



Chipping Warden is a place of special character and historic interest.

This appraisal and management plan sets out the features that contributes to its distinctiveness and identifies opportunities for its protection and enhancement.



Chipping Warden

Conservation Area Appraisal and Management Plan

Adopted March 2013



Summary

Summary of Special Interest

Chipping Warden has experienced human activity within the parish from the pre-historic period through to the present day, with remains of a Neolithic burial site and a bronze age fortification located close to the village.

The village is mentioned in the Domesday survey and was granted the right to hold a market during the 13th century. The remains of the market cross base are still situated on the southern green opposite the church.

The conservation area comprises of two distinct areas around two greens, one to the north which is linear and urban in character and another to the south which has a more insular and rural quality to its built environment. All the buildings, however, are predominately constructed from ironstone.

Key characteristics within the conservation area:

- The north side of the village has a linear plan form with a fine grain and dense development along the street boundaries.
- The south side of the village is insular and rural in its character. It has sections of enclosed space contrasted against areas with a

more open quality in their appearance.

- The two greens are key open spaces, forming centres around which buildings cluster and are focal points within the village.
- The buildings are mainly two storeys high and are positioned on plots with narrow street frontages. This has resulted in a number of properties becoming terraced together.
- Walls are a prominent feature often surrounding large open plots with substantial houses and help to maintain the defined boundaries of the streetscape.
- The smaller properties often have low eaves with eyebrow dormers positioned along them.
- Trees form important features and backdrops within the conservation area.
- Ironstone is the dominant building material. While a limited amount of brick has been used in later buildings.

Summary of issues and opportunities

Change is inevitable in most conservation areas and it is not the intention of the designation to prevent the continued evolution of places. The challenge within conservation areas is to manage

change in a way that maintains, reinforces and enhances the special character and quality of the area.

This will owe much to the positive management of the conservation area. Therefore in addition to the existing national statutory legislation and local planning controls the following opportunities for enhancement have been identified:

- Establish a list of locally significant buildings and policies for their protection.
- Encourage the protection of surviving historic detail and the reinstatement of appropriately detailed fittings in buildings considered to be of significance to the character and appearance of the conservation area. The use of Article 4 Directions which remove the permitted development rights of dwelling houses will help to achieve this.
- Ensure that all new development is sustainable, high quality, well designed and responds to its context in terms of urban and architectural design.
- Promote the sympathetic management of open space within the conservation area, including verges and to work with the highway authorities to avoid the insertion of inappropriate kerbing

and footpaths which would have a harmful urbanising affect.

The Conservation Area Boundary

Chipping Warden was designated as a conservation area in January 1970 and amended in March 1987.

The boundary was once again modified in March 2013. This was to include the continuation of the Old Rectory wall which ran in front of No 18 Hogg End on the north side of the road. It also included the traditional constructed building, No 20 Hogg End which sat at the western end of the wall.

Two buildings were excluded from the boundary. These faced on to Long Barrow, a modern secondary road and were not considered to contribute to the character of the conservation area due to their location.

The final changes were the rationalisation of the boundary line, to follow visible lines or features that were easily defined on the ground.



Summary



Figure 1: The boundary of the Chipping Warden Conservation Area.

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1. Introduction and Planning Policy Context

1.1 What is a conservation area

Conservation areas were introduced under the Civic Amenities Act of 1967. That Act required Local Planning Authorities to identify areas, as opposed to individual buildings, of special architectural or historic interest and to designate them as conservation areas.

Since 1967 some 9,770 conservation areas have been designated in England, including 55 in the South Northamptonshire District to date. The Chipping Warden Conservation Area is one of those 55 areas having originally been designated in January 1970 and extended in March 1987. It was extended again in March 2013.

1.2 Planning Policy context

The Planning (Listed Buildings and Conservation Areas) Act 1990 is the Act of Parliament which today provides legislation for the protection of the nation's heritage of buildings and places of architectural and historic interest.

Section 69 of the 1990 Act defines a conservation area as:

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

The 1990 Act also places a duty on Local Planning Authorities to consider revisions to the boundaries of their

conservation areas *“from time to time”*. It is now considered appropriate to review the Chipping Warden Conservation Area in order to further define its key characteristics.

This document is an appraisal of the Chipping Warden Conservation Area and is based on a standard format derived from advice contained within the English Heritage guidance *“Understanding Place: Conservation Area Designation, Appraisal and Management”* published in 2011.

By updating the conservation area appraisal for Chipping Warden, the special character and appearance of the area can continue to be identified and protected. The conservation area appraisal and management plan provides the basis for making informed, sustainable decisions in the positive management, protection and enhancement of the conservation area.

The appraisal provides a clear understanding of the special interest of Chipping Warden by assessing how the settlement has developed, analysing its present day character and identifying opportunities for enhancements.

This appraisal has been subject of public consultation and was adopted by South Northamptonshire Council in March 2013. At this time it became a

material consideration in the planning process to be used amongst other things to the determination of planning applications within the conservation area and its setting.

The appraisal is not intended to be comprehensive and omission of any particular building, feature or space should not be taken to imply that it is not of interest.

This appraisal should also be read in conjunction with the wider national and local planning policy and guidance including the National Planning Policy Framework (NPPF) under which a conservation area is deemed to be a heritage asset.

The South Northamptonshire Local Plan was adopted in 1997 and resaved in part on 28 September 2007. It designates Chipping Warden as a Restricted Infill Village with policy H5 of the plan restricting development within such villages *“to the infilling of a small gap in an otherwise built frontage; or a small group of dwellings; or the conversion of an existing building”*.

Policies EV10 and EV11 of the document continue and state that: *“The Council will seek to preserve or enhance the special character or appearance of conservation areas.”* and that *“Planning permission will not be granted for any development*

proposals outside of a conservation area which have an adverse effect on the setting of the conservation area or any views into or out of the area.”

The village also sits within the Aynho, Cherwell Valley and Eydon Special Landscape Area in accordance with Policies set down in the local plan.

1.3 What does conservation area status mean?

Conservation area status provides the opportunity to promote the protection and enhancement of the special character of the area. Designation confers a general control over development that could damage the area's character. The details are complex but can be summarised as:

- Most demolition requires permission and will be resisted if the building makes a positive contribution to the area.
- Some minor works are no longer “permitted development” and will require planning permission. Examples include extensions, external cladding and satellite antennas.
- Most works to trees have to be notified to the Local Planning Authority for its consideration.
- Generally higher standards of design apply for new buildings and alterations to existing ones.

