre of the village there is a variety of building heights with two-storey and three-storey buildings interspersed. Elsewhere, for example in West End and stretches of Guilsborough Road, there is a more horizontal emphasis where there are terraced buildings and buildings of three or more bays. Buildings are most densely massed in Staffords Lane, Crown Lane, the north end of Station Road and the south end of West End where there are semi-detached and terraced properties. This is particularly the case where buildings stretch back some distance from the road frontage where the burgage plot layout has been utilised. Elsewhere, infilling of plots with more recent properties, which are usually semi-detached or detached and set back from the road, means the settlement pattern is less dense.
8.3 Boundary Treatments

Many of West Haddon’s historic buildings are located directly on the street frontage but there are also a significant number of important boundary walls in the village that are built either from local ironstone, brick, cob or a combination of these materials. They vary in height across the conservation area. An example one of the more prominent walls is the ironstone wall to the front of Brownstones (no. 2 West End), which is Grade II listed. There is one example where a brick boundary wall has a chequered design to provide a decorative element to the boundary at 30 West End. Several post-1950 properties within the village have retained earlier stone and cob boundary walls adjacent to the street and this helps to reduce the visual impact of modern properties on the historic street scene. These occur in West End at Rivendell and The Chestnuts; and at nos. 12 and 14 Guilsborough Road.

Prominent boundary walls exist at the aforementioned Brownstones; the north part of West End between no. 30 and Rush House; and at the front of 12 Guilsborough Road. Some of the boundary walls will be listed as they are in the curtilage of a listed building but another example of a wall Grade II listed in its own right is an 18th Century cob wall (NHLE ref: 1229250) to the rear of All Saint’s Church.

Another important wall that makes a significant contribution to the historic character of the conservation area is the ironstone wall adjacent to no. 9 High Street that turns into Crown Lane. Within the wall there are a number of blocked doorways and windows, some with wooden lintels still in place. The wall is all that remains of five buildings that once stood in this area and which are depicted on the 1885 Ordnance Survey map, although they may date back to the 17th century, during which time the market place ceased to be used and was developed.

A variety of coping is used within the conservation area including stone and clay round-topped coping, ridged clay tile, ridged slates and corrugated iron.

Boundary walls contribute to the strong building line and enclosed character of particular parts of the village, for instance in Crown Lane and the north section of West End.

Another boundary type that makes a positive contribution to the character of the village is metal railings, for example to the east of the Alms Houses in Crick Road and outside 31 Station Road.
Figure 20: Important walls and railings in the conservation area
8.4 Palette
Figure 21: A selection of images showing typical materials, surfaces, boundary treatments and fixtures which form a representative palette for the West Haddon 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 and the ‘made’ West Haddon Neighbourhood Development Plan should also be referred to. The Supplementary Planning Guidance: Daventry Conservation Area Shop Fronts Design Guide also provides advice on installing or altering shop fronts on historic properties.

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.

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

9.3 Materials

A variety of materials, such as ironstone, brick, timber frames, cob, thatch, corrugated metal and welsh slate, 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 the West Haddon Conservation Area are built using either local limestone, ironstone or red brick and later alterations to buildings have often been carried out using brick.

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

Rendering and painting of external walls generally serves to detract from the visual amenity and uniformity of the street scenes in West Haddon and should be avoided. Exterior walls that display a polychrome brickwork, such as nos. 8 and 26 West End; Verwood House, High Street; and nos. 25 and 33 Guilsborough Road should not be clad, painted or rendered.

If considering exterior painting and rendering, masonry paints are often not acceptable for use on buildings which pre-date 1919, as they can have

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14 https://www.crenorthants.org.uk/media/pdf/cpre-ncdg.pdf
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 black or white. Two of the older buildings in the village, Redmoor House and 32 High Street, display stone mullion windows. Many of the late-18th and 19th Century buildings have brick dentil courses or decorative terracotta dentil courses below the eaves and/or decorative terracotta ridge tiles. Buildings of this date also commonly display flat brick arch lintels but earlier 18th Century buildings often have stone lintels above windows and doors.

These features greatly contribute to the character of the conservation area and should be retained. New development should use appropriate designs in order to be sympathetic to the existing form and detailing found within the conservation area.

