



Evenley

CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

Adopted September 2015

Evenley is a place of special character and historic interest. This appraisal and management plan sets out the features that contribute to its distinctiveness and identifies opportunities for its preservation and enhancement.



South
Northamptonshire
Council

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Summary

Summary of Special Interest

Archaeological finds from across the village of Evenley and the wider parish indicate activity as early as prehistoric and Roman times. The first written record of the settlement is in the Domesday Book when it is referred to as *Avelai*, *Evelaj*, *Evelaia* and *Imnley* under the ownership of Leofnoth and Leofstan.

The Church of St George was redeveloped on a medieval site in the nineteenth century. The current building was designed by Gothic Revival architect Henry Woodyer (1816-1896), a pupil of William Butterfield.

The historic green is thought to have developed in the seventeenth and eighteenth centuries. Only one building from the seventeenth century remains. Large tracts of land and property were redeveloped by the Pierrepont family who lived in Evenley Hall at that time. During this period a number of eighteenth century houses around the green were also remodelled to create a more coherent appearance.

During the twentieth century the number of houses in Evenley doubled with cul-de-sac developments fringing the southern boundary to the conservation area and along the three roads into the village.

Employment was mainly associated with agriculture and farming. However the method of farming changed during the Industrial Revolution with the improved transport infrastructure of the railway offering greater opportunities to expand and modernise in primary trade industries.

There are twenty listed structures within Evenley Conservation Area, denoting them of special architectural and historic interest. Evenley War Memorial was recently listed at Grade II. It remembers those from the parish who fell in both the First and Second World War.

Key Characteristics

Limestone is the dominant building material within Evenley Conservation Area. Ironstone has occasionally been used to create distinctive architectural detailing as can be seen on The Old Manor (**Fig. 35**).

Many of the dwellings are seventeenth, eighteenth and nineteenth century in origin with later alterations. Domestic terraced properties around the green tend to be 2-3 storeys in height and run parallel to the highway creating a strong sense of enclosure.

Larger properties are located to the north-west of the conservation area in the oldest part of Evenley. These tend to sit back within their plots removed from the immediate highway and separated from the main village with the use of boundary walls.

A few remaining farmhouses are found dispersed throughout the conservation area and tend to sit gable end onto the road creating self contained complexes.

Strong boundary lines are a feature of the conservation area created either by the built form that runs in close proximity to the highway or limestone walls that continue this linear alignment. This gives homogeneity and continuity to the streetscape.

The green is a particularly important open space denoting the historic plan of the village and providing a balance to the rest of the built form. Trees feature across the conservation area providing a sense of vertical scale. Along the highway the use of vegetation contributes to a more rural feel and helps place the village in its agricultural context.

Summary

Summary of issues and opportunities

Change is inevitable in all conservation areas and it is not the intention of designation to prevent the continued evolution of a village. The challenge with conservation areas is to manage change in a way that preserves, reinforces and enhances the special quality of the area.

The preservation and enhancement of the special character of the conservation area will owe much to its positive management. In addition to the existing national 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 preservation and enhancement of surviving historic detail and the reinstatement of appropriately designed detailed fittings in buildings considered to be of significance to the character area 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. Some of the buildings in Evenley are subject to Article 4 Directions including:
Nos 25, 28, 29, 42, 43, 50-51 The Green
No 2 Church Lane
- 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 spaces within the conservation area including verges, and work with the highways authorities to avoid the insertion of inappropriate kerbing and footpaths which would have a harmful urbanising effect.

The Conservation Area Boundary

The area around The Green was first designated in 1968 and later extended to include the buildings along Church Lane in 1987. It was reviewed again in Spring 2015. The boundary incorporates and preserve areas of historic and architectural significance. The boundary of Evenley Conservation Area includes:

- The houses surrounding The Green and leading up to St George's Church.

The views of residents of the village are important and all comments should be directed to:

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The Conservation Area



Figure 1: The boundary for the Conservation Area of Evenley © Bluesky World International Ltd.

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 over 9800 conservation areas have been designated in England, including 59 in the South Northamptonshire District.

A conservation area is:

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

Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

1.2 What does Conservation Area Status Mean?

Conservation area status seeks to preserve or enhance the special character of the designated area. Designation confers a general control over development that could harm 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.
- There are some minor works to houses which are no longer permitted development and will require planning permission. Examples are dormer windows, external cladding, alterations to the roof, and most satellite dishes on front elevations.
- Advertisement controls are tighter.
- Most work to trees has to be notified to the Council, who then have six weeks in which to impose restrictions in the form of a tree preservation order.
- Generally, higher standards of design apply for new buildings and alterations to existing ones.
- Tighter restrictions on outdoor advertisements including illuminated advertisements on business premises and on hoardings around development sites.

1.3 Planning Policy Context

The Planning (Listed Buildings and Conservation Areas) Act 1990 provides the legislative framework for the preservation and enhancement of the nation's heritage of buildings and places of architectural and historic interest.

The 1990 Act also places a duty on Local Planning Authorities to consider “from time to time” whether new areas should be designated or whether boundaries should be revised. It is now considered appropriate to re-evaluate Evenley's Conservation Area in order to define its special architectural or historic interest.

This document is an appraisal of Evenley Conservation Area and is based on a standard format derived from the 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 Evenley the special character and appearance of the area can continue to be identified and preserved. The Conservation Area Appraisal Management Plan provides the basis for making informed, sustainable decisions in the positive management, preservation and enhancement of the conservation area.

This appraisal provides a clear understanding of the special interest of Evenley by assessing how the settlement has developed, analysing its present day character and identifying opportunities for enhancement.

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

This appraisal should be read in conjunction with the wider national, regional 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.

1. Introduction and Planning Policy Context

The South Northamptonshire Local Plan was adopted in 1997 and saved in part in September 2007. The West Northamptonshire Joint Core Strategy 2014 sets out the long term vision and objectives for the whole of South Northamptonshire to 2029, including strategic policies for steering and shaping development.

Policy BN5 of that Strategy relates to the Historic Environment and States that:

'Designated and non designated heritage assets and their settings and landscapes will be conserved and enhanced in recognition of their individual and cumulative significance and contribution to West Northamptonshire's local distinctiveness and sense of place.'

In order to secure and enhance the significance of the area's heritage assets and their settings and landscape development in areas of landscape sensitivity and/or known historic or heritage significance will be required to:

- Sustain and enhance the heritage landscape features which contribute to the character of the area including Conservation Areas.
- Demonstrate an appreciation and understanding of the impact of development on surrounding heritage assets and their settings in order to minimise harm on these assets.

