Little Everdon Conservation Area
Appraisal and Management Plan

Adopted
October 2019
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1 Introduction

1.1 Why has this document been produced?

Daventry District Council is currently undertaking reviews of existing conservation areas within the District, and assessing the designation of new conservation areas where appropriate. The Everdon Conservation Area was designated in 1976 and reviewed in 2000 and subsequently 2019, when a review of Little Everdon was also undertaken. Until this time no review had been conducted for Little Everdon and there were no designated conservation areas in the hamlet. This document was produced as part of the 2019 review, and a conservation area designation adopted in Little Everdon to form the Little Everdon Conservation Area. This appraisal outlines the special interest of the Little Everdon Conservation Area and should be used to inform the planning process with a view to preserving and enhancing the character and appearance of the conservation area. Public consultation was undertaken to inform this document, which is set out in Section 1.3 below.

1.2 What status 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 Monday 19th November 2018. This created the opportunity for local people to provide information and also be informed on the drafting process and ongoing schedule.

The draft was released for wider public consultation on Monday 3rd June 2019 for six weeks; during which time hard copies were made available for inspection at the major local libraries and the Daventry District Council offices. It was also accessible on the DDC website along with the draft boundary map and comments survey. A further drop-in session was held on Tuesday 9th July 2019 which gave residents a chance to comment on the draft document and discuss any issues which may have arisen.

As part of the reporting process, the Statement of Consultation (October 2019) has been published on the DDC website which notes the comments from respondents in full; the response to these made by DDC and any appropriate action taking place as a result of these comments.

1.4 How is this document structured?

The appraisal begins with an introduction to conservation areas and background policy and legislation in Sections 1 and 2. A summary of the proposals and special interest of the conservation area is explained in Section 3. Sections 4 and 5 focus on the current context and historical
development of the settlement and area respectively. An analysis of spatial elements including open spaces, archaeological potential, views and the public realm is set out in Section 6. Section 7 contains a breakdown of the architectural styles within the settlement, and Section 8 summarises design guidance for the area. Opportunities for enhancement, including adopted local list entries and proposals for Article 4 Directions are set out in Section 9. Section 10 sets out a Management Plan which includes the details of identified threats to the character of the conservation area and corresponding recommendations for the future management of the conservation area.

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

2.1 What is a conservation area?

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


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

2.2 Why do we designate conservation areas?

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

Paragraph 185 of the National Planning Policy Framework (2018) also encourages Daventry District Council to provide a positive strategy for conservation, allowing for,

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

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

Demolition

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

Trees

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

Other works

Some works within conservation areas require planning permission:

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

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

Where such changes would harm local character the District Council can introduce special controls, known as Article 4 directions, that withdraw particular permitted development rights. The result is that planning permission is required for these changes.

Daventry District Council is exploring the possible use of Article 4 Directions as part of this conservation area appraisals project. See page ?? for more information.

If you are considering undertaking work to your property and are unsure about whether it requires permission, please contact the District Council at plancare@daventrydc.gov.uk. Please note that works may also require Listed Building Consent, if your property is listed.

2.4 Further Information

Further information regarding conservation areas can be found on our website at www.daventrydc.gov.uk/ConservationAreas. For advice relating to development within conservation areas, please contact the District Council’s Development Management department via

Email: plancare@daventrydc.gov.uk or
Telephone: 01327 871100.

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


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

3.1 Area of Study (2019)

The Little Everdon Conservation Area was first designated in 2019. Figure 2 shows the area of study for the 2019 review.

The current boundary as adopted in October 2019, alongside other designated heritage assets in the village, is shown at Figure 3.
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 proposed Little Everdon Conservation Area derives from the following key characteristics:

- The presence of areas of archaeological potential within and around the conservation area, with the potential to yield evidence of Little Everdon’s early development;
- The juxtaposition of the secluded and enclosed character of the hamlet along Little Everdon Road and the open and expansive character of Everdon Hall Park to the north;
- The character of Everdon Hall Park, a non-designated heritage asset, which contains significant features such as ridge and furrow, earthworks and a ha-ha;
- The quality and diversity of its architectural styles, displaying its evolution from the 17th to the 21st century;
- The consistent use of ironstone, exhibiting local vernacular;
- A number of outbuildings displaying Little Everdon’s agricultural history;
- A high proportion of designated assets within the settlement, including Everdon Hall;
- The architectural and historic interest of non-designated heritage assets within the hamlet, such as Tathams/ Grooms Cottage and the thatched pavilion;
- The use of ironstone and brick boundary walling;
- The retention of an historic street pattern dating from at least the 17th century, most likely earlier;
- The quality of landscaping within Everdon Hall Parkland and the formal gardens, and open space within the conservation area;
- The contribution to the verdant character of the hamlet by the number of individual mature trees, tree belts and parkland planting;
- The quality of views within, into and from the conservation area displaying the character of Little Everdon and its relationship with its landscape hinterland;
- The presence of excellent ridge and furrow, both within and around the conservation area, demonstrating the link with medieval farming practice.
5 Location and Settlement Context

Little Everdon is a hamlet in Everdon parish, located a short distance to the north of Great Everdon village (known as Everdon). The two settlements are separated by pastureland and linked by Little Everdon Road.