2. Location, Topography and Geology

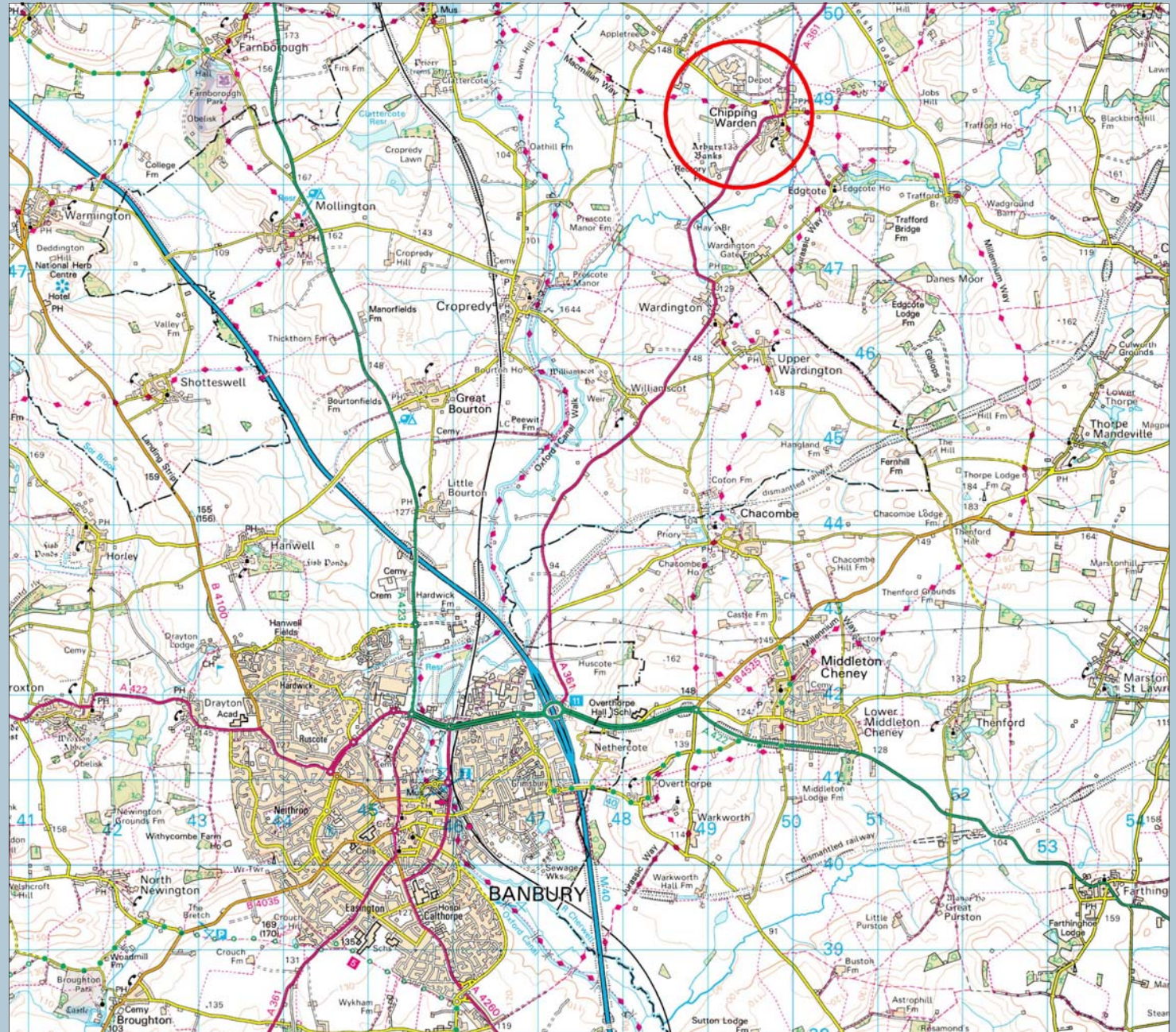
2.1 Location

Chipping Warden lies to the extreme west of the district. The village is 10 miles (16km) south of Daventry and 7 miles (11km) north of Banbury. It straddles the busy A361 main road, which curves through the village.

At the time of 2011 census, Chipping Warden had a population of 529. The surrounding landscape is predominately used for mixed use agriculture, with arable being dominant. The residents of the village, tend to commute out for work, however, there is a hub of employment in Appletree Industrial Estate, formerly RAF Chipping Warden Airfield, a WWII airfield.

Figure 2: Chipping Warden lies some 10 miles south of Daventry and 7 miles north of Banbury.

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2. Location, Topography and Geology

2.2 Topography and Geology

The Northamptonshire Environmental Character and Green Infrastructure Strategies were published by the River Nene Regional Park CIC in 2009. These strategies included environmental, landscape and biodiversity character assessments for the county.

In relation to Chipping Warden, the assessments concluded that the settlement was located within the Environmental Character Area of the West Northamptonshire Uplands, which stretch from Aynho in the south to Wilbarston in the north.

The landscape is characterised as an expansive and elevated landscape of hills and valleys that act as a major watershed between the principal water systems in the area. This includes the river Nene, Warwickshire Avon, Leam and Cherwell to the west and to the south, the Tove and Ouse. The River Cherwell runs to the south of Chipping Warden.

The area is underlain by Lias Group Clay. This is capped locally by Ironstone that includes Marlstone and Northampton Sand Formations. This results in a varying landscape character, which contrasts with the well defined features of the steeply sloping prominent hills and the softer landscapes, visible in areas where the land is capped by a mantle of

boulder clay. This creates an interesting and varied character to the area.

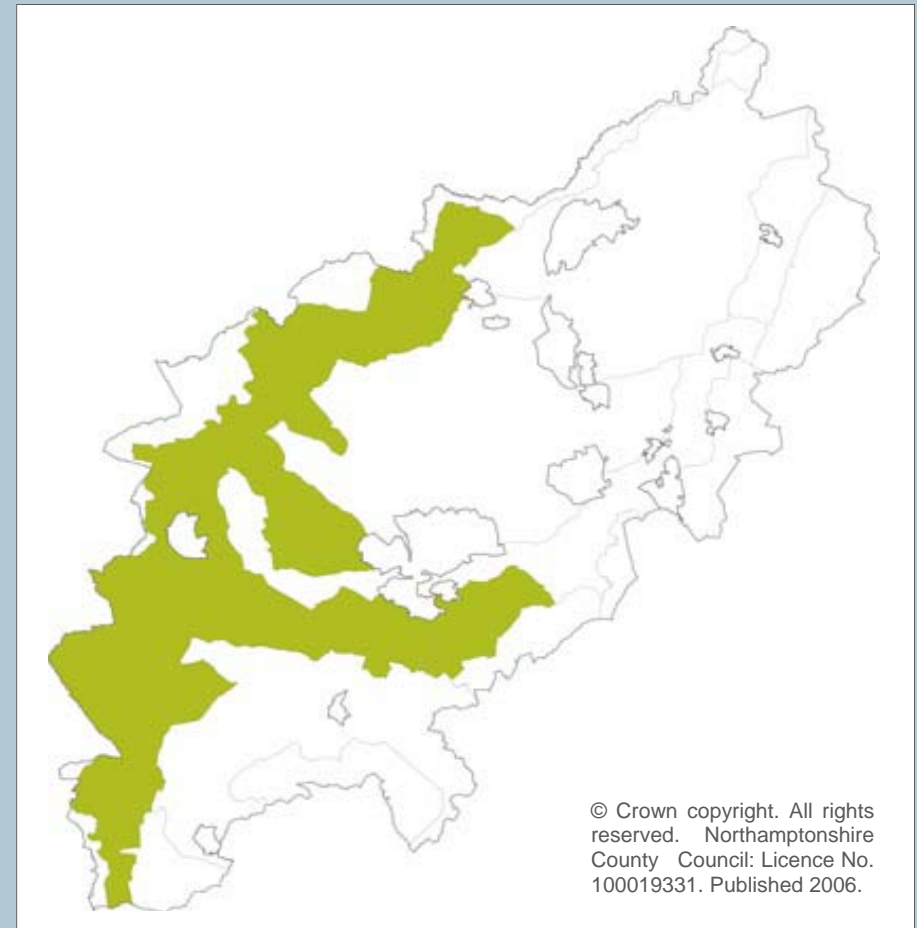
Chipping Warden is situated on what appears to be a plateau, where the gradient changes very little within the village. To the south, there is a slight decline towards the River Cherwell at the edge of the village, leading to a more undulating landscape. While, the views out from the village to the north and west look over flat terrain, with a defined ridge of hills visible along the horizon.

The common fields of Chipping Warden were enclosed by an Act of Parliament in 1733. This enclosed 1,545 acres around the village and examples of ridge and furrow can still be seen to the south-west of the village near Arbury Close. These were arranged as end-on or interlocked furlongs.

Today, the landscape cover is made up of large arable fields subdivided by a strong network of hedgerows, which also line the roads that lead out of the village, including the A361. The area is also punctuated with copses and wooded areas.

Figure 3: West Northamptonshire Uplands (Source: River Nene Regional Park)

Figures 4 & 5: Views out of Chipping Warden to the surrounding countryside



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3. History and development

St Peter and St Paul's Church in its earliest form dates from the late 13th century, with only two windows in the chancel now identified as being a design from the early Decorated period (1200-1350). The majority of the works took place during the 14th and 15th centuries and have resulted in a church which appears to be predominately built in the Perpendicular style (1350 - 1530).

There are other examples of medieval detailing elsewhere in the village, often where stone has been re-used from ruined medieval properties, such as the moulded surround of the front door of Jasmine



Figure 7: A view of St Peter and St Paul's Church, with 13th century origins but main development during the 14th/15th centuries.

Cottage, which is said to date from the 14th century.

The surrounding area is known nationally due to the battle that took place on Edgcote Moor in 1469. The battle was between the Lancastrians and the Yorkists, two royal families, who were fighting over who held the throne and therefore power and wealth. The Battle of Edgcote was one of many battles which took place during the War of the Roses (1455-1485). The battle took place between the Earls of Pembroke and Devon, in support of the King (the Yorkists) against the rebels and men of the Earl of Warwick, a Lancastrian. The two armies had not intended to fight but had become aware of each other's presence on the 25th July. The battle took place the following day and ended in a win for Warwick's men.

In Chipping Warden, a cemetery was discovered during the 19th century, situated south of the church. A large pit is said to have been found, which contained bone and a number of spurs as well as bodies, buried in consecutive lines, head to foot. It is suggested that these were the remains of those slain during the Battle of Edgcote Moor.

3.5 16th-18th century

The majority of the surviving properties in the village were built

between the 16th-18th century. It appears that development began to move away from St Peter and St Paul's Church and the Market Place, towards Byfield Road, now the A361, and along Mill Lane and Hogg End. Traditional building construction is retained within the area with some cruck buildings still in situ, such as Well Cottage, which was built in the 16th/17th centuries and whose cruck blades are visible internally.