2. Location and Topography

2.1 Location

Evenley is located approximately 1.6km (1 mile) south of Brackley. The principal approach to the village is from the A43 trunk road into Broad Lane. The village is separated from the grounds of Evenley Hall to the north by a small shallow valley which conceals the village from this side.

The eighteenth century hall designed by Francis Basset is sited on the edge of the plateau and is conspicuous from the Brackley bypass. Another shallow valley defines the edge of the village on the south and south-east sides, through which runs a stream linking a number of ponds. Evenley is bounded on the east by Mixbury, north by Brackley, west by Croughton and on the south by Cottisford.

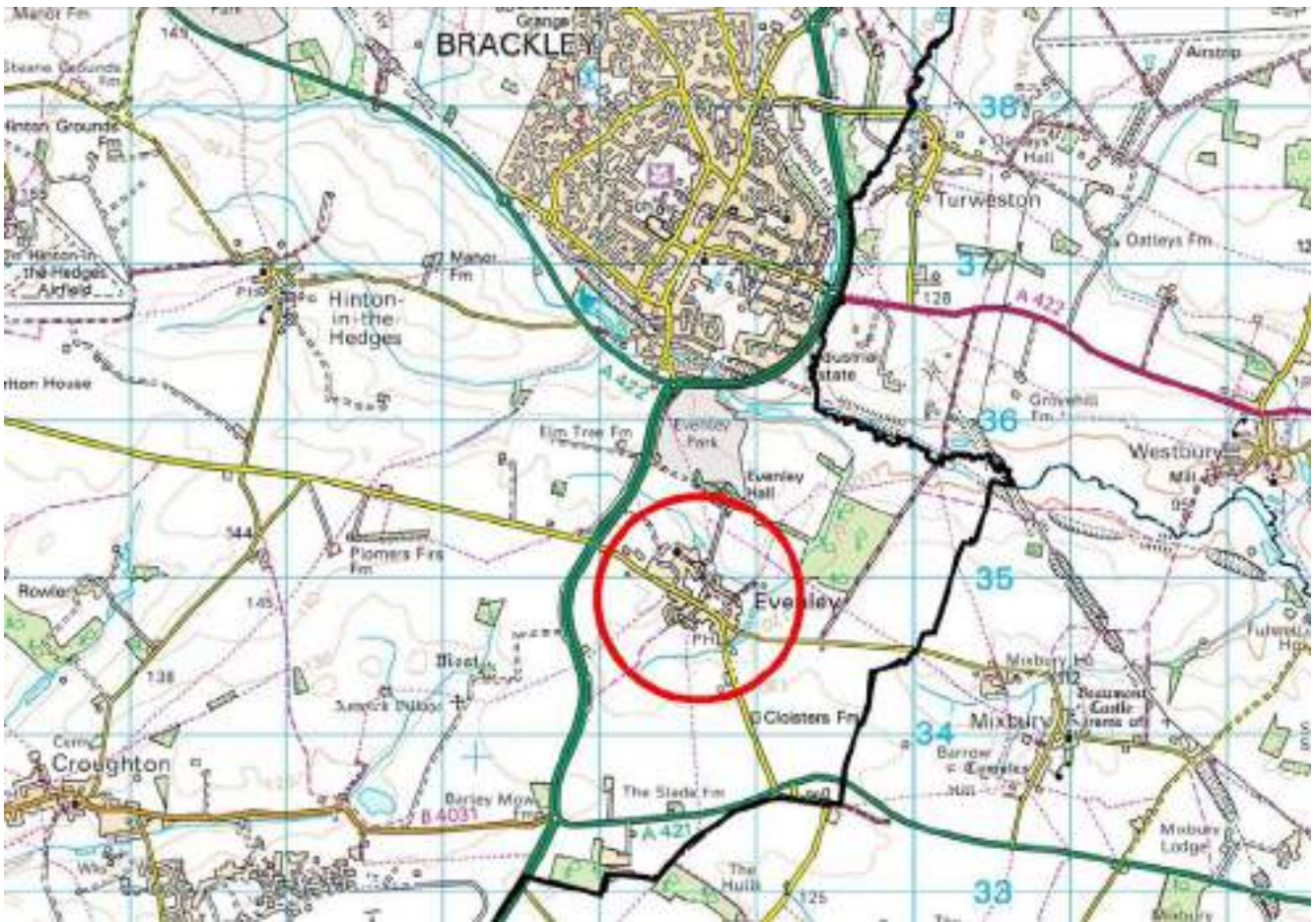


Figure 2: Location map of Evenley © Crown Copyright and database right 2015. Ordnance Survey 100022487.

2. Location and Topography

2.2 Topography and Geology

The Northamptonshire Environmental Character and Green Infrastructure Strategies were published by the River Nene Regional Park Community Interest Company in 2009. This involves a number of strategies which analyse the environmental landscape character areas of the county. Within the character assessments, Evenley is placed within the Croughton Plateau. This occupies an elevated area of land in the far southeast of the county that extends into neighbouring Oxfordshire. It is a distinctive landscape as a result of the combination of land uses.

The area is formed from a broad outcrop of Great Oolite Group limestones mainly comprising of Blisworth Limestone Formation. This is known as White Limestone in this part of Northamptonshire and is found together with more limited outcrops of Taynton Limestone.

The underlying geology is visible in the built form of the village, with the majority of historic buildings constructed in limestone.

The flat landform, combined with limited tree cover, and sparse settlement patterns, ensure that wide views and a sense of openness are characteristics of the upper plateau landscape. From behind the properties on the east side of the green these wide panoramic views are visible.

The area has proven to be good agricultural land, and the fields play an important part in the landscape, contributing to the sense of openness. Arable farming predominates, however there are also some more intimate pastoral landscapes closer to the village of Evenley. As is clear, farming has been an important part of the community in Evenley throughout history.



Figure 3: The Croughton Plateau © Crown copyright NCC 100019331.



Figure 4: View across the green shows the dominant use of local stone material.

3. History and Development

3.1 Background

The name Evenley derives from the Old English *Imley*, *Imnley* and *Evelai* meaning a flat clearing or the clearing of the woodland. It has been suggested that name may be made up of the two Saxon words “eve” meaning water and “leag” meaning pasture.

3.2 Prehistoric

Prehistoric finds have been uncovered across the parish indicating early settlement around Evenley if not directly within the village itself. A flint working site was found to the north of the village. To the south-east there has been evidence of a prehistoric settlement with Mesolithic blades and Microliths having been found.