The hamlet is surrounded by open countryside to the east, south and south west. Everdon Hall Park and its gardens lie to the north and north west.

Little Everdon sits within the National Character Area 95 “Northamptonshire Uplands” and the Daventry Landscape Character Area “13a Weedon and Woodford Halse”, which are typified by rolling ironstone hills and valleys. Little Everdon has a strong relationship with the surrounding landscape which has helped to shape its character. Little Everdon lies on a mixture of clays, Marlstone rock and Northamptonshire Ironstone, the use of which is reflected in the local vernacular.

Little Everdon is situated on high ground to the north of Everdon village, which gently undulates, giving way to the valley separating it and Newnham to the north. To the south Everdon lies within a basin and is partially hidden by the raised landscape.

Indication of Little Everdon’s development is evident in the landscape, including significant earthworks and well preserved ridge and furrow.

Figure 2 Location Map.
6 Historical Development

It is not known whether Little Everdon existed in any form in the pre-medieval period; it is not identified in the Domesday Book as a separate settlement alongside Snorscomb and Everdon (which were settlements of only 4 households each).\(^1\) However, this does not preclude settlement in Little Everdon at this time.

Sometime after 1090, a mill was supposedly held at Little Everdon, endowed by the Cluniac priory at Daventry, although no structure survives.\(^2\)

Earthworks around the hamlet suggest settlement during the medieval period, with the possibility that the village was larger than it is now. Building platforms which could be the remnants of medieval closes have been identified in the paddock to the rear of the Bungalow, to the rear of The Limes, south of Everdon Hall and east of Chauffeurs Cottage (these latter properties may be those shown on the 1\(^{st}\) ed. OS map at Fig.18. A substantial earthwork, possibly a medieval hollow way can be seen in the field immediately south of Chauffeurs Cottage. There are extensive remains of ridge and furrow surrounding Little Everdon, indicating medieval agricultural practice. These extensive earthworks are visible through LiDAR data for the parish.

The existing properties in the hamlet date from the 17\(^{th}\) century onwards; mainly consisting of farmhouses and agricultural outbuildings.

Bridges notes in his *History of Northamptonshire (1791)* that in 1720 there were 17 houses in Little Everdon.\(^3\) The Old House (grade II) is dated to 1690, The Limes and Home Farm to the 18\(^{th}\) century.

Grooms Cottage (Lower Yard Groom Cottage) and Tathams Cottage appear to date from the 18\(^{th}\) century.

A title abstract of 1765 confirming transference of lands at Little Everdon, suggests that there was a Hall in existence at Little Everdon in at least the early 18\(^{th}\) century.\(^4\) Baker noted in 1830 that a Manor House at Little Everdon had “degenerated into a common farmhouse” by 1809 when it was purchased by General Doveton. Ordnance Survey mapping of 1812 shows buildings labelled “Everdon Hall”, suggesting either an earlier hall, or that construction had commenced on the new property, see Fig.17. Remains of a rabbit warren, possibly medieval, have been identified to the west of Grooms Cottage in an area noted on the 1863 map of Everdon as Little Coneygree.\(^5\)

The current Everdon Hall (grade II) was constructed for General Doveton in the early 19\(^{th}\) century. It is situated in the north west of the hamlet and set in a large plot with adjoining gardens to the east and outbuildings around a former yard to the south. Remains of a building platform have been identified near the house, which may relate to an earlier hall or

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\(^1\) [https://opendomesday.org/place/SP5957/everdon/](https://opendomesday.org/place/SP5957/everdon/)

\(^2\) [https://www.british-history.ac.uk/vch/northants/vol2/pp109-114#s1](https://www.british-history.ac.uk/vch/northants/vol2/pp109-114#s1)

\(^3\) *Hist. of Northants.*, I (1791), 58

\(^4\) Abstract of title of T. Harris to an estate in Everdon, ref NPL/2558.