Another house of status includes the Court House, a fairly substantial and formal building, presumed to originally have been two properties. It was built during the 17th century and as the name suggests it was the village court house. This was an important building, where local crime

was dealt with, by either serving fines or by putting people in the stocks. The Manor House is also an important structure within the village. The current Manor House is believed to have been built in the 16th century. The manorial land was brought by Sir



Figure 8: View of the two different phases of the Court House development



Figure 9: Bryant's Map of Northamptonshire 1827. The map shows the prominence of the Byfield Road and the development that had occurred along it. (Bryant's 1827 Map: Northamptonshire Record Office. Map 1118)

3. History and development

Richard Saltonstalls, the son of the Lord Mayor of London in 1569. It was either Sir Richard or his son who built the current manor. It was later remodelled in the 17th century by a later descendant of the Saltonstalls'. This took place on the southern side of the house, which has an interesting hopper dated 1668, attributed to the time of the remodelling, as well as the original mullioned windows on the southern facade being altered to cross windows.



Further development occurred around the north green, which has been attributed to the heavy use of the Banbury to Daventry Road (A361). There has been some debate over whether this road was in fact a turnpike during the 17th-19th century. The Banbury to Lutterworth Turnpike ran via Daventry, and is said to have run through the village, most likely along what is now the A361 (Lewis, 1848).

This is further supported by the two public houses in the village, the Griffin Inn and the Rose and Crown, which both operated during this period. The Rose and Crown has a rear courtyard, coach arch and outbuildings, suggesting it was used by coaches and travellers. A number of children, were also born to travellers, who were passing through the village at their birth. This

Figures 10 & 11: The Rose and Crown Public House and associated coach arch (top), The Griffin Inn (bottom).

demonstrates the frequent use of the road during the 17th to 19th centuries, and why development spread to the northern side of the village during this period.

3.6 19th century

At the end of the 18th century Chipping Warden was home to 80 families. The majority of the land was held by Mr Saltonstall, with only four or five freeholds within the village. The population is believed to have



Figure 12: Chipping Warden OS Map 1843 –1893
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3. History and development

increased and by the 1801 census, Chipping Warden had 59 houses and 294 inhabitants, and by the 1821 census, it contained 91 houses and 488 inhabitants.

Development during the 19th century was limited with the majority of buildings being altered or renovated. Jasmine Cottage, for example, has an attractive 19th century porch, with decorative cast iron columns added during this period. While the Griffin Inn, was extended and a sundial inserted into the front elevation with the date 1837 inscribed on it. This shows the low level form of development that occurred in Chipping Warden during the 19th century.

One new development during this period was the construction of the Wesleyan Methodist Chapel located on Byfield Road. This was built on land cleared of small single one up one down properties. These were demolished and the chapel built on the land. The date-stone in the chapel reads 1884.

3.6 20th century

During World War II, RAF Chipping Warden was opened in 1941. It functioned as a Bomber Command Operational Training Unit. By 1944, the airfield had three concrete runways, thirty heavy bomber hard standings and several aircraft

Figure 13: Chipping Warden is an area rich in Archaeology (the red arrows indicate find areas)

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hangers. It was decommissioned in 1946 and has since been used for agricultural and industrial purposes.

3.7 Archaeological

The archaeological record for the parish of Chipping Warden is far from

complete although there is some evidence of possible Neolithic activity, Iron Age settlements as well as Roman habitation.

Further opportunities to increase our understanding of Chipping Warden's past should be taken when sites for

development and research opportunities are recognised and come forward.

4. Spatial Analysis

4.1 Land Use

Chipping Warden is predominately a residential village situated in the west of the South Northamptonshire District. The village contains two public houses, a primary school and community centre. The church sits near the centre of the village and is a key focal point within it.



4.2 Settlement Pattern

The settlement pattern of Chipping Warden has a radial plan form. The majority of properties in the conservation area cluster around the two greens at the centre of the village. From the greens, several roads radiate out providing connection to other villages within the vicinity. The roads in the northern half of the village are linear in form. While to the south, they tend to follow the natural topography of the landscape with a curvilinear layout.



4.3 Street pattern, footpaths, means of enclosure

The village centres around two greens. The north green is made up of three small triangles of grass and situated outside the Manor House. There are several large lime trees growing on the greens and this helps to characterise the area. The north green is clipped by the A361, which curves from the north to the west through the village, before continuing south as it leaves the village. This



Figures 14–16: View across the north green (top); View across the south green (middle); Curve of A361, as it clips the north green (bottom).

road dominates the northern half of Chipping Warden, through its heavy and frequent use by passing traffic. The other road leading out of the village in the north is Culworth Road, which heads eastwards and is much quieter.

The southern green sits next to the 13th century church and is the site of the medieval market cross base. Two lanes extend from the green, Mill Lane and Hogg End. Mill Lane leads to the River Cherwell, where previously a mill stood. The lane turns into a public right of way, rather than a road, with only limited access to the river. There is also a private road which leads to Edgcote House from Mill Lane.

Hogg End runs parallel to the western section of the A361 (Banbury Road) and joins the Banbury Road as it leaves the village to the south. It forms a one way road, which leads from the west, through the modern development to the east, where the road reaches the southern green. This southern section of the conservation area has limited through access, and as a result has little passing traffic which contributes to the quieter and more insular character of the area compared to the north.

The two greens are detached from each other, with development and the

boundary wall of the Manor separating the two open spaces. There is, however, a small and narrow link road that connects the two centres.

All the roads in Chipping Warden are surfaced in tarmac, as are the footpaths. The footpaths in the northern side of the conservation area are on both sides of the road. Those along the A361 are wide with large grass verges, while Culworth Road has a narrower footpath which disappears as the road leaves the village. The south side of the conservation area has much narrower footpaths. These are positioned on one side of the road and fade in and out, leaving some sections with no footpath at all.

Wide grass verges are common around the more open areas of the conservation area, particularly around the greens, the top section of Mill Lane and Byfield Road. Modern kerbing is also seen within the village with a significant amount of granite kerbing stones being retained, examples can be seen along Hogg End opposite the Church and along Culworth Road.

Street lighting is limited within Chipping Warden and in the main is unobtrusive, with lights usually attached to telegraph poles. The telegraph poles, however, cause a

4. Spatial Analysis



Figure 17: Map of Chipping Warden showing public rights of way.
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substantial intrusion into the village, due to their number and associated overhead wires, which can be seen throughout the conservation area. These especially disrupt views of the church spire from along Byfield Road and also views in and around the southern green.

Due to the prominence of the A361, the northern half of Chipping Warden is cluttered with traffic calming devices, including bollards, speed cameras and signage. As the main through road between Daventry and Banbury, the road has a heavy and constant flow of traffic, including numerous lorries. This has a substantial impact on the character and appearance of the conservation area, as the noise, constant movement and related highways paraphernalia, brings modern intervention into the historic northern side of the village. The north green is particularly affected due to its position on the bend of the A361 and is covered with signs and bollards. The amount of associated traffic signage and furniture disturbs views down Byfield Road and from around the north green, which has an effect on the character and appearance of the village.

There are no public rights of way within the village of Chipping Warden, however, there are several which start at the edge of the village, providing access into the wider

countryside and allow for important views out. One important right of way is the path that connects Chipping Warden to Edgcote. This appears to have been an original access to the main house. A set of stone piers, cast iron gates and an associated gatehouse acted as a welcome to visitors of Edgcote House.

Boundary walls and the positioning of the buildings help contribute to the sense of space within Chipping Warden Conservation Area. Byfield Road (A361) is a linear street, which has retained historic properties along the east side of the road. These properties are built in terraced rows right along the footpath edge, creating a defined boundary. In contrast the road is open, contributed to by the wide grass verges. This creates the sense that the space is being channelled due to the defined boundary and the linear nature of the road. An attractive feature within the area is the continuation of the terrace as it follows the curve of the A361 past the north green.

This strong building line continues along the north side of Banbury Road. The southern side of the road is made up of the rear of a number of plots that front onto the south green opposite the church. This combined with the large boundary wall that surrounds the substantial plot of the Old Rectory contributes in providing a defined boundary line, however,

4. Spatial Analysis

unlike the north side of the road, this does not create an active street frontage. As a result the boundary line is less imposing and this creates a greater sense of space.

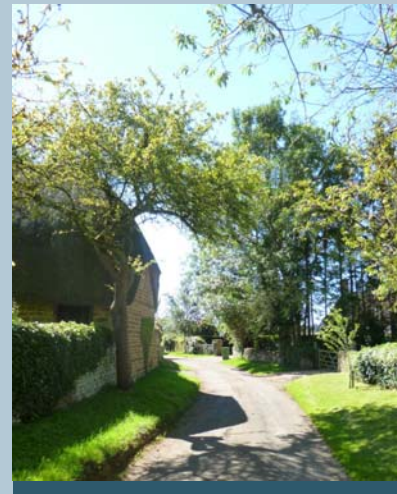
Culworth Road has a slightly more enclosed feel. The footpaths are narrower and the Manor House Cottages sit right on the boundary edge with low hung eaves and a steep pitched roof. This is connected to the Manor House wall, forming one continuous boundary line. The north side of Culworth Road is dominated by the Griffin Inn, a large building, and the lime trees on the green again contribute to the sense of enclosure.