3.3 Roman and Anglo Saxon

There is evidence of a Roman settlement within the area. The majority of finds have been concentrated around the area of Evenley Hall which includes pottery, coins and arrowheads. The location of a settlement to the north of the parish points to later Roman occupation with the discovery of additional pieces of pottery. There is good evidence to suggest that Evenley was on the route of an east-west Roman road which crossed through north Oxfordshire from the Fosse Way.

In the eighth or ninth century the village that was to become Evenley was formed by the Saxons. A twelfth century stone church was erected and the parish boundaries began to form. In the Domesday Book Evenley is referred to as *Avelai*, *Evelai*, *Evelaia* and *Imnley*, located in the hundred of Alboldstow. There were two landowners at the time of Domesday; Leofnoth and Leofstan.

3.4 Medieval

The early village layout expanded from around the medieval church and a moated manor house located in the north west. This then expanded during the early part of the medieval period with

a grid plan layout forming to the north, evident until the eighteenth century. This initially provided a distinct separation between the common farmsteads and labourers and the lord and church to indicate the settlement hierarchy. Most of the land around Evenley was farmed in open fields. Two medieval wills found suggest that sheep farming also took place. This is not unlikely given that neighbouring Brackley had been a wool town since the thirteenth century.

The earthworks of the medieval village of Astwick lie in the west of Evenley parish. The layout of the remains suggests that it was replanned at some time before its abandonment. It is a very important deserted village in the parish in terms of surviving earthworks. The deserted settlement may indicate how the decline of Brackley from a prosperous medieval market town in the twelfth and thirteenth centuries, led to a number of other settlements in the vicinity to decline as viable economic units over a period of time. This may also be attributable to an early move to pastoralism, thus reducing the need for labour.

3.5 The 16th-18th Centuries

During the Civil War Evenley was a centre of military action due to its location between the Parliamentarian garrison at Newport Pagnell and the Royalists at Banbury. It was common during the four years of the war for opposing parties to be ambushed on one of the main roads through the Parish.

The layout of the current village started to take form during the latter part of the eighteenth century. The enclosure act of 1780 allowed cultivation of the surrounding fields to be organised on a communal basis. Controlled by the Manor Court and made up of representatives of landowners, they selected which crops to be sown and on which dates the common pastureland opened. Smaller hedged and walled fields replaced the open heath and land of the past centuries and shaped the landscape around the village today.

History and Background



Figure 5: Map of Evenley Parish– the map itself has no date, author or scale however it has the appearance of an enclosure map thought to be c.1780.– Northamptonshire Records Office

By the late eighteenth century there were between 60-70 houses in the village as can be seen on the enclosure map above which dates from around 1780 (**Fig.5**). Many of the vernacular dwellings around the green were built between this time and the mid nineteenth century and still remain today.

3.6 The 19th Century

The current layout of Evenley can be attributed to Mr Sydney Pierrepont who planned the area around the green in the middle of the nineteenth century. The Pierrepont family lived in Evenley Hall at that time and were heavily involved in the development of the village. Mrs Pierrepont designed the Village Hall, previously the Village School, with the Vicar John Butler Harrison in 1834. The elevation facing The Green has two sets of striking triple arched timber windows and a prominent stone chimney stack at each gable end.

The majority of thatched cottages were pulled down at this time and rebuilt to have a more coherent appearance. The former schoolhouse (No 2 The Green) was once thatched but was rebuilt in 1834. The green was then laid out as it is today. A public road once intersected the green connecting the Manor House to the Red Lion. The road was eventually grassed over providing a larger, more accessible, safe, community space.

3.7 The 20th Century

Evenley in the twentieth century was defined by the two World Wars. The First World War (1914-1918) momentarily halted the agriculture Evenley had come to rely on. The enlistment of all young, physically fit males meant that there were very few capable people left to look after the land. Farms that did manage had new tenant farmers.

History and Development

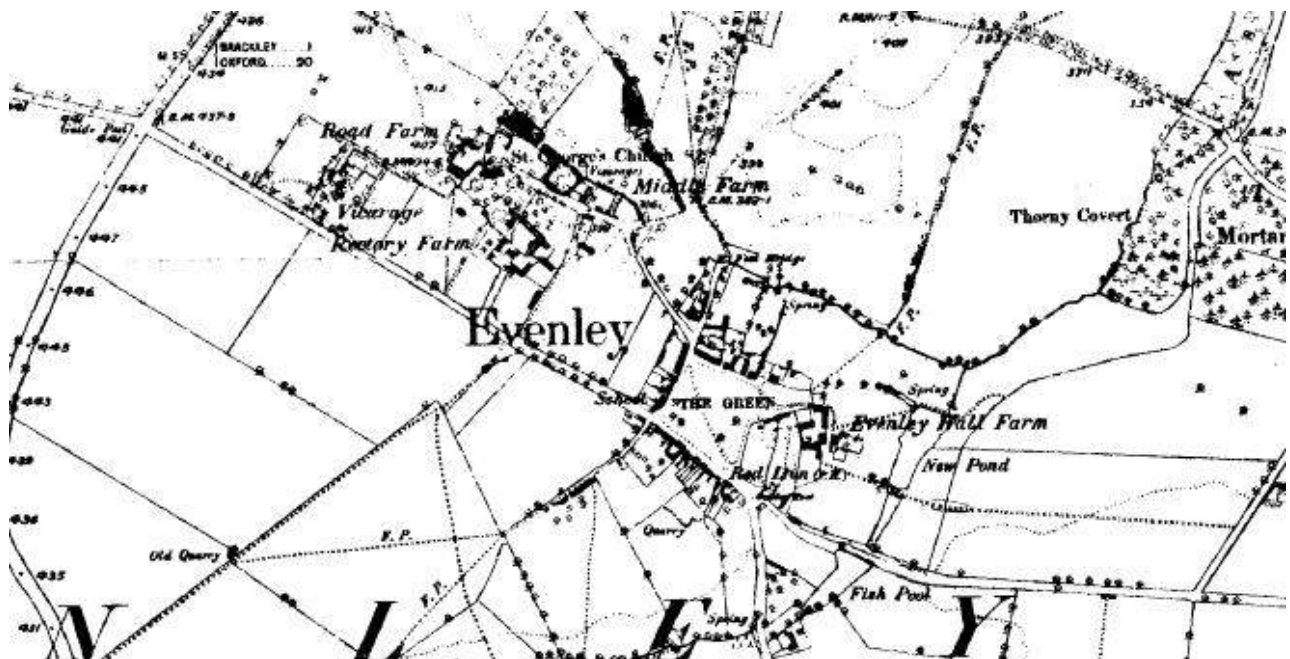


Figure 6: Evenley Parish Map c.1843-1893 illustrating the development of The Green. Two quarries can be seen to the south and a number of sizeable farms can be seen interspersed over the village. © Crown Copyright and Landmark Information Group

The proceeding years witnessed a shift in farming methods. An improvement in transport and the mechanisation of farming tools took the attention away from arable farms replacing them with dairy farms. As manual labour became less essential, the working men of Evenley looked elsewhere for jobs.