\(^5\) [https://www.british-history.ac.uk/rchme/northants/vol3/pp80-82](https://www.british-history.ac.uk/rchme/northants/vol3/pp80-82)
farmhouse. The parkland for Doveton’s hall was also laid out during the 19th century. Ordnance Survey mapping from 1884 shows individual trees and some tree belts laid out in the immediate setting of the hall. Mapping from the 1920s shows a much clearer extent of parkland; which wraps around the west and north of the hamlet with far more specimen trees and belts.

Home Farm being so named indicates its connection to the nearby Everdon Hall estate, or possibly the earlier Manor House. The 1869 The Post Office Directory of Northamptonshire, Huntingdonshire, Bedfordshire, etc listed the residents of Little Everdon as farmers and cowkeepers. By 1910, the majority of residents are noted as those in the employment of Henry Hawkins Esq, owner of Everdon Hall, including a stud groom, gardener and land steward. It is possible that Grooms Cottage inherited its name thus, and that Chauffeurs Cottage had a connection to the Hall. The Limes is noted as the residence of a local farmer.

Later development within the hamlet has been small scale. The Cottage (Chauffeurs Cottage) is a 19th century domestic property located on the narrow approach along Little Everdon Road. The Bungalow and Nos.1-2 New Cottages were constructed in the early to mid-20th century. In the 21st century the conversion of outbuildings and barns to residential accommodation has occurred at Everdon Hall, The Limes and Home Farm.

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7 Spatial Character

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

7.1 Spatial Character Summary

- From the south, the conservation area has a secluded character which is due in part to the enclosure along Little Everdon Road and the strong tree belts which line the southern boundaries.
- Trees and green spaces contribute greatly to the character of the conservation area. The parkland contains many individual mature trees as well as significant tree belts. Open green spaces, such as Everdon Hall Park, the central paddocks and the Hall gardens create a verdant and rural character.
- Wide green verges are also a feature of the conservation area, particularly significant examples lie to the front of The Limes.
- The presence of agricultural buildings and practices within the conservation area maintains Little Everdon’s historic rural character.
- The street pattern in Little Everdon has probably existed in its current form since the 17th century, although evidence of earlier building platforms suggests this plan form may be medieval in origin.
- Everdon Hall is a significant designated heritage asset which, including its parkland, forms a large proportion of the conservation area and contributes greatly to its character.
- Historic properties in the conservation area generally set close to the highway and form a sense of enclosure.
- Ironstone and red-brick walling is a feature of the conservation area, which is used for boundary treatments, as at Tathams/Grooms Cottage and Chauffeurs Cottage, and to indicate the extent of Everdon Hall Park.
- Pastureland surrounds the hamlet creating a strong, rural “edge of settlement” character.
- Ridge and furrow is present within and around the conservation area, which greatly contributes to its rural character and appearance. It forms links with its hinterland and indicates the connection with medieval farming practices.
Figure 3 Map showing important trees and open spaces.
Figure 4 Areas of ridge and furrow surrounding Little Everdon.
7.2 Areas of Archaeological Potential

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

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

Potential archaeological deposits within the conservation area include:

- AP1: earthworks to the east of Everdon Hall Park
- AP2: earthworks and possible building platforms indicative of medieval closes
- AP3: possible medieval closes
- AP4: possible medieval settlement remains
- AP5: Late Saxon activity and a probable medieval hollow way
- AP6: possible medieval settlement remains and cropmarks associated with historic rabbit warren
- AP7: possible medieval settlement remains

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

- AP8: Potential prehistoric and Iron-Age settlement activity

Areas of archaeological potential which make a particularly strong contribution to the immediate setting of the conservation area will be considered for inclusion within the boundary as per Historic England advice. Not all areas can reasonably be including within the conservation area. The exclusion of areas from the boundary does not reduce their positive contribution to the setting of the conservation area through their historic interest nor preclude the possibility of that area yielding significant archaeological evidence which may enhance our understanding of the past.
Figure 5 Areas of archaeological potential around Little Everdon.
7.3 Footpaths

Public footpaths are a key factor in the experience of the Little Everdon Conservation Area and its setting.

Many of the well-used footpaths in the area show historic modes of movement, and can be seen on Ordnance Survey mapping from the 19th century, notably the;

- Footpath across Everdon Hall Park, now known as the Nene Way leading to Newnham;
- Footpath along the avenue of trees leading to Newnham Road from Everdon Hall;
- Footpath to the south and east of the hamlet, leading to Home Farm and Weedon;
- Footpaths up Everdon Hill towards Fawsley, from which the conservation area can be seen.