The two greens form focal points within the village and are linked via a small road. This road creates a pinch point due to the enclosed sense of space within the area. This is because the wall surrounding the Manor forms the east boundary and is over hung by substantial trees. While to the west are a row of tightly terraced houses. Thus creating the pinch point which limits views between the two greens.

The southern green has a more insular feel. Due to the pinch point, the green is almost cut off from the north side of the village and has a more nucleated rural character. It is surrounded by wide grass verges, behind which sits a row of terraced properties. The green itself is



Figures 18 - 23: (clockwise from the top left) North side of Banbury Road; View down Hogg End; South End of Mill Lane; View down Mill Lane from the south green; View down Culworth Road to the north green; The pinch point between the two greens.



dominated by a weeping tree and the market cross base. The church contributes to this insular feel by being set on higher land with the retaining wall helping to enclose the green.

Hogg End continues to the west, following the natural topography of the area. It descends down a steep gradient from the south green, with the road curving in and out of view. This section is bounded by the substantial boundary wall of the Old Rectory and the retaining wall of the church which creates a sense of enclosure. The properties along Hogg End, also sit upon the boundary and the narrow nature of the road contributes again to the sense of enclosure.

Mill Lane, in contrast, is more open. The section leading from the green has wide grassy verges on either side of this linear stretch of road. It is bounded by terraced housing to the west and the Manor's boundary wall to the east. This provides a defined channel down which the gate lodge to Edgcote House can be viewed.

As Mill Lane turns past the gate lodge the road narrows and the buildings sit closer to the street's edge and increase in size. Within this section, the mix of building positions, vegetation and boundary walls all assist in creating a greater sense of enclosure and a rural feel to the area.

4. Spatial Analysis

4.4 Trees, Hedges and Open Spaces

Trees and open spaces form an essential element in Chipping Warden, contributing to the character of the conservation area.

The greens form key open spaces. They are the focal point within the village, acting as the centre from which roads radiate out and where buildings cluster.

There are also some important spaces within Chipping Warden, which contribute to the character of the conservation area. These are large areas of open private land, often gardens, which are situated behind tall boundary walls. Although not publicly accessible, these contribute to the character and appearance of the conservation area, as they create breaks in the built environment, which produces a greater perception of space.

With regards to trees and vegetation, there is a contrast between the north and south of the conservation area. The north has very few large trees, except for the three that dominate the green. The terraced developments along the east side of Byfield Road, means there is little space for trees to grow and this continues around to the west, as Byfield Road curves through the village. There are some

sections of hedges along the road, which help to reinforce the boundary line. At Wallow Bank Farmhouse, at the northern end of the conservation area, the boundary hedge helps to screen the possible Neolithic funerary site.

To the south, trees are a greater visual contributor. They help to create back drops to views, such as the church and to Edgcote Gatehouse, which also helps to limit views towards the main house. In a similar way they also contribute to creating the pinch point between the two greens. Trees are a positive feature within this section of the conservation area and help contribute to the rural and insular feel to the south side of the conservation area.

There are some specifically identified trees considered to be important. The lime trees on the northern green, provide a dominating feature within the open space. While the southern green has an attractive tree, of a weeping variety, which provides a very attractive visual contributor to the green.

There are a number of fine mature trees within the conservation area, many in private gardens that make a strong contribution to the character of the area. These trees help to create defined boundaries to the road and to

limit the views out of the conservation area. They also help to define the street boundaries within the conservation area. Trees, which are considered to be important, are given a Tree Preservation Order.

A Tree Preservation Order or TPO is a type of legal protection that can be placed on important trees by the Local Planning Authority. This protection means that before any works are carried out to the tree, for example pruning or felling, permission from the Local Planning Authority must be sought first.

Trees within a conservation area also have a similar level of protection where the Local Planning Authority must be informed six weeks prior to any work being carried out. This however, only applies to trees that have a stem diameter of 75mm or above when measured at 1.5m above ground level.



Figures 24 –26: Important Lime Trees on the north green (top); View along Hogg End and the contribution made by the vegetation (middle); The creation of space by private open plots behind boundary walls is clearly shown from Mill Lane over towards the Manor House (bottom).

4. Spatial Analysis

4.5 Scale and massing

The majority of properties within Chipping Warden are two storey, with some of the more substantial buildings reaching three storeys in height. Most properties run parallel with the road and tend to sit on the boundary fronting the street.

Most of the houses are built on narrow plots, which has resulted in several rows of terraced properties. These are created as either one property subdivided into units with associated plots or a mixture of style and design which have become terraced together through different phases of development. The larger properties tend to sit in substantial plots with extensive gardens, often surrounded by uniform boundary walls. These differing plot sizes create an interesting juxtaposition, between the dense development and large open spaces with limited development.

The north section of the conservation area has a greater density to its built environment, with terraced rows of properties built on the street boundary. There is limited access off the street, which helps to maintain the fine grain. There are some small passageways on the corner terrace along Byfield Road, however these are only at ground floor level and covered over by the first floor, which reaches across.



Figures 27-32: (Clockwise from the top left) Terraced properties along Byfield Road; View from Church Graveyard across to the terraced properties opposite the south green; Terraced properties on Mill Lane; The Granary, Mill Lane; A tightly developed area at the corner of Byfield Road and Culworth Road; development along Culworth Road

At the corner of Byfield Road and Culworth Road the development has a fairly crowded plot layout, which has resulted in narrow and short interlocking plots. This congestion has resulted in the Wesleyan Chapel (1884) being built further back in to its plot, because the street frontage is far too narrow to be effectively used. This is due to the positioning of the earlier properties, built from the 16th century onwards.

As the roads reach the edges of the village, particular on Byfield Road, the plots become larger in size as do the buildings. They do however retain their position along the street boundary helping to create a defined edge. Other larger buildings include the Manor and the Old Rectory. These have an impact by creating a sense of space, due to their lack of development within the large plots.

The southern half of the conservation area has a mixed pattern and density of development. There are a number of buildings, which have been terraced. These are situated around the green, as well as along the Mill Lane and Hogg End. Although with narrow frontages, they tend to have longer plots which extend back from the streetscape.

There are a number of larger detached properties with spacious plots in the south. These tend to sit either on the street boundary or in a

4. Spatial Analysis

few instances back in their plots. These properties do retain a strong boundary often through the use of vegetation and boundary walls. This mix of plot sizes and the position of the building, creates a more organic feel to the development of the area, helping to produce the rural character.

4.6 Views

Within the conservation area, views are limited. They tend to follow the streetscape, with a mix of long views down linear roads channelled between the defined boundary, or short views that curve in and out following the natural topography of the roads and the building line.

The church spire acts as a focal point in many of the views, as it sits above the tree line and the roofscape in the area. The greens also allow for interesting views down the various roads which stem from them, as well as attractive views into the greens. The southern green has several attractive views which take in the church, graveyard and the market cross base.

One important view within the village is the view to the Gate House on the corner of Mill Lane. This section of Mill Lane is linear with wide grass verges, which focuses the view down to the attractive gate posts, which are

capped with spherical finials. These along with the gate lodge form an attractive termination point and maybe are a planned feature.

There are very few views out of the conservation area. However views out to the wider countryside tend to be from the edge of the village.

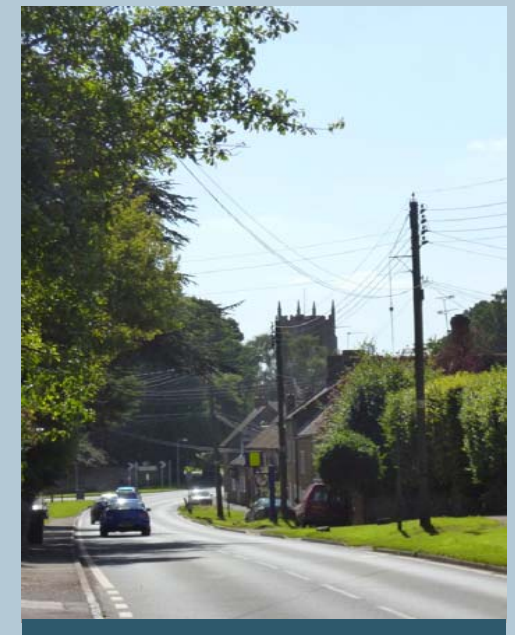


Figure 33: View down Mill Lane at the southern end (right)

Figure 34: View of the gates to Edgcote House from Mill Lane (below right)

Figure 35: View down Byfield Road, with the church tower visible over the roofscape. Interrupted by the numerous overhead wires cutting across the street (below left).