The development of roads and industry brought with it new careers. A Working Men's Club was established in 1925. It is currently the village shop and post office. The four years leading up to 1930 marked an increase in better agricultural machinery. This improvement benefitted the agricultural industry in Evenley.

The years prior to the Second World War saw an increase in agricultural output. Dairy farms were producing enough milk to be shipped to London and Birmingham. The output of arable farms was improving and a new breed of sheep was being bred.

The sale of Evenley Hall took place on 26th July 1938 at Brackley Town Hall and was an important event in the history of the village. It was sold in ninety four lots. Together the estate

consisted of three first class farms and fifty four cottages. Many of the tenants of the cottages had previously purchased their properties however a number of them bought theirs at the auction.

Evenley, as with many small rural villages, was used as a post for evacuees from London and other large cities during the Second World War. The War Agricultural Committee set up a machinery depot in Evenley to assist the local farmers. This continued well after the war had finished and significantly influenced the future productivity of farming within the village.

The village expanded in the post-war years as a number of housing developments were built. The first council houses were built in School Lane in 1947 yet it was the 1960s when the majority of the development took place. The first major private development was Lawyers Close in the 1960s.

The conservation area has remained much the same since its first designation in 1968 with the inclusion of Church Lane in the 1980s.

4.Spatial Analysis

4.1 Archaeology

As previously mentioned considerable amounts of Roman material in the form of pottery, tiles, coins, arrowheads and building stone have been found over a wide area around Evenley Hall to the north of the village. These finds suggest that there may have been a Roman settlement here. Evenley is also thought to have been on the route of an east-west Roman road which crossed north Oxfordshire from the Fosse Way. Iron Age pottery, Mesolithic blades and Microliths also indicate the possibility of a prehistoric settlement.

Between Nos 18 and 20 Church Lane there are two rectangular platforms marking the sites of former buildings.

There is also evidence of fishponds within the parish as well as evidence of a former moat which may indicate the site of a medieval manor house, and potentially a windmill mound.

The earthworks of Astwick to the west of the Parish give an insight into the importance of the settlement during that period. Aerial photographs show evidence of enclosures and crop marks around the village but these would need to be investigated further.

Further opportunities to increase our understanding of Evenley's past should be taken when sites for research opportunities and/or development are recognised and brought forward.

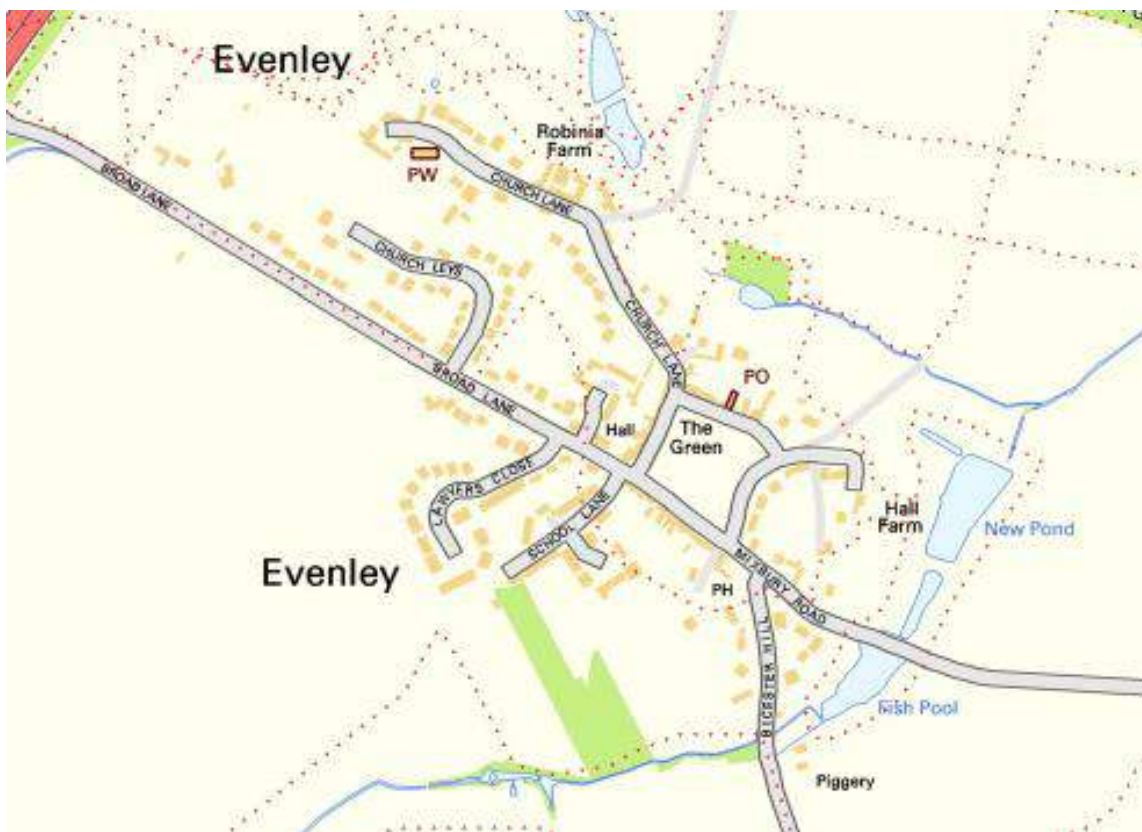


Figure 7: Evenley archaeological finds (identified in red) © Crown Copyright and database right 2015. Ordnance Survey 100022487.

4. Spatial Analysis

4.2 Land Use

The land use within Evenley is predominantly residential. Within the conservation area there are a number of public buildings including the village hall and St George's Church. Commercial properties include the village shop and post office and The Red Lion Pub.

4.3 Settlement Form

The oldest section of the village lies towards the north west, based around the Church of St George. The majority of the settlement in Evenley has been greatly dictated by the layout of the central green which can be attributed to Mr Sydney Pierpont.

The village footprint was greatly increased in the 1960s and 70s with a significant number of social and affordable housing built to the north-west and south-west of the village. This has taken the form of a number of culs-de-sac that create self-contained estates.