These footpaths are an indication of the conservation area’s relationship with its hinterland and other nearby settlements.

Many of the key views of, and within, the conservation area are seen from footpaths. Many will have remained largely unchanged from the late 19th century and contribute to the experience and setting of the conservation area.
7.4 Views and Vistas

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

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

Views within the conservation area

V1: View across ridge and furrow

This is a short view across ridge and furrow which forms an important part of the agricultural character of the conservation area.

V2: View along hollow-way

This is a short view along a significant earthwork suggested to be a hollow way. It forms an important part of the historic interest of the conservation area, as well as being a significant feature on entering the conservation area.

V3: View across Everdon Hall parkland

This vista stretches across the parkland to the west, north and south-west. Clear evidence of earthworks and ridge and furrow, as well as specimen parkland trees enhance the fore and middle ground. The views here stretch out to the rising ground in the west, including Everdon Hill, which has a semi-parkland character owing to the planting of individual specimen trees and the grazing of sheep.

V4: View of houses from parkland

This short view from the edge of the parkland focusses on The Limes, The Old House and Tathams/ Grooms Cottage across the immediate pasture before them. The trees and stone walling which line the parkland’s extent create layering and formal enclosure. The proximity of the parkland is clear from these views, showing the strong relationship between the hamlet and its landscaped setting to the east.

V5: View of the green, The Limes and The Old House

This is a short, impressive view of The Limes and The Old House across the small green to their fronts. The scale and status of these properties is prominent in this short view, which has a formal quality.

V6: Glimpse of ridge and furrow

Between The Limes and the converted barn and garaging to its north, there is a glimpsed view towards ridge and furrow on the edge of the conservation area. This is a typical feature of views in Little Everdon and contributes greatly to its historic interest, its agricultural character and the hamlet’s relationship with its landscape setting.

V7: View of Home Farm Barn

This is a short view of Home Farm Barn from the public footpath which borders the hamlet to the east. The view focusses on the barn, which has
retained some agricultural character since being converted to residential use. Parkland trees to the rear create a formal, layered effect.

**V8: View of Home Farm**

This glimpsed view through the trees focusses on the gable of Home Farm and the barn which have a secluded quality.

**V9: View of Everdon Hall from east**

This is an important view of the Hall approaching from the east, with the formal-style gardens in front. Hedging and the grouping of specimen parkland trees to its frontage are dominant in the view and indicate the extent of its plot.

**V10: View of thatched pavilion**

The thatched pavilion to the east of Everdon Hall can be seen from the footpath. It has a formal quality and is a feature of local interest.

**V11: View of Everdon Hall from west**

This is a very important view of the Hall from the Nene Way to the west, as one of the main views of the hall which is available to the public. It focusses on the ironstone façade with impressive two storey bay windows, parapet and multiple chimney stacks. The immediate setting of the hall has a formalised garden character, giving way to impressive ridge and furrow in the wider environs once past the visible ha-ha. The hall itself has a semi-secluded character created by large trees close by.

**V12: View across ridge and furrow to Everdon Hall**

This is a significant view of the Hall, parkland and ridge and furrow upon entering the conservation area. It stretches to the hall across well retained ridge and furrow which directly contributes to the landscape and agricultural setting of the Hall and character of the conservation area.

**V13: View west across parkland from Nene Way**

This view opens out from the edge of the conservation area across the parkland towards rising ground in the west. It is characterised by the significant ridge and furrow and parkland trees peppering the expanse.

**V14: View east across parkland from Nene Way**

This view extends across farmland to the north which shares the wider parkland character and contains a number of mature specimen trees.

**Views towards the conservation area**

**V15: View from Everdon footpath**

This view from the footpath north of High Street opens out across agricultural land towards Little Everdon. The roofline of Grooms Cottage/Tatham's Cottage can be glimpsed through the trees. The strong tree belt to the south forms a key feature of the character of Little Everdon and its secluded character.
V16: View into Little Everdon along Little Everdon Road
This short straight view along Little Everdon Road forms an important impression of the character of Little Everdon on the approach. The small rise blocks the view until you are almost within the hamlet, then focusing the view along the walls of Chauffeurs Cottage and Tathams/Grooms Cottage.

V17: View from the west and Everdon Hill
This view extends from the top of the footpath leading up the slopes of Everdon Hill to the west of the conservation area. From here the parkland can be clearly seen including; the tree belts; the avenue leading to Everdon Hall; ridge and furrow to the north, and; glimpses of secluded ridgelines within the hamlet, surrounded by trees.