9.5 Windows

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

Traditional windows should be retained, maintained and repaired as far as possible. In accordance with current best conservation practice the energy efficiency of traditional windows can be improved by adding secondary glazing. This cuts draughts and reduces heat loss through existing window frames as well as the glass. The installation of secondary glazing in a listed building may require Listed Building Consent.

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 or solid panelled doors. A proportion of properties throughout the village have door surrounds with classically
detailed entablatures and moulding, for example no.22 Station Road, 1 Crown Lane and 16 West End. The doors themselves are panelled, sometimes with a window light above.

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.

9.7 Roofing

Traditional roofing materials such as slate, tile, corrugated metal and thatch should be retained wherever possible. Replacement of thatch with an alternative material is generally not acceptable. Slate is the predominant roofing material in the conservation area. There are a significant number of buildings grouped together that have slate roofs that are important for consistency of character and appearance.

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

The energy efficiency of roof spaces can be improved on historic properties through the use of insulation. This may be done, in accordance with best conservation practice, by installing insulation at either ceiling level, or between, below or above the rafters.

9.8 Shop Fronts

A shop front must be designed to be proportionate to the height, width and level of the whole building. Where a shop front remains intact it should be retained but if alterations or complete change is necessary, features of merit such as cornices, friezes and alleyway openings should be kept. Matching materials should be used for repairs to original facings. If new work is undertaken, traditional materials, such as wood, should be used. Signs and adverts should be placed only on the frontages directly facing the street and should be kept to a minimum. Proposals should have regard to the adopted Daventry District Council Shopfronts Design Guide Supplementary Planning Document which can be found on the Council’s website.

Several buildings display evidence of a former commercial use, for example, the 19th century shop front at no. 32 High Street and the ‘Townley Tailor and Draper’ sign at Manchester House, 11 High Street. Features such as these are important for creating a picture of the former use of individual buildings as well as the development of West Haddon and should be retained and maintained.

9.9 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.

particularly towards the north end of West End the settlement pattern is less dense and buildings are separated by green open spaces or agricultural fields. These spaces make an important contribution to the
character of this part of the conservation area and enable views out
towards the surrounding countryside and, where possible, should be
retained.

Long views southwards down Station Road to the open countryside and
westwards from West End are especially integral to its setting.

The setting of the conservation area includes the open spaces identified in
Section 7.7 of the Appraisal and Management Plan but is not restricted to
views from those open spaces.

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

9.10 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, for example the cobbled
areas in Crown Lane, at no. 5 Guilsborough Road, nos. 30 and 32 High
Street and in Staffords Lane, should be retained or reinstated in all
possible cases.

Signage, street lighting and street furniture should not detract from the
visual amenity of the streetscape; their design should be sympathetic and
number kept to a minimum in order to avoid clutter whilst properly taking
account of public safety.

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

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

9.11 Larger Scale Development

Larger scale development, either within the village core or on the
approaches to the village, should aim to enhance the character of the
conservation area.

Larger scale developments should incorporate a mix of building sizes and
types i.e. detached, semi-detached and terraces, to reflect the variety seen
in the historic areas of West Haddon. Buildings and their layout should be
designed in such a way as to create varied rooflines. Where possible, the
continuous building line that is a feature of High Street and parts of West
End should be emulated by building terraced and semi-detached
properties and/or boundary walls adjacent to the street frontage.

Individual buildings in larger developments should be designed to reflect
the variety of building materials and detailing evident within the
conservation area, for example, brick arched lintels or stone lintels and
sills; stone quoins; decorative brick dentil courses; a combination of
ironstone, brick or render used for individual buildings; appropriately
designed doors, door surrounds and windows. Roof materials should
closely match slate, which is the predominant roofing material in the conservation area.

Old Forge Drive is a good example of a recent development that has incorporated characteristics of West Haddon’s historic core into the design of the overall development and individual properties reflecting the varied materials, detailing and property types seen in the conservation area.

10 Opportunities for Enhancement

10.1 Local List

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

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

Local List candidates are judged by criteria assessing their age; condition and quality; rarity; group value; and historic associations. Entries on the Local List within West Haddon are as follows:

- **Crick Road**
  - The row of Alms Houses, 1 – 6 Crick Road, which were built in 1846, are visually interesting particularly because of various decorative details in blue engineering brick and the belfry and clock on the front elevation of the building.