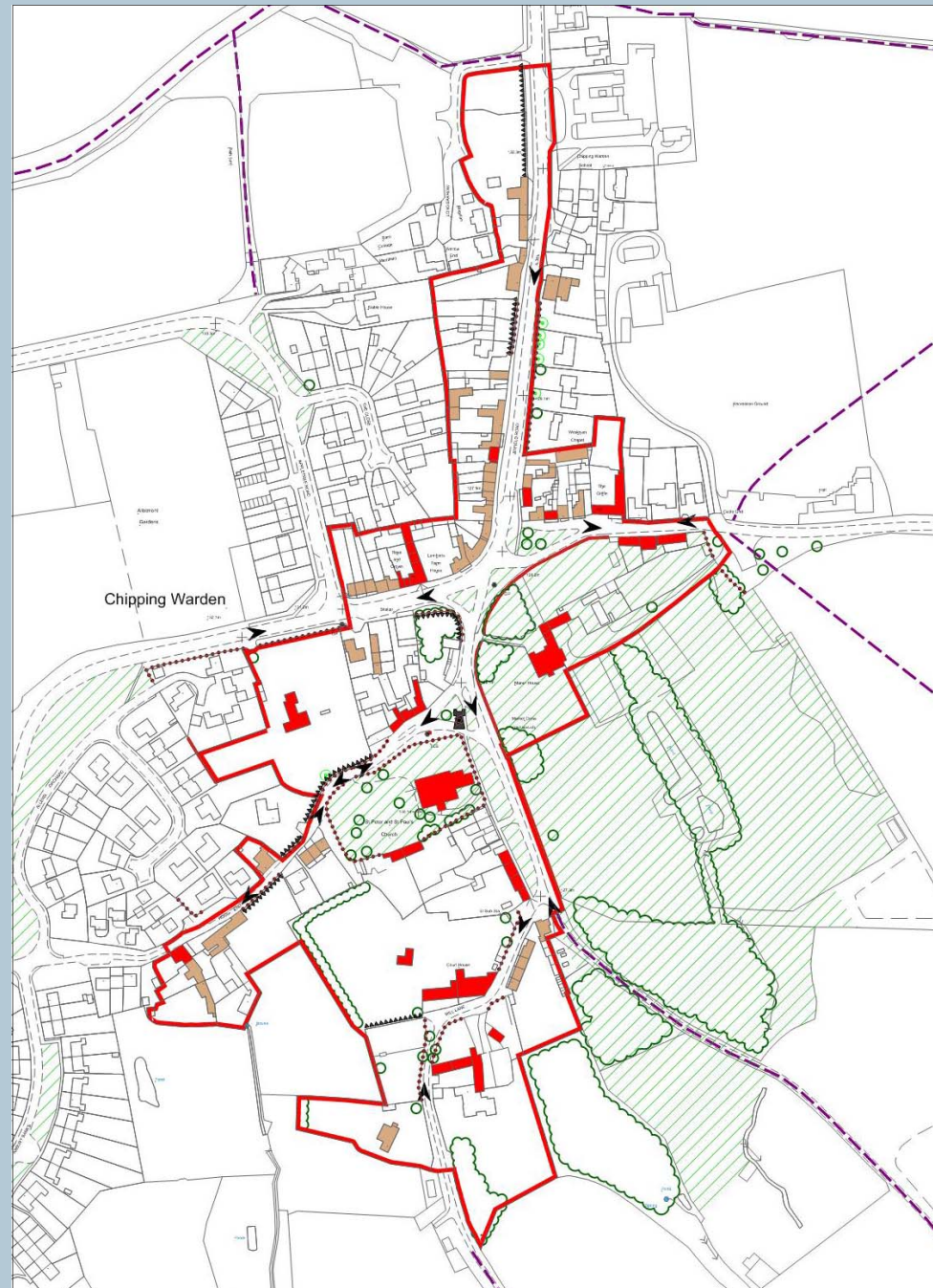
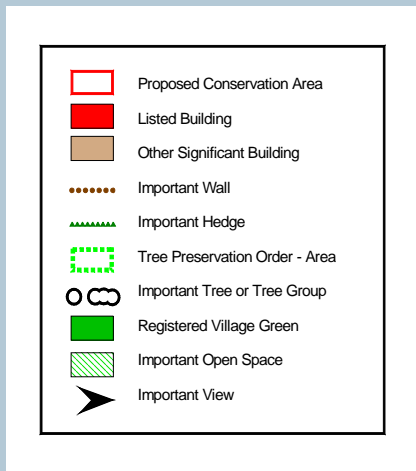
Figure 36: View across the open country side (left).



4. Spatial Analysis

Figure 37: Important Spatial Features in the Chipping Warden Conservation Area.

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3. History and development

3.1 Background

The parish of Chipping Warden and Edgcote covers more than 950 hectares. The river Cherwell flows along the south and east boundaries of the parish, with the Oxfordshire county boundary forming the south-west edge. The modern parish also includes the medieval village of Trafford, which became deserted in 1547.

3.2 Prehistory & Roman

There is considerable evidence of activity and habitation in and around Chipping Warden from both the Iron Age and Roman periods. Evidence of occupation can be seen, in the fortified iron age site of Arbury Bank and the Roman Villa at Black Grounds.

With regards to earlier human activity, some large flint implements have been discovered within the parish and at Wallow Bank Farmhouse, a cottage in the north of the village where a possible Neolithic funerary site has been identified. Earthworks located in the garden of the property have suggested it contains a Neolithic burial site, although no further investigation has been undertaken. These artefacts suggest that there was potentially some Neolithic activity within the village and surrounding area.

In addition, a substantial number of finds have been identified as Iron Age. A key site from this period is Arbury Camp, which sits south-west of the village. This is believed to be an Iron Age fortified site with defensive enclosures and embankments. Several gold stater or coins, some of which have Romic detailing, a "three-strand tailed horse", have been found and have helped to date the encampment.

Other evidence suggests there was Roman occupation within the parish. To the south east of the village lies the remains of a roman villa and bath house at Black Grounds, supposedly named Brinavis (Beesley, 1841). Foundation stones, ashes and pottery were all found on the site, as well as coins dated to AD 250 – 390.

3.3 Anglo-Saxon/Early Medieval

Activity within the parish during this early medieval period, included the possible site of the battle of Danesmoor, a fight between the Saxons and Danes during the 9th century. An iron bolt head with a hinged barb, was discovered on Warden Hill and was interpreted in the 19th century as being a remnant from the battle.

3.4 Medieval

At the time of the Domesday survey, "Waredone Hund," as it is thought Chipping Warden was known as, was

held by Guy de Reinbueduct. He held two hides and three virgates within the area, as well as 1½ carucates of arable land. These were all measures of land used during the medieval period to identify the land holdings of an individual. There was also a priest and two cottagers in the area, as well as two mills. Guy de Reinbueduct also held ten other lordships in Northamptonshire.

"Cheping-wardon," as a name, did not appear until 12th year of Henry III (1219), although it is said to originate from Old English. Chipping derives from the Saxon word "Ceopan" meaning "market," or "ceapan" meaning to buy or cheapen. Warden potentially derives from the village's connection to Warden Hill located to the north east. This was a lookout position during the early medieval period. The name "Warden" may also have evolved from the word "Weard" meaning to watch and dun meaning hill, compounded to form Warden. This use of Old English suggests that the village may have had Anglo Saxon origins.

It is thought the name arose due to the market which was held in the village during this time. Henry de Braybrook, during the reign of Henry III, obtained a grant to allow for a market to be held within his manor of Warden. The possession of the market by the village was a great

distinction. The market cross base still stands outside the church. It forms a squared based pyramid with steps leading up to a pinnacle stone. This top stone has a socket carved into it and it is thought this may have held the base of the market cross, although others believe it may have been to store weights, used to measure items sold in the market.

The medieval village appears to have centred around this southern green, with the medieval church, market cross and the remains of a moated site situated south of the village, which is believed to be the early manorial site to Chipping Warden.



Figure 6: The medieval base of the market cross is situated outside the church on the south green

5. Architectural Analysis

5.1 Building age, type and style

The medieval core of Chipping Warden is focused around St. Peter and St. Paul's Church, which has 13th century origins but with the majority of construction from the 14th and 15th centuries. Further medieval development within the vicinity comes in the form of the market cross base, a fine 13th/14th century example, situated near the church. Further evidence suggests that there was an additional medieval development in the area through the re-use of medieval stonework in later buildings. For example the door of Jasmine Cottage, a 16th century vernacular building, has been built with a 14th century gothic arch, with moulded surrounds.

The majority of development within the village seems to have occurred in the 16th and 17th centuries. Several of the larger and grander properties in the middle and south of the village originate from this period. The Court House and the Manor are two such examples. These have a more formal appearance and design and are also larger in scale and size.

There are also vernacular buildings, which survive from this period, including evidence of cruck structures, where the blades are still visible inside the properties. There is some suggestion that other vernacular buildings from this period



may have originally had an agricultural purposes. The Manor House Cottages appear to be one such example, as there is a cart opening along the front façade, which has now been in-filled as part of the conversion to residential use.