V18: View towards Everdon Stubbs
This is an important long view out of the conservation area across its agricultural setting towards Everdon Stubbs which sits on high ground to the south-east.

V19: View east across ridge and furrow
This view stretches out across impressive ridge and furrow which forms a significant part of the setting of Little Everdon, particularly Home Farm.

V20: View towards Weedon
This view extends towards Weedon in the east across agricultural land which forms an important part of the setting of the hamlet.

Views outwards from the conservation area
Figure 6 Important view images.

Figure 7 Map showing important views and footpaths.
7.5 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\(^8\).

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.\(^9\) This methodology is as follows and has been used for an open space analysis at the Everdon Conservation Area:

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

Fieldwork was combined with an analysis of historic mapping and other secondary sources. From this, the following factors were taken into account in assessing the contribution of open space to the character and appearance of each Conservation Area:

1. the historical relationship and function of open space

2. its contribution to the form and structure of historical settlements

3. how open space is experienced and viewed from within the boundary of the Conservation Area (for example, there are many long views from within Conservation Areas to the wider landscape that are fundamental to their character and appearance)

4. how the pattern of historic settlements and their relationship to the wider landscape can be understood when looking in from outside (and sometimes at considerable distance, from hills and scarps)

The following categories have been used to assess the contribution of open space to the conservation area and are mapped in Figure 11:

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

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

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

Areas which make a particularly strong contribution to the immediate setting of the conservation area will be considered for inclusion within the boundary as per Historic England advice. Not all areas can reasonably be including within the conservation area. The exclusion of areas from the boundary does not preclude positive contribution.

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OS1: Everdon Hall Park

Everdon Hall Park makes a significant contribution to the character and appearance of the conservation area.

The parkland is directly linked to Everdon Hall, the activities of which have shaped the development of the hamlet in the 19th and 20th centuries.

Parkland and open space constitutes a large proportion of the conservation area, and contributes to the verdant, formal character of the area.

Within the parkland there is the immediate area surrounding the house which has a domestic quality, and the wider landscape which is characterised by excellent ridge and furrow, a ha-ha and visible earthworks near the hamlet. These add considerable interest within views of the landscape and conservation area. The Nene Way, a popular public footpath, also stretches through the parkland from the north west.

OS2: Land east of Little Everdon Road with ridge and furrow

This parcel of land sits contiguous with the plot of Chauffeurs Cottage and is clearly visible upon entering and exiting the conservation area along Little Everdon Road. It makes a significant contribution to the character and appearance of the conservation area.

The area has an agricultural character, with clearly visible ridge and furrow, which forms a strong relationship with the hamlet.

The land also contains a significant earthwork, most likely a hollow-way which follows the path towards Weedon.

From this parcel, which lies on high ground, there are excellent views south east towards Everdon Stubbs.

OS3: Agricultural land adjacent to the conservation area

This land makes a moderate contribution to the character and appearance of the conservation area and its setting.

It comprises ploughed arable land, and forms an agricultural buffer from Everdon to the south, affording long distance views across towards Everdon Stubbs.

OS4: Area of ridge and furrow to the east of Little Everdon

This is a large expanse of farmland which contains excellent ridge and furrow and makes a significant contribution to the character and appearance of the conservation area and its setting.

The presence of such well-maintained ridge and furrow contributes to the historic interest of the conservation area, and in particular the setting of Home Farm, which lies adjacent. The land is experienced from the public footpath which borders the conservation area, and forms an important feature in views to the east.

OS5: Land to the south of the Weedon footpath

This is an area of open farmland which makes a significant contribution to the character and appearance of the conservation area and its setting.

It forms a strong edge-of-settlement character, and contributes to the green buffer which typifies the setting of Little Everdon. There are
important views stretching across this land towards the hills in the east, which form a layered, patchwork effect due to the presence of hedgerows and hedgerow trees.

**OS6: Paddocks east of Everdon Hall**

These paddocks make a significant contribution to the character and appearance of the conservation area.

The paddock to the east contains visible ridge and furrow as well as a significant earthwork which may be a hollow way. The paddock to the west, nearest to Everdon Hall, contains the visible remains of medieval building platforms, ditches and a hollow way. This area provides evidence of the development and subsequent shrinking of Little Everdon, contributing to its historic interest.

The area itself is an important open space within the conservation area, and contributes to internal views.

**OS7: Land to the east of Little Everdon**

This land makes a moderate contribution to the character and appearance of the conservation area and its setting.

It comprises ploughed, agricultural land which forms a strong edge-of-settlement character to the east of the conservation area. As open farmland, it contributes to the agricultural setting of the conservation area.