- **Crown Lane**
  - 1 Crown Lane, a late 18th/early 19th century building, the front elevation being built of ironstone. It is a good example of its type that retains many original external features, such as its slate roof, sash windows, moulded door surround with panelled reveals and cobbled area to the front of the building.

- **The Green**
  - No. 3 The Green, is an ironstone, part-rendered cottage that once extended further to the northeast. On its northeast gable end there is a large, stepped chimney stack at the bottom of which are the remains of an internal fire place with wooden lintel. Documentary evidence suggests that there was a building on this site in the 1490s so some elements of the present building may date to this period.

- **Guilsborough Road**
  - K6 telephone kiosk on Guilsborough Road adjacent to 1 Westfield Court. This type of telephone kiosk was designed by Sir Giles Gilbert Scott in 1935 to commemorate the silver jubilee of King George V. From 1985 onwards many were decommissioned and
removed. The example in West Haddon remains in use as a telephone kiosk.

- 2 Guilsborough Road is a rendered cob cottage with casement windows and a slate roof, possibly of late 17th century date. Historic mapping suggests it may originally have been two separate dwellings. The building contributes to the historic character of Guilsborough Road and views along the street. It is part of an important group of historic buildings in this area which also includes the adjacent 19th century Baptist chapel and 5 Guilsborough Road opposite, which is Grade II listed.

High Street

- West Haddon War Memorial records the names of ten men from the parish who died in the First World War and ten who died in the Second World War. The monument is a poignant reminder of the sacrifice made by residents of the parish in these two world events.

- Manchester House, 11 High Street is a late 18th/early 19th century building formerly used as a tailors and drapers which retains its original signage on the front elevation, which dates to approximately 1828. Outbuildings to the rear of the building follow the curving profile of Crown Street and the medieval market place.

Station Road

- Lauds Cottage, an 18th century thatched cottage built of ironstone that is a prominent building in views along Station Road towards All Saints church.
Figure 22: Alms houses, 1-6 Crick Road

Figure 23: 1 Crown Lane

Figure 24: Tudor Cottage, 3 The Green

Figure 25: K6 Telephone kiosk
Guilsborough Road
Figure 26: 2 Guilsborough Road

Figure 27: Manchester House, 11 High Street

Figure 28: 1st and 2nd World War Memorial, All Saints’ Churchyard, High Street

Figure 29: Lauds Cottage, Station Road
Figure 30: Map showing adopted Local List entries for West Haddon
10.2 Article 4 Directions

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

The placement of an Article 4 Direction is a separate process to conservation area designation. Certain Article 4 Directions are being explored as the result of this appraisal and are detailed below.
<table>
<thead>
<tr>
<th>Permitted Development Rights to be withdrawn</th>
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| Alteration of windows                       | 5 Station Road  
7 Station Road  
Lauds Cottage, Station Road  
14 Station Road  
31 Station Road  
4 Staffords Lane  
8 Staffords Lane  
1 West End  
9 West End  
15 West End  
41 West End  
Rush House, 2 Station Road  
28 West End  
12 High Street  
24 High Street  
Manchester House, 11 High Street  
15 High Street  
1 Crown Close  
25 Guilsborough Road |