The 18th century saw further vernacular and polite forms of development occurring in the area. This includes the development of the west side of the Court House and the associated outbuildings on either side of the road including the Cow Shed, Stables and the Granary, which are all residential now.

The Rose and Crown Public House was built during this period, while the Griffin Inn was built in the 17th century. The Rose and Crown, appears to be a coaching inn, as it has a large coach arch and several outbuildings at the rear of the property, needed for guests using the Turnpike. Both properties underwent further works in the 19th century.

The 19th century saw limited new development, however, a number of alterations appear to have taken place at the time. This work included the re-facing of properties, which can be seen in No.4 Byfield Road. Here the front façade has clearly been altered allowing for it to have a new brick frontage with attractive round head windows.

5.2 Materials

Ironstone dominates the village of Chipping Warden. The majority of buildings are constructed from coursed squared ironstone with irregular quoins at the corners. This is seen in all buildings from the vernacular to the more formal designs.

Brick is also used within the village. This appears to be limited to the fronting of properties as well as other alterations including the raising of the roof, to allow the roof covering to be changed from thatch to slate.

There is some limited render, however this is a modern addition and not traditional to the conservation area.



Figures 38 - 40: Porch of Jasmine Cottage (top left); Manor House Cottage (middle left); The Rose and Crown Pub (middle bottom)

Figure 41: Brick re-fronting of properties along Byfield Road (above right)

5. Architectural Analysis

5.3 Roofscape

The main roofing material, historically would have been thatch, with several examples being retained within the village. This appears to be combed wheat reed and several have examples of decorative ridges. The majority of the thatch is finished with a rolled gable end usually half hipped. There are a few examples in more polite and formal properties, where stone copping with kneelers on the gable ends, allowing for a neater finish.

There are some examples of plain clay tile and slate being used within the village. The Manor House has a clay tiled roof, while the Rose and Crown Public House has a slate roof.

However, although some traditional materials are retained within the village, the large majority of roofs have had their original roofing material replaced with more modern alternatives. These include concrete tiles, asbestos tiles, artificial stone slate as well as modern clay tiles. This use of non-traditional materials demonstrates how the special character of a conservation area can start to be eroded through the introduction of inappropriate materials.

One interesting detail within the village is the design of the chimneys. Each stack is individually constructed

and they are joined at the top with a projecting course either a coping stone or brick band. This allows for an attractive gap to be created between the stacks. A number have been constructed in ashlar ironstone, on the more polite properties. While the vernacular properties tend to construct theirs out of black engineering brick or red brick. The majority of other chimneys tend to be made from plain red brick.



5.4 Windows

The two main window types within the conservation area are stone mullioned windows and casement windows, other examples are visible, but these tend to dominate.

There are several examples of stone mullioned windows within the conservation area. Some have detailed hooded mouldings and others with chamfered edges to the surrounds and mullions. These historically would have been glazed with leaded lights and some examples have been retained. While others have been adapted to hold timber casement frames and on occasion uPVC frames.

Timber casement windows form the other main window type. These generally have timber lintels with stone or clay tiled cills. The emphasis is on the horizontal and the panes are further subdivided by the glazing bars. Many of the original windows have been replaced with modern timber frames, either flush fitting and

traditional in appearance, or with storm proofing, a non-traditional design. Some inappropriate replacements have also been used including uPVC frames, weather stripping and trickle vents which are not traditional features within casement windows.

There are some sash windows, often in properties which have been altered in the 19th century, although these are limited within the conservation area.

There are a number of unique ranges of windows within the village. The Manor House, has some examples of 17th century Cross Windows, four light transomed windows. While the Old Post Office has retained its historic shop front. The window is located adjacent to the door and is square in shape. It is one single casement opening, thus allowing the whole window to be open at any one time.

One final window detail within the conservation area is the use of eyebrow dormers. These are windows that sit at the roof eaves of buildings. Along the eaves line, when it reaches a window, it curves over the top of the window, creating a shape that resembles an eyebrow. Some examples have retained this detail, even after the roofing material has been changed.

Figures 42-44: The thatched roof of Church Cottage and Church End Cottage (top); An example of the local design of chimney, in ashlar ironstone (bottom left); An example of the local design of chimney in red brick with black engineering brick details detail (bottom right)

5. Architectural Analysis

5.5 Doors

As with the roofs the majority of doors in the village have been replaced with modern alternatives. There are some historic doors still in situ, which contribute to the character of the building. The two main forms of historic door, are the timber planked door and the timber raised and fielded panelled door.

The plank door, traditionally is very simple and used in vernacular style properties, as can be seen in the Old School House. However, in some instances fillets have been applied over the joints between the planks along with additional stud detailing. These are probably not original but mid 19th to early 20th century in date. The Courthouse may have an early example of a planked door with fillets and stud decoration.

Another feature of the area is the use of porches. The Court House and No.41 Byfield Road, are both fairly formal and polite styles of property, have both got stone built single storey porches with gable ended roofs. These are recent additions to the properties. In the case of the Court House it is believed to be 19th century in date. Furthermore another interesting porch is the 19th century cast iron porch that sits at the front of Jasmine Cottage.

Figures 45-55: A variety of examples of doors and windows from within Chipping Warden



5. Architectural Analysis

5.6 Positive Buildings

Figure 55 identifies buildings which make a positive contribution to the character of the conservation area. This contribution may be in one or more of the following ways:

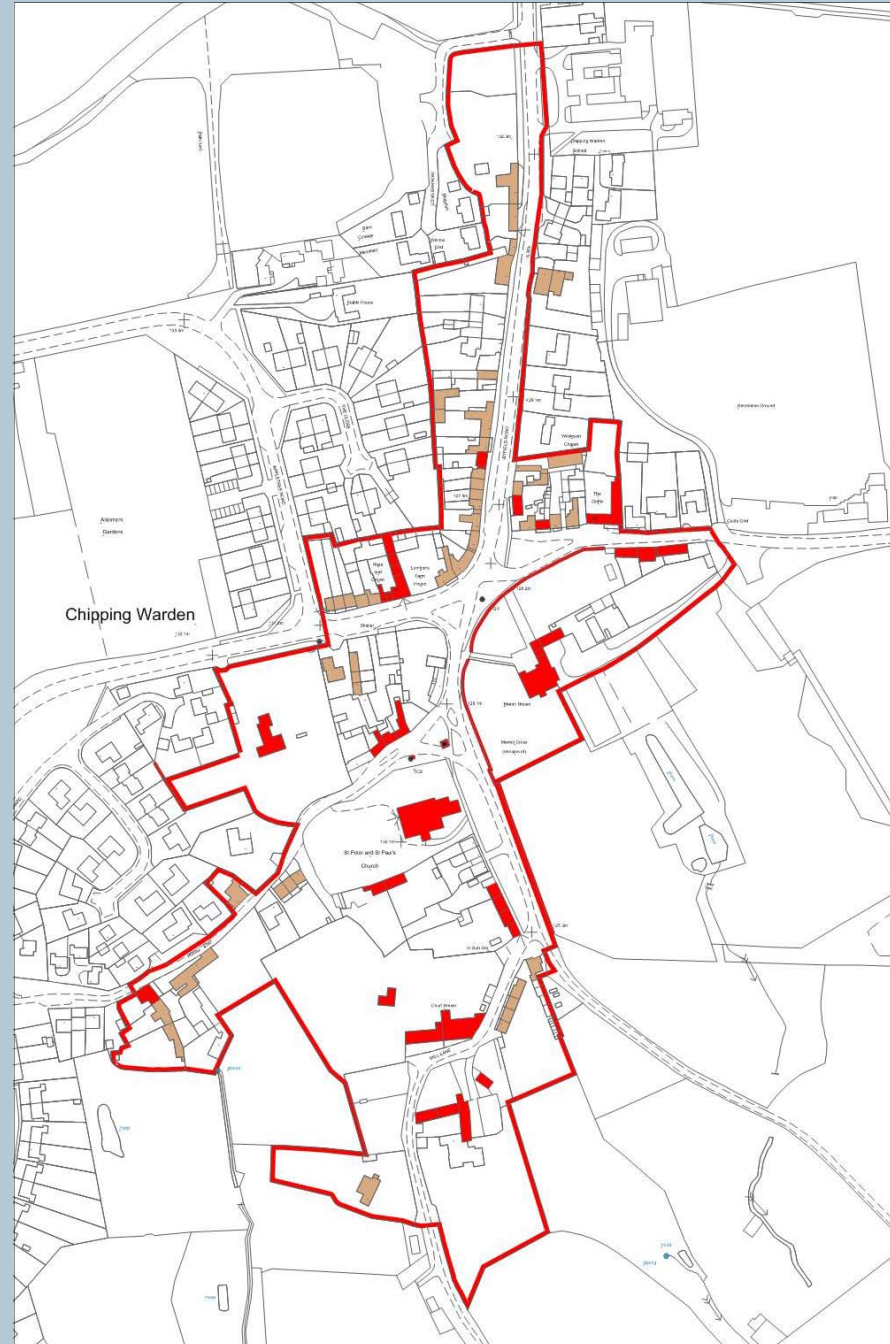
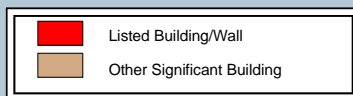
- Buildings which provide evidence of the area's history and development,
- Buildings of architectural merit,
- Buildings with local historical associations,
- Buildings which exemplify local vernacular styles,
- Groups of buildings which together make a positive contribution to the streetscape.