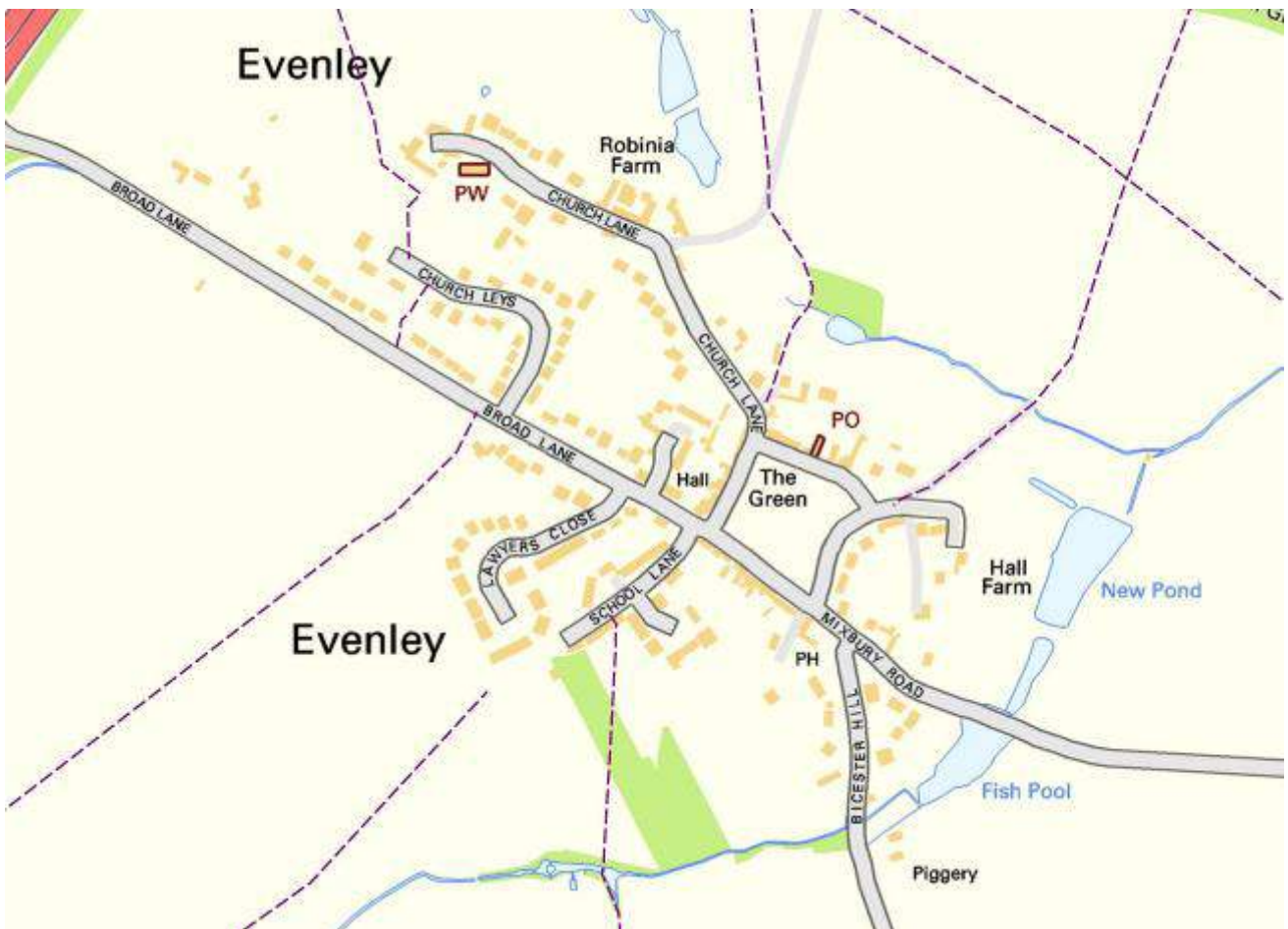


Figure 8: Map of Evenley showing public right of ways with the basic study area. © Crown Copyright and database right 2015. Ordnance Survey 100022487.

4. Spatial Analysis

4.4 Street pattern, means of enclosure and footpaths

The conservation area covers the central green and the lane leading down to the Church of St George. With limited exceptions all routes are linear in nature with a single line of development. Historically the settlement of Evenley was surrounded by agricultural lands on which the area's economy once flourished. Today however the east and the south of the conservation area have been enclosed by late twentieth century development. Two historic rights of way still exist within the conservation area. One travels north out of the area towards Evenley Hall and eventually Brackley. The second travels north east towards what used to be Lower Addington and the Manchester to London railway line. Their presence helps retain an element of the village's past and history.

Roads within Evenley have grown quite organically, spreading out from the central core of the village green. The roads surrounding the green remain relatively straight, meeting each other in a systematic way. The road widths within the conservation area are relatively similar. They are quite narrow and are primarily used for access to properties rather than through traffic. Within the conservation area all roads are surfaced with tarmacadam.

The private driveways leading off the public highway tend to vary in material, such as gravel, tarmac and concrete. With the exception of the east side of the green and the end of Church Lane, almost all roads have one pavement aligning the highway. The pavements which do exist are generally constructed from tarmac, some with concrete edging, and others with a more sympathetic granite kerbing (**Fig.10**). Grass verges are an important part of the conservation area and its character as they reinforce the rural nature of the village (**Fig.11**). They can be seen throughout the village and should be retained. Parking on these verges should also be discouraged where possible.



Figure 9: Example of street pattern around the village green .



Figure 10: Kerbing and pathway outside of the village shop.



Figure 11: Grass verges along the public highway contribute to the rural character of the village.

4. Spatial Analysis

The majority of properties along the north and west side of the historic green have little to no boundary line at the front and directly abut the public highway. At the rear of the gardens to Nos 2, 3, and 4 The Green are a row of outhouses contemporary with the listed Dormer Row dwellings (Nos 5 to 12). These outhouses are important examples of a type of semi-communal domestic ancillary building and their preservation and maintenance together with the historic wall that abuts them is of paramount importance to the area.

Properties along the south side of the green have a stronger boundary line in the form of front gardens (**Fig.12**). The lack of defined fencing along the south side contributes to the open character of the green. It also reinforces the historic layout of the village. In contrast the east side of the green is contained by an arc of mainly modern detached houses. These are in stone, buff brick or render which are undistinguished architecturally but incorporate mature front gardens which provide an attractive soft edge to the green. The strong boundary lines separate the properties from the rest of the village. The houses are set back from the public highway with large front gardens, defined by wooden fences and hedges.

Church Lane is mainly defined by a historic stone boundary wall of significant height with traditional cock-and-hen stone copings (**Fig.13**). Properties affected by this wall tend to be set back within large front gardens. Where the lane is intersected by the private road leading up to Evenley Hall, the boundary wall is much higher with flat coping offering a greater deal of privacy. Modern timber fencing and iron fencing is also found along Church Lane, but tends not to blend as well with the surrounding historic streetscape and offer the visual homogeneity that stone walls do (**Fig.14**).