| Alteration of roofing materials | 29 Station Road  
31 Station Road  
38 Station Road  
Lauds Cottage, Station Road  
1 Staffords Lane  
2 Staffords Lane and outbuilding  
Pudding Bag Cottage, 3 Staffords Lane  
4 Staffords Lane  
7 Staffords Lane  
8 Staffords Lane  
9 Staffords Lane  
10 Staffords Lane  
12 Staffords Lane  
14 Staffords Lane  
3 Hardays Lane and outbuilding  
5 Hardays Lane and outbuildings  
7 Hardays Lane  
47 West End  
Alms Houses, 1 to 6 inclusive, Crick Road  
Rush House and outbuildings, Yelvertoft Road  
Thorndale Lodge and outbuildings, Yelvertoft Road  
1 West End  
3 West End  
5 West End  
6 West End  
8 West End  
9 West End |
<table>
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<tr>
<th>Alteration of roofing materials</th>
<th>10 West End 15 West End and outbuildings 17 West End 19 West End 20 West End 20a West End 21 West End 22 West End 23 West End 24 West End 25 West End 26 West End 27 West End 28 West End and outbuildings 30 West End 31 West End 37 West End 47 West End and outbuilding West Haddon Endowed School, West End 1 High Street Agricultural buildings to the rear of 4 High Street 8 High Street 9 High Street and outbuildings 11 High Street and outbuildings 12 High Street 14 High Street 15 High Street 16 High Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alteration of roofing materials</td>
<td>17 Guilsborough Road and outbuilding 18 Guilsborough Road 19 Guilsborough Road 21 Guilsborough Road 27 Guilsborough Road 29 Guilsborough Road Parnell's Barn and outbuildings West Haddon Hall and associated outbuildings</td>
</tr>
</tbody>
</table>
| Alteration of railings | 31 Station Road  
|                       | Rush House, West End  
|                       | Railings between Alms houses (1-6 Crick Road) and 49 West End |
| Alteration of doors and/or door entablature | 5 Station Road  
|                                                   | 7 Station Cottage  
|                                                   | Lauds Cottage, Station Road  
|                                                   | 14 Station Road  
|                                                   | 22 Station Road  
|                                                   | 31 Station Road  
|                                                   | 9 West End  
|                                                   | 8 High Street  
|                                                   | 24 High Street  
|                                                   | Manchester House, 11 High Street  
|                                                   | 1 Crown Close |
| Alterations to porches | 5 Station Road  
|                                      | 7 Station Road  
|                                      | 14 Station Road  
|                                      | 22 Station Road  
|                                      | 31 Station Road  
|                                      | Oak House, West End |
| Alterations to/removal of cobbled surfaces | Courtyard behind The Crown  
|                                                | 1, Crown Lane  
|                                                | 5 Guilsborough Road  
|                                                | 1 High Street  
|                                                | 6 High Street  
|                                                | 32 High Street  
|                                                | 30 West End  
|                                                | 1 Staffords Lane |
| Alterations to/removal of cobbled surfaces | 3 Staffords Lane  
|                                                | 4 Staffords Lane  
|                                                | 8 Staffords Lane  
|                                                | 10 Staffords Lane |
| Alteration/removal of historic signage | Manchester House, 11 High Street |
| Alteration to exposed chimney stack and fireplace | Tudor Cottage, 3 The Green |

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.
10.3 Public Realm Enhancements

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

These are as follows:

- Reduce street clutter created by signage in Guilsborough Road between The Pytchley Inn and no. 7 Guilsborough Road; it has a negative impact on views and the setting of historic buildings in this area, especially the Grade II listed building No. 5 Guilsborough Road. It is intrusive and damaging to its setting.
- Shop signage/advertising at 36 High Street could be designed in such a way as to enhance the shop front. There are excessive numbers of signs and A-boards on the pavement outside 36 High Street which creates a cluttered view of the street. These should be reduced and kept to a minimum.
- The unattractive galvanised steel barriers on the pavement outside nos. 2, 8-10, 20-24 and 43 West End are not in keeping with the historic character of this part of the village. Replacing the barrier with a more suitable design, or removing them where it is safe to do so, would enhance the street scene and the setting of the historic buildings, several of which are Grade II listed.
- The shop front at 5 West End is not in keeping with the historic character of the building or of the conservation area. This could be replaced with a more traditional design. The front elevation is cluttered with projecting signs, satellite dishes, CCTV camera, A-boards and litter bins which are detrimental to the historic character of the building and the street scene. This clutter could be reduced and any new signage could be designed to be in keeping with the historic character of the building.
- Although street lighting is kept to minimum, that which does exist is of modern design. This could be replaced with lamps that are designed to be more in keeping with the historic character of the village.
- Telegraph poles and their overhead lines throughout the village detract from views of individual buildings and the street scene as a whole, and contribute to street clutter. Should the opportunity arise to replace them with below-ground transmission lines this would enhance the conservation area.
- Future resurfacing of the roads, particularly along West End and High Street, should ensure that new road markings reflect the downgrading of these roads following the opening of the West Haddon bypass a number of years ago and, therefore, the reduction in traffic through the village. The current road markings urbanise the village and should be removed where it is safe to do so.
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 West Haddon 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. Development has led to the erosion of some historic character, the gradual effect of which is a threat to the general 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.