There should be a presumption in favour of their retention in all but exceptional circumstances.

A number of these important buildings are listed as they are of national importance because of their historic or architectural interest. It is an offence to undertake alterations to a listed building without first gaining permission to do so from the Local Planning Authority.

Figure 56: Significant buildings in Chipping Warden including those listed buildings of architectural or historic interest.

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6. Boundary Justification

6.1 Boundary Justification

Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on Local Planning Authorities to designate as conservation areas any “*areas of special architectural or historic interest the character and appearance of which it is desirable to preserve or enhance*”.

It is the quality of the area rather than the individual buildings which should be the prime consideration in identifying conservation areas. It is also important that the concept is not devalued by designating areas lacking any special interest. These considerations have been recognised in the adoption of the current Chipping Warden Conservation Area, the boundary of which are defined as follows.

6.2 Southern Boundary

The boundary line runs along the rear of plots No. 25-31 Mill Lane. It extends further south encompassing the garden of the Spring House, No. 33 Mill Lane, following the boundary up the west side of the property before crossing Mill Lane to include Mill Lane House, 26 Mill Lane and the formal gardens associated with the property.

6.3 West Boundary

From Mill Lane House, the boundary turns northwards and extends along the side of the Court House’s extensive gardens. It then turns westwards to follow the rear plot boundary of Hogg End House, continuing along to Gemini, 33 Hogg End, where the boundary encompasses the entire garden, of No. 33 as well as No. 29 and 31 Hogg End.

Along the north side of Hogg End the boundary follows the front plot boundaries until it reaches No.20 Hogg End. Here, the boundary extends to include No. 20 Hogg End, and continues eastwards to include the large and dominating Old Rectory wall that fronts the road. Where the wall runs along the plot boundary of No 18 Hogg End, the property or plot behind have not been included into the conservation area but the wall has been.

As the western boundary continues northwards, it follows the plot boundary of the Old Rectory, including the listed wall to the west of the plot, before it turns east along the prominent front boundary wall of the Old Rectory, which fronts the Banbury Road.

The boundary line crosses the Banbury Road to include the Ladyship Cottages (No 2&3 Banbury

Road and Ladyship Cottage, Appletree Road). It continues along the rear plot boundary of the properties that sit along the north side of the Banbury Road and the west side of the Byfield Road as the road continues northwards.

At the north end of Byfield Road, the boundary cuts in behind the Long Barrows, and runs along the rear boundary of the Tack Room and Walllow Bank Farmhouse, which front Byfield Road.

6.4 Northern Boundary

The boundary continues around Wallow Bank and then cuts eastwards across Byfield Road before turning southwards along the eastern boundary of the road.

6.5 Eastern Boundary

The boundary continues along Byfield Road’s eastern boundary, although no properties are included in the boundary line.

However, at the southern end of Byfield Road, the boundary extends eastwards to include the Wesleyan Chapel. This encompasses all the properties on the corner of Byfield and Culworth Road. The boundary continues eastwards along the rear of the Griffin Inn, before cutting down to the Culworth Road and running along the northern boundary of the road.

The boundary cuts across the Culworth Road to encompass the small area of green grass at the front of the entrance to the Manor House.

With regards to the Manor, the conservation area boundary continues westwards including the formal gardens and domesticated areas of the Manor as well as the house and associated outbuildings. It excludes the agricultural land and tennis courts situated to the south.

The boundary reaches Mill lane and continues southwards along the prominent boundary wall of the Manor, which is included within the conservation area. This continues to the Lodge, 23 Mill Lane, previously the Gate Lodge for Edgcote. The boundary continues southwards for a short distance along the footpath and the grass verge, before the tree cover starts allowing for the impressive gatepost to be included in the conservation area.

The boundary the cuts back to the Lodge and turns south following the western edge of the buildings to the rear of the Lodge.

6. Boundary Justification

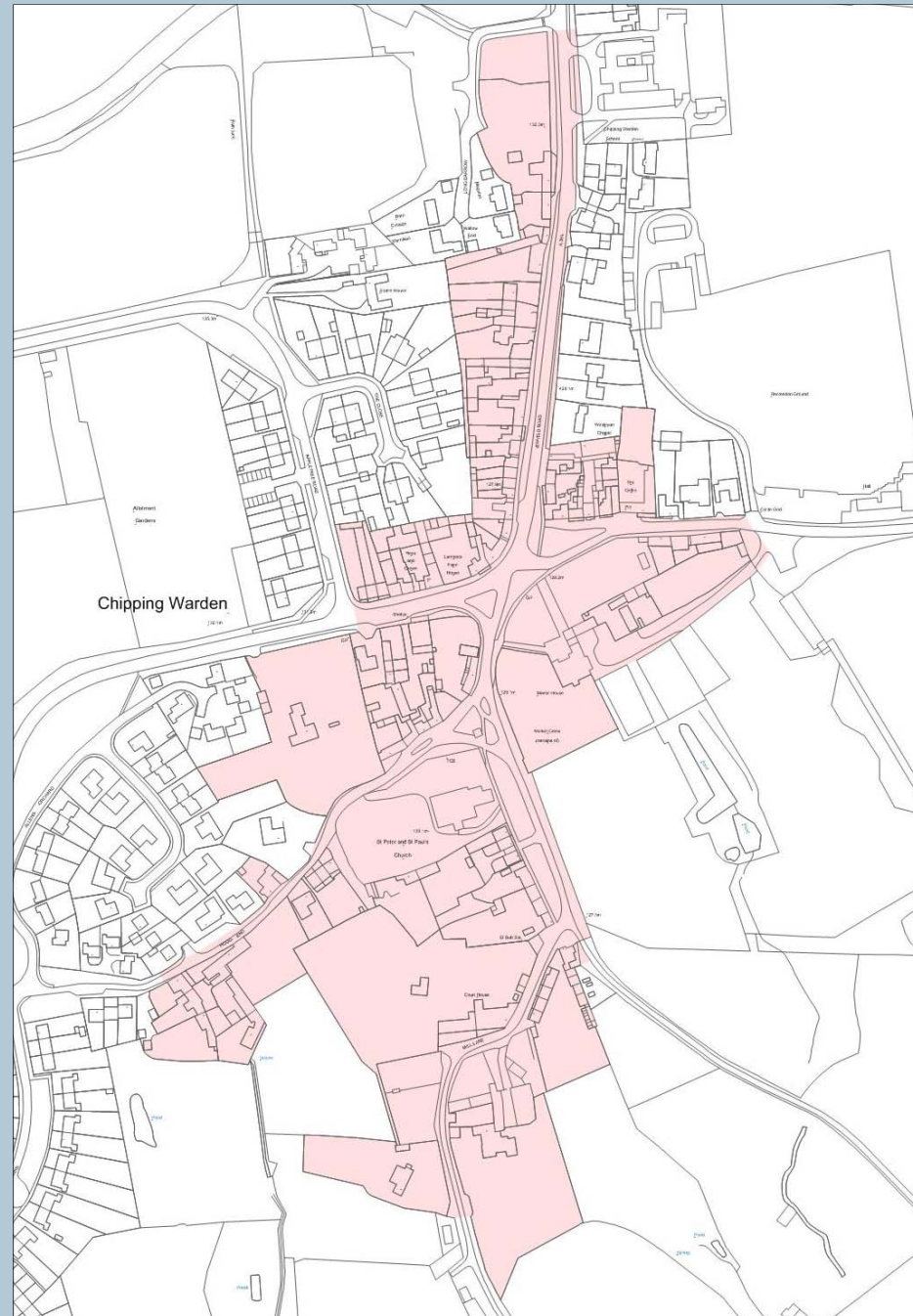


Figure 58: The Chipping Warden Conservation Area.

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7. Management Plan

7.1 Policy Context

The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on Local Planning Authorities to formulate and publish proposals for the preservation and enhancement of their conservation areas. Conservation area management proposals should be published as part of the process of area designation and review. Their aim is to provide guidance through policy statements to assist in the preservation and enhancement of the conservation area.

7.2 Threats

Chipping Warden is an attractive rural village. However, there are a number of threats and issues arising which have the potential to detract from the character of Chipping Warden. Addressing these now, offers the opportunity to enhance the conservation area. Positive conservation management will ensure the ongoing protection to preserve and enhance the village's special character.