**OS8, OS9 and OS10: Land to the north of Little Everdon and Newnham Road**

These parcels of land make a significant contribution to the character and appearance of the conservation area and its setting.

They form part of the agricultural green setting of the conservation area, with OS8 and OS10 containing excellent ridge and furrow. The ridge and furrow in OS10 is particularly impactful in dynamic views along Newnham Road. This ridge and furrow contributes directly to the historic interest of the conservation area, and creates continuity with the ridge and furrow within the parkland.

OS9 contains tree planting which forms a strong edge to the parkland which is experienced in views along the Nene Way, which bisects it.

**OS11: Land to the west of Newnham Road**

This land makes a significant contribution to the character and appearance of the conservation area and its setting.

It is formed of rising land which is planted with parkland trees, creating continuity with the parkland to the east.

Excellent views are afforded eastwards of the parkland from a footpath, including the avenue of trees on the approach to Everdon Hall, which can also be seen from the road. The views also stretch in the opposite direction from the parkland to these hills.
OS12: Land to the west of Little Everdon Road

This land makes a moderate contribution to the character and appearance of the conservation area and its setting.

It comprises ploughed, agricultural land which forms a buffer between the settlements of Little Everdon and Everdon and contributes to the agricultural setting and character of both settlements.

There are good views across this land from a footpath north of High Street, Everdon, towards the roof of Grooms/ Tathams Cottage and the tree belt to its west. These views show the clear edge-of-settlement character formed by the trees.
Figure 8 Map showing an analysis of open spaces within and around the conservation area.
7.6 Public Realm and Other Features of Value

- Little Everdon has an uncluttered public realm with little street furniture.
- A traditional post box is sunk into the wall of a barn at The Limes.
- Ironstone and brick boundary walls are an important feature of the conservation area and contribute positively to the appearance of the public realm.
- The thatched pavilion which lies to the north of the hamlet contributes positively to the character and appearance of the conservation area.

Figure 9 Above: postbox in Little Everdon. Below: Everdon Hall Park boundary ironstone walling.
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

Buildings in Little Everdon are mainly in residential use. Some outbuildings remain in agricultural usage, although several have been converted into accommodation, including at The Limes and the Everdon Hall loose boxes.

Ironstone is the most prevalent material; regularly coursed with lighter coloured, slim lime mortar pointing. Local Marriott’s red brick has been used historically for extensions, which are often ironstone faced on the principal elevation. Red brick has also been used for the construction of Chauffeurs Cottage and the stable yard buildings to the south of Everdon Hall.

Welsh slate and clay tile are the most common roofing materials, including decorative tiling at the ridgeline and also on dormers, as at The Old House. This may sometimes be a replacement for earlier thatch.

The majority of properties have pitched roofs. Some smaller extensions, as at The Old House and Grooms Cottage have hipped roofs. Grooms Cottage is a double pile property with two pitched roofs.

*Figure 10 Above: The Bungalow. Below: The Old House.*
Chimney stacks are typically of red brick, and most often placed at the apex and the gable end. Grooms Cottage has ironstone stacks.

The most common window style is timber casement, which reflects the age of most properties. These are generally painted in light colours. Both the Old House and Grooms Cottage have stone mullions, whilst The Limes and Chauffeurs Cottage have painted timber lintels. The rear elevation of Grooms Cottage has six-over-six light sliding sash windows.

The Bungalow and New Cottages have metal casement windows, which reflect the period of their construction and add architectural interest.

8.2 Scale and Massing

Typically, properties are detached and set within large plots (the only exception being Nos.1-2 New Cottages). Attached outbuildings, such as at The Limes and Grooms Cottage, contribute to the agricultural character of the settlement.

8.3 Boundary Treatments

Ironstone and brick boundary walling is a typical feature of the area. Significant boundary walls include those running parallel to Little Everdon Road at Chauffeurs Cottage and Grooms Cottage and Everdon Hall stable yard wall, with smaller examples at The Old House and the front of Grooms Cottage. The ironstone boundary wall which runs around the western paddock of Everdon Hall is also significant.

Iron railings of a simple, agricultural character, as at Everdon Hall and Grooms Cottage are another typical form of boundary treatment.
8.4 Palette
Figure 12 A selection of images showing typical features of the conservation area.
9 Design Guidance

Little Everdon has a strong agricultural-estate character, contributed to by the style and type of buildings in the hamlet and the continued agricultural land uses. The spaces between and around the buildings also contribute greatly to this character and any proposals for development must preserve or enhance the character and appearance of the conservation area.