Development proposals should avoid creating gaps in the continuous building line by setting new development back from the street frontage. This is particularly the case in the High Street, the south end of West End, Station Road and Staffords Lane.

Loss of walling that has been identified as making a positive contribution to the character and appearance of the conservation area should be avoided.

**Threat 2: Loss of architectural features**

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

**Recommendation 2**: Development proposals should have regard to the design principles set out in Section 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 West Haddon. They help to create the enclosed atmosphere at particular locations and they form an important aspect of views within the conservation area. They help to soften views of the built environment and contribute to West Haddon’s rural character. There are a significant number of Tree Preservation Orders within the conservation area. Numerous trees which are not protected by Tree Preservation Orders also contribute directly to the rural character and special interest of West Haddon. Inappropriate works or incremental loss of important trees risks harming the character and setting 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.

**Threat 4: Impact on archaeology**

West Haddon has been inhabited for many centuries. It is recognised that evidence for past occupation may survive as buried archaeological remains within the modern settlement and on its fringes. 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.

**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.

Future development proposals could lead to an increase in traffic within the conservation area that could be detrimental to its historic character.

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

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

Poor maintenance and repair of highway surfacing can lead to poor drainage and pooling of water. This, in turn, can result in repeated splashing of roadside buildings and walls by passing vehicles which results in the deterioration of their fabric.

**Recommendation 5:** Development proposals should have regard to the impact of traffic levels on the historic environment. Traffic management should be undertaken in order to preserve and enhance the conservation area where possible.

Where possible, historic paving materials and surfaces should be retained after any works to the highways. Where possible, Daventry District Council will seek to ensure that works to the public realm do not detract from the character of the conservation area.

Repairs to, and the maintenance of, road surfaces should be carried out to a high standard in order to avoid pooling of water and unnecessary damage to adjacent buildings and walls as a result of repeated splashing from passing vehicles.

**Threat 6: Public Realm**

The condition of the public realm has a great effect on the quality of a conservation area. Poor maintenance of the public realm and street clutter could detract from the character of the conservation area. Areas of the public realm which currently detract from the appearance of the area and are therefore a threat to its character have been identified at Section 10.3.

**Recommendation 6:** With the exception of a couple of locations within the conservation area, street furniture is minimal and generally modern. Where possible street furniture should be consolidated and kept to a minimum in order to prevent cluttering the street space. Street furniture should be maintained to a high standard by all stakeholders.
Good design of new street furniture or that which is being replaced should be encouraged to enhance the conservation area.

Proposals should take the opportunity to enhance areas identified as detracting from the character and appearance of the conservation area at Section 10.3.

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

**Threat 7: Advertisements**

An advertisement is any word, letter, model, sign, placard, board, notice, awning, blind, device or representation, whether illuminated or not, employed wholly or partly for the purpose of advertisement, announcement or direction.  

The display of insensitively designed or sited advertisements can harm the appearance of listed buildings and non-designated heritage assets, detract from their setting and adversely affect their special interest and that of the conservation area. Within West Haddon there are some examples of signage and advertisements that are poorly designed, which use inappropriate materials, colour schemes and lighting. The excessive number of individual signs on single buildings in some cases has a damaging effect on the historic character of the conservation area and the buildings in question.

**Recommendation 7**

The erection of a new sign or advert of any size on or attached to a listed building would always require listed building consent.

In conservation areas certain advertisements on hoardings around building sites and all illuminated advertisements need Advertisement Consent (except for those indicating medical supplies or services). Flashing signs are not permitted.

Signs and adverts should only be displayed on frontages directly facing the highway and should be kept to a minimum.

Guidance on shop front design and signage can be found in the adopted Daventry Conservation Area Shop Fronts Design Guide Supplementary Planning Guidance at [https://www.daventrydc.gov.uk/living/planning-policy/other-publications/](https://www.daventrydc.gov.uk/living/planning-policy/other-publications/)

Changes to existing signage, advertising and A-boards should be in accordance with this guidance.