Figure 12: Example of front gardens along the south side of the village green.



Figure 13: Historic stone boundary wall which can be seen along Church Lane.



Figure 14: Example of iron fencing along Church Lane.

4. Spatial Analysis



Figure 15: View of the east side of the green, an example of scale and massing. The village hall can be seen in the far left corner.

4.5 Scale and Massing

The conservation area is divided into two distinct sections, The village green and Church Lane. There is a distinct uniformity of scale around the green (**Fig.15**). Most dwellings are two to three storeys in height with similar footprints to neighbouring properties. A prime example of this is Dormer Row which creates a sense of homogeneity within the conservation area. The twentieth century properties along the south west of The Green are varied in design yet have similar footprints which helps contribute to the surroundings.

Along Church Lane the properties have significantly larger footprints than the vernacular cottage dwellings of the green. The majority of the houses are two storeys and sit back from the highway within spacious plots (**Fig.16**). The built form along Church Lane is mainly modern in design with varying styles. As such the older properties are particularly pronounced in that part of the conservation area and help retain and continue the historic quality of the village.

The Church of St George sits to the north of the conservation area (**Fig.17**). This is located within the early medieval layout of the settlement with the ecclesiastical and manorial complex separated from the rest of village. The church is secluded and does not feature prominently within overall views of the village due to the local topography and vegetation.

Tucked behind the Church of St George is Franklins Yard, an attractive group of new, important and renovated stone cottages in terrace form set around a small paved courtyard



Figure 16: An example of a larger scale property down Church Lane a good example of a contemporary building utilising local materials and similar vernacular detailing.



Figure 17: The Church of St George sits within a sizeable yet enclosed churchyard.

4. Spatial Analysis

4.6 Open Spaces, Trees and Hedges

Vegetation is an important feature of Evenley Conservation Area and reinforces its rural character. The green not only defines the layout of the centre of the village but also contributes to the quintessential English village feel with cottages surrounding this space. Large trees around the edge of the green offer an element of enclosure without being too constraining. The green should be retained and preserved for it is a significant feature of the village. The grass verges that frame the highway contribute greatly to the rural feel of the village. However, particularly along Church Lane, some verges have been eroded away where off road parking has taken place. This detracts from the rural aesthetic and should be discouraged.

Most properties abutting the green have little to no front garden. Nonetheless small vegetation such as border plants and shrubs have been planted where possible (**Fig.19**). The open space to the north-east of the green also contributes to the rural character whilst offering views of the countryside beyond (**Fig.20**). The modern properties along the east side of the green have sizeable front gardens with substantial vegetation (**Fig.20**).



Figure 18: The open space located in the north-east corner of the conservation area.



Figure 19: Example of border plants and shrubs outside a limestone property



Figure 20: Example of open space and views within the conservation area.

4. Spatial Analysis

Trees and hedges are particularly prevalent down Church Lane (**Fig.22**). Shrubs and trees placed behind limestone walls are a common characteristic. At this end of the conservation area there is a higher density of modern buildings, which tend to have larger front gardens, encouraging the planting of trees and shrubs leading to a more leafy character.

The church yard has some older and larger trees than those visible along the High Street. These as a whole are important in the conservation area. Historic lime trees align the path leading up to the doorway of St George's Church (**Fig.23**).

A Tree Preservation Order (TPO) is a type of legal protection that can be placed on important trees by the Local Planning Authority. Work to the trees requires permission from the Local Authority prior to work commencing. There is one group TPO within the conservation area. The row of historic lime trees lining the church yard have a TPO placed on them to prevent unauthorised works (**Fig.23**). A single Sycamore tree and Beech tree on the north side of Church Lane opposite the Church have also been placed under protection. Trees within a conservation area which do not have a TPO placed on them are also afforded a degree of protection with the need to notify the Local Planning Authority six weeks prior to the commencement of works.



Figure 21: Large trees around the edge of the green (left) and mature vegetation to east side properties (right).



Figure 22: Trees aligning Church Lane leading up to St George's Church.



Figure 23: Historic lime trees lining the church footpath.

4. Spatial Analysis

4.7 Public Realm

There is relatively little clutter within the conservation area of Evenley. Most items within the public realm are functional such as the benches on the green (**Fig.24**). The road signs are sympathetically affixed to stone walls within the area which allows them to be unobtrusive. There are very few road markings within the area which helps maintain the rural character. The on street parking which occurs in the area where off street parking is not available does weaken the overall aesthetic of The Green (**Fig.25**). Due to the layout of the village alternative off street parking is unavailable nevertheless parking on grass verges should be discouraged.

One of the most visually disruptive pieces of public realm is the presence of overhead cables necessary for telephone and electricity connections. These often interrupt the views along streets and therefore can be damaging to the historic character of a conservation area. The undergrounding of such wires should be a long term priority. Overhead wires are not prevalent as much around the green however their presence is noticeable along Church Lane (**Fig.25**). Antennas on chimney pots are also disruptive to the overall roofscape of the area (**Fig.26**).



Figure 24: One of the few benches on the outskirts of the green.



Figure 25: On street parking within the conservation area and overhead cables.



Figure 26: Antennae on chimney pots.



Figure 27: Recently Grade II listed War Memorial . The medieval-style stone cross is well executed and occupies a prominent place on the green.

4. Spatial Analysis



Figure 28: View north-east out of the conservation area across open landscape.

4.8 Views

Views play a significant part in understanding and appreciating the conservation area and the wider areas beyond. The eastern approach along the B4100 provides an open view across enclosed fields. However, this changes as the route and topography of the village progresses.

The view across the green offers a glimpse of the heart of the village (**Fig.30**). This is more akin to what is traditionally associated with a rural village layout with a cluster of houses formed around a central meeting place. The uniformity of the building materials and windows around the green create an idyllic village backdrop.

Around the periphery of the village to the north east, views open out due to the limited built form and offer extensive views into the landscape beyond (**Fig.28**). Along Church Lane expansive views are mainly restricted by tree cover (**Fig.29**). The mature vegetation along the lane contributes to the rural atmosphere of the village. However there are glimpses of open countryside on the north side of Church Lane before the small country drive that leads to Evenley Hall.

There is a pleasant aspect southwards from the churchyard across a long narrow meadow which

acts as a useful green division between the conservation area and the new housing beyond.

As such this is therefore classified as an important open space within the village context but is not within the conservation area.



Figure 29: View down Church Lane.



Figure 30: View across the village green.