Chipping Warden was designated as a Restricted Infill Village in the South Northamptonshire Local Plan adopted 1997. Policy H5 of that plan (resaved on 28 September 2007) restricts development within such villages to the infilling of a small gap in an otherwise built frontage; or a

small group of dwellings; or the conversion of an existing building.

Such development and the incremental urbanisation and extension of existing properties could, if not handled sensitively, pose a significant threat to the character and appearance of the Chipping Warden conservation area, one which could lead to the erosion of its special character.

The main threat to the area is the cumulative impact of the numerous and often small scale alterations that occur to unlisted traditional buildings within the village. These changes include works such as the replacement of traditional windows, doors, roofing materials and pointing with unsympathetic modern alternatives as well as the removal of traditional features such as boundary walls, which can result in the erosion of the character and appearance of the conservation area.

Such alterations to unlisted residential properties are for the most part permitted development and out of the local planning authority's control with planning permission not being required.

Figure 60 shows how the replacement of something as simple as the original sash windows (bottom window) with inappropriate uPVC



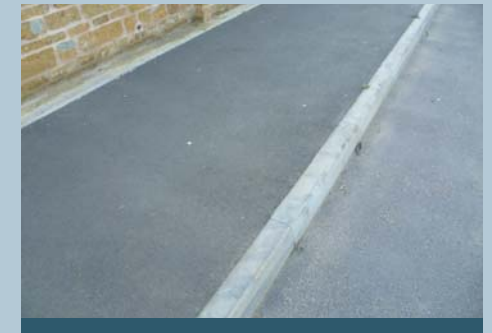
Figure 59: Example of both traditional (bottom) and uPVC windows (top)

(top window) can alter the character of a property substantially. It is often the small elements, such as the increase in the thickness of the frame, the change of opening mechanism and the lack of functioning glazing bars that all contribute to the loss of the special quality in the area.

The character of an area can therefore be quickly eroded, through the use of unsympathetic materials, designs and loss of original features.

It is not just inappropriate alterations to private buildings which pose a threat, ill-considered alterations to the public realm can also result in the loss of an area of special character and appearance. Shop fronts, signage, street furniture, parked cars and public utilities have a cumulative and sometimes detrimental effect on the quality of the streetscape.

The aim of management proposals is not to prevent changes but to ensure that any such changes are sympathetic to and enhance the character and appearance.



Figures 60 & 61: There are various threats to the conservation area including modern kerbing materials and satellite dishes.

7. Management Plan

7.3 Management Proposals

1. Sensitive new development in the conservation area

To be successful, any future development within the conservation area needs to be mindful of the local character as appraised above, while at the same time being distinctly of the 21st century and addressing contemporary issues such as sustainability.

Successful new development in historic areas should:

- Relate well to the geography and history of the place and the lie of the land,
- Sit happily in the pattern of existing development and routes through and around it,
- Respect important views,
- Respect the scale of neighbouring buildings,
- Use materials and building methods which are as high in quality as those used in existing buildings,
- Create new views and juxtapositions which add to the variety and texture of their setting.

(Source: CABE, 2001)

Action 1:

New development must respond sensitively and creatively to the historic environment.

2. Protect surviving historic architectural forms

As a result of the quality of buildings within the village and the limited number of buildings that are subject to statutory protection, there has been some incremental loss of traditional architectural detailing in the conservation area. The replacement of traditional windows, doors and roofing material with inappropriate materials and designs is a negative feature that affects both individual buildings and the wider area.

Owners of all historic properties, not just those which are listed, should be encouraged to replace inappropriate modern materials with appropriate traditional materials. Materials such as uPVC and concrete tiles look out of place in the Chipping Warden Conservation Area and their use is discouraged and removal supported.

The establishment of a list of locally significant buildings and policies for their protection within the forthcoming Local Development Framework would also assist in the protection of the conservation area.

Action 2:

Consider the imposition of Article 4 Directions on buildings of significance across the conservation area to ensure that positive architectural features are retained and any replacement doors or windows do not harm the character of the conservation area.

Action 2.1:

Establish a list of locally significant buildings and policies for their protection as part of the forthcoming Core Strategy.

3. Boundary walls

Stone boundary walls are a significant element of the character of Chipping Warden. Any new boundary walls should be constructed of suitable stone, and be of an appropriate height and coursing to fit well with existing walls.

Action 3:

Boundary walls which make a positive contribution to the character of the conservation area will be retained. New boundary treatments should fit with the character of existing boundary walls.

4. Paving and surfacing

Opportunities should be taken to enhance areas of paving and to

retain historic paving materials whenever possible. Careful design and sensitive use of materials will be expected in any future re-surfacing works that take place in Chipping Warden.

Action 4:

Encourage statutory undertakers to rationalise and remove unnecessary clutter within the conservation area and replace with appropriate solutions. Also work with the highways authorities to avoid the insertion of inappropriate kerbing and footpaths which would have a harmful urbanising affect.

5. Traffic

The flow of traffic, associated street furniture and signage affects the appearance of a conservation area. Unnecessary clutter does have an adverse effect on the character, as does the heavy flow of traffic through the weight, noise and pollution created.

Action 5:

Encourage schemes and works that would aim to assist in reducing the impact of the traffic and associated street furniture within the conservation area, where appropriate.

7. Management Plan

6. Open spaces

Open spaces are an important feature within Chipping Warden's conservation area, particularly around the two greens. Opportunities should be taken to preserve and where possible enhance the character and appearance of these spaces.

Action 6:

Promote the sympathetic management of areas of open space within the conservation area, including verges.

7. Renewable Energy sources

Whilst the Council is supportive of the sustainability agenda it also recognises that many sources of renewable energy and micro generation have the potential to harm the character and appearance of the conservation area. Care therefore needs to be taken to balance the needs of climate change with the preservation of the historic environment.

Action 7:

Encourage the sympathetic location of solar panels, wind turbines and other sources of micro generation to inconspicuous roof slopes and building elevations where they will not have a detrimental impact on

the character and appearance of the conservation area.

8. Satellite Antennas

Satellite and radio antennas are non traditional features which have the potential to disfigure the appearance of traditional buildings. Care must be taken to ensure that they are located where they will not impact on the significance of heritage assets and the character and appearance of the conservation area.

Action 8:

Require the location of satellite antennas in inconspicuous sites to prevent harm to the historic character and visual appearance of the area.

9. Telegraph poles, lamp standards and overhead cables.

The visual impact of overhead wires, telegraph poles and lamp standards has the potential to dominate and disfigure the character and appearance of the conservation area. Action is needed to ensure that this situation does not occur.

Action 9:

Encourage the undergrounding of cables to reduce the visual pollution caused by overhead lines and their supporting

structures within the conservation area.

10. Tree management

Conservation area designation affords protection to trees from unauthorised felling or lopping. The full canopies of large mature trees have a significant and positive impact on the character of the conservation area.

Action 10:

Large mature trees should be retained wherever possible in order to preserve the character of the conservation area. Opportunities should be taken as appropriate to plant young trees in order to ensure the continued existence of mature trees in the future.

11. Development affecting the setting of the conservation area.

It is important that development around the conservation area does not harm its setting. Any development in or around Chipping Warden which affects the setting of the conservation area should have regard to views into and out of the conservation area, the setting of positive buildings and the character of the landscape. Appropriate design and materials should be used in

development adjacent to the conservation area.

Action 11:

The impact of development on the character and appearance of the conservation area should be considered. This applies equally to development outside the conservation area if it is likely to affect the setting of the conservation area.

12. Protect archaeological remains

Chipping Warden has been inhabited for many centuries and buried evidence of past occupation may survive in the village. Development proposals should take into account the potential for remains of archaeological interest. Professional advice should be sought, and appropriate assessment undertaken.

Action 12:

Development which involves below-ground excavation must have regard to the potential for remains of archaeological interest .

8. Sources of Further Information

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For further information

Further information on the historic environment can be found at:

- Northamptonshire Records Office
- Northamptonshire and Oxfordshire Libraries

South Northamptonshire Council have also produced a guidance note on conservation areas which provides further information on what designation means. This can be found at the following address:

www.southnorthants.gov.uk/3891.htm

There are also a wide range of national societies devoted to the study and conservation of historic buildings, a few are listed below:

Society for the Protection of Ancient Buildings (SPAB)

www.spab.org.uk

A good source of practical information about looking after buildings of all periods.

Ancient Monuments Society

www.ams.org.uk

Devoted to the study and conservation of ancient monuments, historic buildings and fine old craftsmanship, with a particular interest in church buildings.

Georgian Group

www.georgiangroup.org.uk

Interested in the study and conservation of 18th- and early 19th-century buildings.

Victorian Society

www.victoriansociety.org.uk

Interested in the appreciation and conservation of 19th and early 20th century buildings of all types.

The following websites are a useful source of local history information:

- <http://www.britishhistory.ac.uk/> - digital library of local history resources.
- <http://www.nationalarchives.gov.uk/> - historic public records online.

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