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17 Section 336 Town and Country Planning Act 1990
Sources

Allen Archaeology Ltd (2013) Archaeological Desk-based Assessment: Land off Guilsborough Road, West Haddon, Northants

Baker, George (1822) History of Northamptonshire, Volume I,

Department of Communities and Local Government (2018) National Planning Policy Framework

Daventry District Council (checking date) Daventry Conservation Area Shop Fronts Design Guide


Historic England (2016) Local Heritage Listing


Northamptonshire Green Infrastructure Suite

Northamptonshire Record Office

Northamptonshire Historic Environment Record


Archaeological Sites in North-West Northamptonshire, Her Majesty’s Stationary Office: London.

West Haddon Neighbourhood Development Plan (2016), NDP Steering Group and West Haddon Parish Council

Internet Sources

http://www.westhaddonhistory.org/index.htm

https://www.oldmapsonline.org/

https://opendomesday.org/place/SP6371/west-haddon/

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

http://riotblog.org/tag/weavers/

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

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: Listed Buildings

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<td>Chest tomb approximately 6m south of South aisle of Church of All Saints</td>
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<td><a href="https://historicengland.org.uk/listing/the-list/list-entry/1229251">https://historicengland.org.uk/listing/the-list/list-entry/1229251</a></td>
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<td>1229252</td>
<td>Chest tomb approximately 9m south of chancel of Church of All Saints</td>
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<td>1229253</td>
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<td><a href="https://historicengland.org.uk/listing/the-list/list-entry/1229253">https://historicengland.org.uk/listing/the-list/list-entry/1229253</a></td>
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<td>1229254</td>
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<td>Storeroom to Hancocks Stores to left of Hancocks Stores, West Haddon</td>
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<td>1229262</td>
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<td><a href="https://historicengland.org.uk/listing/the-list/list-entry/1229262">https://historicengland.org.uk/listing/the-list/list-entry/1229262</a></td>
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<td>Sheaf Inn Public House and Restaurant, West Haddon</td>
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<td>1229354</td>
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<td>1229379</td>
<td>Church of All Saints, High Street, West Haddon</td>
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<td><a href="https://historicengland.org.uk/listing/the-list/list-entry/1229379">https://historicengland.org.uk/listing/the-list/list-entry/1229379</a></td>
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<td>1229401</td>
<td>Chest tomb approximately 6m S of S aisle of Church of All Saints, High Street</td>
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<td><a href="https://historicengland.org.uk/listing/the-list/list-entry/1229401">https://historicengland.org.uk/listing/the-list/list-entry/1229401</a></td>
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<td>1229420</td>
<td>Chest tomb approximately 3m SE of chancel of Church of All Saints, High Street</td>
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<td>1229469</td>
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<td>1229483</td>
<td>Barn approximately 20m S of number 30, High Street, West Haddon</td>
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<td><a href="https://historicengland.org.uk/listing/the-list/list-entry/1229483">https://historicengland.org.uk/listing/the-list/list-entry/1229483</a></td>
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<td>The Cottages, 27 Station Road, West Haddon</td>
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<td>1279077</td>
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<td><a href="https://historicengland.org.uk/listing/the-list/list-entry/1279077">https://historicengland.org.uk/listing/the-list/list-entry/1279077</a></td>
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<td>1279091</td>
<td>Church House, Rye House, High Street, West Haddon</td>
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<td>1279151</td>
<td>Chest tomb approximately 16m S of chancel of Church of All Saints, West Haddon</td>
<td>II</td>
<td><a href="https://historicengland.org.uk/listing/the-list/list-entry/1279151">https://historicengland.org.uk/listing/the-list/list-entry/1279151</a></td>
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<td><a href="https://historicengland.org.uk/listing/the-list/list-entry/1279188">https://historicengland.org.uk/listing/the-list/list-entry/1279188</a></td>
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<td>1279189</td>
<td>Wall approximately 10m S of number 2 High Street, West Haddon</td>
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<td><a href="https://historicengland.org.uk/listing/the-list/list-entry/1279189">https://historicengland.org.uk/listing/the-list/list-entry/1279189</a></td>
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