9.2 Alterations and Extensions

Proposals for alterations and extensions should not 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.

9.3 Scale

Key features of Little Everdon’s character are the small number of dwellings, the continued presence and re-use of agricultural outbuildings, and their gradual development, which has led to large plots with sparse massing.

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

Ridgelines are typically similar in height and orientation across the conservation area, and new development should seek to be sympathetic to this style. The impact of development on important views should be considered in any proposals.

9.4 Materials

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

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

Ironstone is a predominant building material in Little Everdon and is used for dwellings, outbuildings and boundary walls.

Red brick is also used for 19th century dwellings, outbuildings and walls, laid in Flemish bond. The Bungalow and New Cottages have been constructed in a rose-coloured brick laid in stretcher bond.

Several outbuildings within the conservation area have timber cladding.

Render is not a feature of the conservation area and is not encouraged as it detracts from the continuity of the street scene which greatly contributes to the character and appearance of the conservation area. When considering exterior painting and rendering, masonry paints are often not acceptable for use on buildings which pre-date 1919, as they can have a damaging effect on stone and brickwork. In these cases it is more appropriate to use a lime-based render or lime wash.
9.5 Detailing

Typically, dwellings within the conservation area have practical detailing, with some properties displaying finer styles. This is generally dependent on their age and status; Everdon Hall and The Old House demonstrate this.

Generally, detailing within the conservation area reflects the largely agricultural use and character of the dwellings and outbuildings.

9.6 Windows

There is a mixture of windows within the conservation area, owing to the variety of periods and, therefore, styles of property. Timber, multi-light casement windows are the most common form. The Bungalow and New Cottages display 20th century metal framed casements. Generally, window frames are painted in light colours, although dark green is also apparent and may be an estate colour.

Simple, timber lintels are a common feature, often painted a similar colour to the window frames. Segmented arches are a feature of brick properties.

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

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

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

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

9.7 Doors and Porches

Historic doors in the conservation area are constructed of timber. Panel doors and simple plank construction doors display the characteristics of a rural settlement. Panel doors are typically painted, whilst plank doors are commonly unpainted or stained.

Over-door canopies are seen at The Old House and New Cottages. The Limes has an elaborate metalwork porch.
9.8 Roofing

Welsh slate and clay tile are used for roofing in Little Everdon. Traditional roofing materials should be retained wherever possible and replaced with like materials where necessary.

Ridgelines should be sensitively designed to respect local style, and not obscure surrounding historic properties. Modern development should seek to sit subservient to historic properties rather than dominating them.

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.

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

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

Maintaining a rural, secluded and nucleic character is particularly important to the setting and character of the conservation area.

9.10 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 should be retained or reinstated in all possible cases. Signage and street furniture should not detract from the visual amenity of the street scape; their design should be sympathetic and number kept to a minimum in order to avoid clutter whilst properly taking account of public safety.

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

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

9.1 Local List

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.

Figure 13 Above: Everdon Hall Parkland; below: Tathams/Grooms Cottage.
Proposed candidates for the Local List can be seen on the map at Fig. 17 and are as follows:

**Tathams/Grooms Cottage, outbuildings and boundary walling**

Tathams Cottage and Grooms Cottage, their associated outbuildings and boundary walling form a significant 18\(^{th}\)-19\(^{th}\) century farm complex upon entering the conservation area along Little Everdon Road. The main farmhouse has fine detailing, including stone mullioned windows, and a double pitched Welsh slate roof. Its construction in ironstone creates coherence with other historic properties in the hamlet; it forms a particularly significant grouping with The Old House and The Limes, which are both listed at grade II.

Its stone boundary walling creates a sense of enclosure along Little Everdon Road and it has retained its agricultural character. It is therefore proposed as an addition to the Local List.

**Everdon Hall Park, ridge and furrow and ha-ha**

Everdon Hall Park is a large expanse of designed parkland which is attached to the grade II listed Everdon Hall and was laid out in the early 19\(^{th}\) century for the occupier of Everdon Hall, General Doveton, Esq.

The parkland surrounds the hall to the north and west and forms a significant feature of the conservation area itself. There are a number of mature trees, tree belts and modern copses within the parkland, which contribute cumulatively to its character.

Its design incorporated earlier ridge and furrow earthworks, and a ha-ha can be seen which separates the wider land from the immediate, and more formalised, environs of the Hall. The parkland also contains earthworks and areas which have the potential to yield evidence of Little Everdon’s earlier history.

The parkland is a significant feature within views of and within the conservation area, contributing greatly to its character and appearance.