4. Spatial Analysis



Figure 31: View looking north east across the historic green.

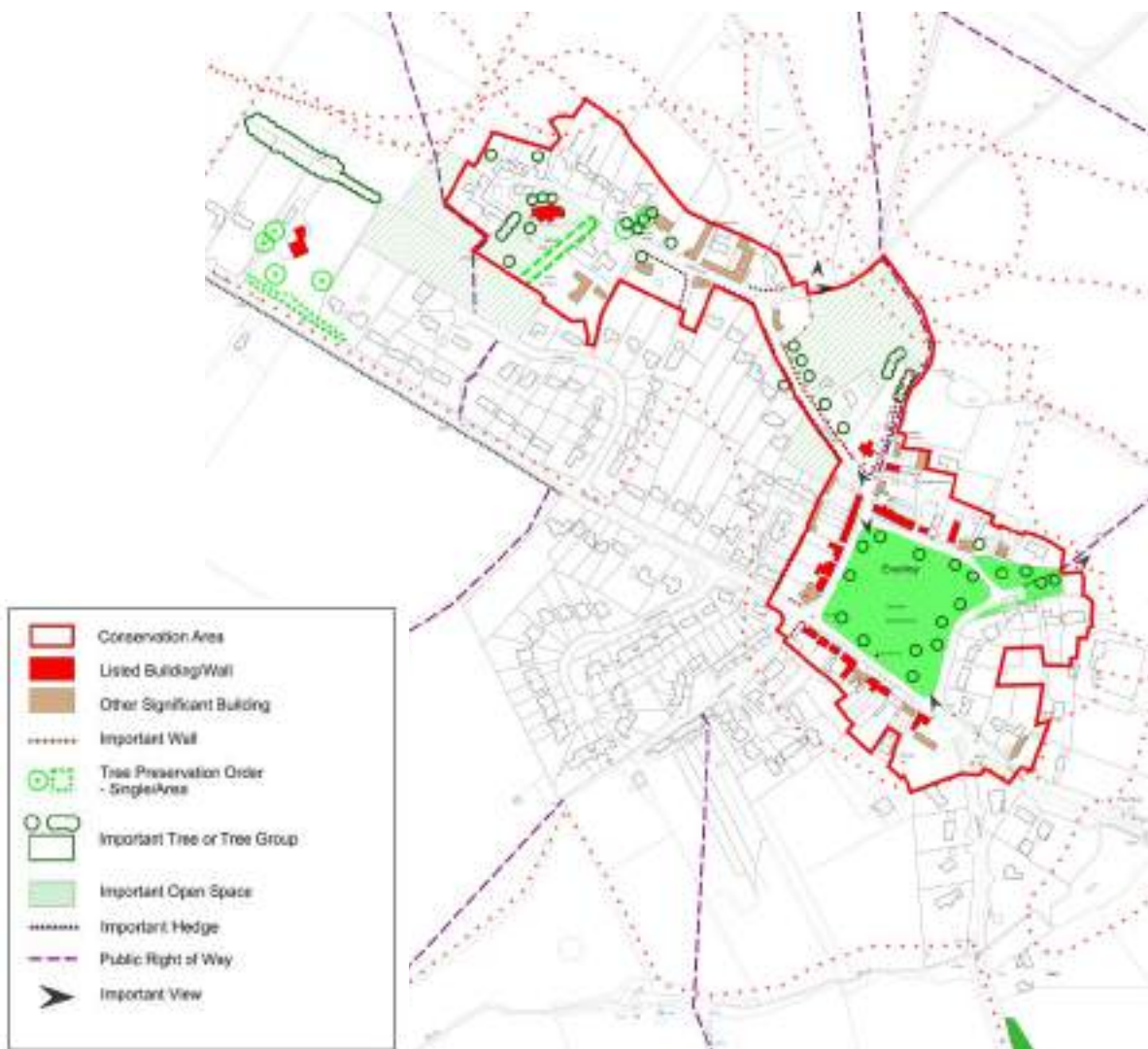


Figure 32: (above) Important spatial features in Evenley Conservation Area

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5. Architectural Analysis

5.1 Buildings Age, Type and Style

The majority of historic buildings in the Evenley Conservation Area date from the eighteenth and nineteenth centuries. There is a handful of earlier properties that retain some of their historic detailing. The style of building surrounding the green can be attributed to the Pierrepont family. The distinct layout however was in place before the redevelopment in the nineteenth century.

One of the oldest buildings in the area dates back to the seventeenth century and is the only thatched property remaining around the green (**Fig.33**). As such the green is assumed to have developed before the seventeenth and eighteenth centuries when the majority of the buildings within this part of the conservation area were rebuilt and redeveloped by the Pierrepont family. The modern detached brick houses on the east side are built in a variety of styles however their dissimilar appearance is softened by mature gardens and trees so does not intrude on the rural character of the village.

The Red Lion is the only remaining public house in Evenley however Gulliver's Cottage, on the entrance to Church Lane, was once a pub called the Buck's Head until 1822. The Red Lion is located in the south east corner of the green (**Fig.34**). It is an eighteenth century Grade II listed building remodelled in the mid nineteenth century. Its distinctive architectural features such as the windows and chimneys make it particularly noticeable.

A seventeenth century ironstone and limestone Manor House is on the corner of Church Lane. During the 1900s it was the bakery for Evenley and is purportedly the oldest building in the village. This is the second Manor House in the village; having replaced the first near the Church built in 1232 and owned by Ralph de Evenlee.

The former school house on The Green (No. 2) with coursed rubble limestone and ironstone

detailing is a distinctive building which was built for Edward Jarvis in 1640, an indication of his wealth and status at the time.



Figure 33: The only remaining thatch property on The Green, purportedly one of the oldest buildings in Evenley.



Figure 34: The Red Lion Public House.

5. Architectural Analysis



Figure 35: Seventeenth century Manor House with ironstone detailing, hood mouldings and stone mullions.



Figure 36: The Manor House at the beginning of Church Lane.

An historic stone boundary wall runs the length of Church Lane. Modern two storey houses, which have been excluded from the conservation area, are set back on the left hand side and are sheltered from view by mature front gardens. Further down Church Lane a private drive bends to the right leading up to Hill Ground, a modern house built in the 1960s (**Fig.37**). The drive culminates at Evenley Hall, which destroyed by a fire in 1897, was rebuilt in 1898.

The late eighteenth century map of Evenley shows a distinct lack of dwellings along Church Lane (**Fig.5**). Historically the lane was bounded by open space. The agricultural nature of the settlement means there are a number of 1-1½ storey outbuildings which have previously functioned as barns or stables, some of which have since been converted (**Fig.38**). These were most likely historically designed to support the estate of Evenley Hall. Most of the traditional vernacular dwellings along Church Lane date from the nineteenth and twentieth centuries and are of 2 storeys. These are detached dwellings with large footprints.