**Thatched Pavilion**

This early 20\(^{th}\) century structure is a distinctive feature of the proposed conservation area, located adjacent to Everdon Hall. It represents the typical Arts and Crafts style of late Victorian-early 20\(^{th}\) century cricket pavilions, here on a local scale. It sits at the fringe of the hamlet and forms a part of views of the land in front of Everdon Hall.
Figure 14 Map showing adopted Local List entries for Little Everdon.
9.2 Article 4 Directions

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

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

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

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<tr>
<td></td>
<td>Nos.1-2 New Cottages</td>
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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 Little Everdon Conservation Area have been identified through the appraisal. Each Threat is accompanied by a Recommendation which should be used to guide future management and address key issues.

11.1 Threats and Recommendations

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

Assessment of the Little Everdon Conservation Area has shown that many features of significance have been retained, such as traditional fenestration, doors and boundary treatments, which contribute greatly to its special interest. In Little Everdon, Individual changes to buildings and features of significance are potentially more obvious due to the small size of the settlement. These changes, if undertaken without due regard to the special interest of the conservation area, could form a threat to its character and appearance through the loss of historic fabric.

Understanding the appropriate use of materials and design will help to sustain the special interest of the conservation area. For example, UPVC is generally not an acceptable replacement for historic timber windows and doors; it is difficult to achieve certain standards in design; and it can lead to environmental problems due to reduced breathability in materials.

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

R1: Proposed Article 4 Directions and Local List

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

See Section 10.2 of the Appraisal for more details.

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

See Section 10.1 of the Appraisal for more details.

T3: Areas of Archaeological Potential

Several sites of archaeological importance spanning several thousand years have been identified in Everdon parish. Areas of Archaeological Potential within and on the fringes of the conservation area have been identified at Section 6.2. These areas contribute to the character and appearance of the conservation area and its historic interest.

The area has the potential to yield further archaeology which would enhance our understanding of its development and the development of the wider landscape. Development proposals have the potential to have a detrimental impact on these remains, which forms a threat to the historic interest and subsequent character and appearance of the conservation area.

R3: Appropriate consideration for Areas of Archaeological Potential

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

T4: Everdon Hall Park

Everdon Hall Park is a highly special local heritage asset which contributes significantly to the character and appearance of the Little Everdon Conservation Area and to the setting of the grade II listed Everdon Hall.

The park contains features which, both individually and cumulatively, have significance in their own right, including; excellent ridge and furrow; an historic ha-ha separating the house from the wider parkland; remains of rabbit warrens for breeding; many mature trees, and; earthworks indicating the early settlement of Little Everdon.

Removal or alteration of these features could cause cumulative harm to the significance of the parkland, and forms a threat to the special interest, character and appearance of the conservation area.

R4: Support the preservation and enhancement of Everdon Hall Park

Proposals which affect Everdon Hall Park should demonstrate that the character and appearance of the conservation area is preserved and enhanced. Particular regard must be given to considering the impact on setting of the grade II listed Everdon Hall and any non-designated archaeological remains.

T5: Ridge and Furrow

Ridge and furrow earthworks contribute significantly both to the character and appearance of the conservation area, and its setting. Ridge and furrow provides physical evidence of medieval farming practices and links the built environment of Little Everdon to its hinterland. The removal of ridge and furrow, or damage to it represents a threat to the special interest, character and appearance of the conservation area.
R5: Support the preservation and enhancement of ridge and furrow

Proposals which affect ridge and furrow remains should demonstrate that the character and appearance of the conservation area is preserved and enhanced.

T6: Public Realm

The treatment of the public realm has a significant impact on the character and appearance of a conservation area. Wherever possible the public realm should enhance the character and appearance of the conservation area and not detract from it negatively. Little Everdon Conservation Area generally has an uncluttered public realm; with many features which contribute positively to the conservation area, such as the historic post box. The potential loss of identified features of value and the introduction of unsympathetic street furniture forms a threat to the character and appearance of the conservation area.

See Section 7.7 of the Appraisal for more details.

R6: Public Realm Enhancements

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

T7: Highways Impacts

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

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

R7: Sympathetic Highways Works

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

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

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

This document was produced with reference to:

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Northamptonshire Record Office

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Internet Sources

www.british-history.ac.uk

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

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


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

https://historicengland.org.uk/images-books/archive/
Further Information and Contact Details

Information regarding conservation areas can be found on our website at: www.daventrydc.gov.uk/ConservationAreas

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

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

Email: plancare@daventrydc.gov.uk or

Telephone: 01327 871100.

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


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## Appendix A: Listed Buildings and Scheduled Monuments

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