Figure 37: Lane leading up to Evenley Hall which can be seen on the 1780 parish map.



Figure 38: Converted barn along Church Lane.

5. Architectural Analysis

5.2 Church of St George

The Church of St George is a rebuild of one dating back to medieval times (**Fig.39**). A benefactor is said to have granted the original church to the Canons of Huntingdon Priory in the twelfth century. Unfortunately all records of this were destroyed in a fire. Henry Woodyer (1816-1896), a pupil of William Butterfield, designed the existing church for the Hon Mrs PS Pierrepont who had it commissioned as a memorial to her husband in 1864-5. There is a stained glass memorial window to him in the north transept. It was during this time that the north aisle, vestry, chancel and spire were added in an Early English style. As is clear in the 1780 enclosure map of Evenley, the sketch of St George's clearly illustrates a battlemented bell tower instead of the broach spire made up of wood shingles in place today (**Fig 5**). The building is less exuberant in its revivalist decoration than many churches of its time. Nevertheless it is an appropriate example of a small Victorian parish church and a fitting punctuation point at the end of this narrow limb of the conservation area.



Figure 39: The Church of St George rebuilt in the nineteenth century .

The churchyard of St George's has nine protected Lime trees leading up to the main door, a Wellingtonia tree and a number of fine clipped Yews (**Fig.40 & 41**). These are surrounded by other mature trees which in turn add to the secluded, rural nature of the village.



Figure 40: Mature vegetation within the Churchyard



Figure 41: Example of historic boundary wall that runs along Church Lane.



Figure 42: View north out of the churchyard overlooking a twentieth century development.

5. Architectural Analysis



Figure 43: Example of limestone coursing within the Conservation Area.

5.3 Materials

Limestone is the primary building material with ironstone also being used throughout courses and for detailing on the larger properties such as the Manor House (Fig.36). The vernacular properties tend to be laid as uncoursed rubble with the formal properties laid in squared courses (Fig.43). The stone is locally sourced, most likely from a number of old quarries to the south of the village, as can be seen on the



Figure 44: Example of dry limestone wall with cock and hen coping.

nineteenth century parish map (Fig.6). Boundary walls are predominantly built of local stone providing a visual homogeneity across the streetscape (Fig.44).

There is a notable absence of brick dwellings in the conservation area although a limited number of examples are evident in the twentieth century building phase. Bricks tend to be light brown in hue and fit with the colouring prevalent in the limestone. A number of the terraced properties along Mixbury Road have utilised red and brown brick as detailing around windows and quoins (Fig.45). The lack of brick buildings is probably due to the local availability of limestone and the fact the Pierreponts owned much of the village and would have exercised control over development.



Figure 45: Example of limestone property with brick lintels and quoins.

5. Architectural Analysis



Figure 46: View across the green illustrating the uniformity of chimney stacks in the conservation area.

5.4 Roofscape

A defining feature of Evenley conservation area is the distinct bands of alternating red and black tiles on the rooftops (**Fig.46**). This type of banding was popular in the late nineteenth century. It has come to define a number of buildings within the conservation area with modern builds being encouraged to adopt the pattern to help retain the character of the area. No 22 along the green has unusual bands of fish scale tiles (**Fig.48**).

Many of the vernacular houses would have originally been thatched, evident in the steep pitch roofs, but were replaced and rebuilt in the nineteenth century by the Pierrepont family. The two remaining thatch properties within the area have rolling eaves, a common feature of Northamptonshire thatch (**Fig.33**). Slate is used throughout Evenley; its introduction to rural architecture came through improved transport links throughout the country. Stone slate is a distinctive roofing material also found within Evenley. It has been used at No 2 The Green and a number of the modern properties. Similarly artificial stone slate can be seen on the Manor House and Red Lion (**Fig.49**).

The vernacular properties tend to have uncluttered roofs with the addition of simple brick chimney stacks (**Fig.46**). Stone stacks are also present on gable ends such as the prominent limestone stacks on Red Lion and the Manor House. These are historic indicators of the wealth of the occupant (**Fig.49**). On single properties the stacks tend to be located on the gable ends with extensions visible where chimneys interrupt the ridgeline. For the terraced cottages regularly spaced stacks across the

ridge indicate the former division of the property.

The majority of the houses within the area have simple gable roofs with the occasional addition of dormer windows, as can be seen along Dormer Row (**Fig.50**). A cluster of four terraced properties along Mixbury Road have a distinct cross gable roof that, whilst different, compliments the surrounding houses (**Fig.45**). A consistent height across the roofscape creates homogeneity within the area.



Figure 47: Alternating red and black tiling prevalent throughout the area.



Figure 48: Unusual bands of fish scale tiles on No 22 The Green.



Figure 49: Distinctive stone chimney stacks on the Red Lion Pub.

5. Architectural Analysis

5.5 Windows

There is a consistency in window design around the green in the centre of the conservation area. The Dormer windows along the aptly named 'Dormer Row', whilst not a common feature across the conservation area, are a striking one (**Fig.50**). They were originally the Pierrepont's workmen's cottages. The concentration of these contributes to the uniformity of the village.

Casement windows are commonly found on the smaller vernacular cottages. These traditionally would have been made of timber, although a number of properties have since changed these for modern PVCu alternatives, altering the character and appearance across the façade. The later nineteenth century cottages along the green tend to favour narrow timber lintels. Window scale and placement tend to be simple and domestic in design usually in a regular formation across the façade. Where there is irregular placement, such as on gable ends, this tends to indicate a later extension.

Stone mullion windows are also a feature in the conservation area. The Manor House retains its traditional stone mullion windows with square hood moulding. These are regularly placed across the façade and balance the T-plan layout (**Fig.52**). Later stone mullion windows are also found at Beechwood House.

Rooflights are a non-traditional feature yet are prevalent in the conservation area. The location of these windows has been carefully considered, designed and located so as not to detract from the simple, vernacular character of the building. They are mainly concentrated to the rear of buildings not detracting from the front façade.

The distinctive cast iron windows with octagonal shaped panes of the Grade II listed eighteenth century Red Lion are particularly noticeable along the green (**Fig.53**). The unusual design can denote the former status of a building.



Figure 50: Dormer windows along 'Dormer Row' create a sense of uniformity.



Figure 51: Example of wooden glazing bars (left) and PVCu alternative (right).



Figure 52: Seventeenth century stone mullions with hood and stop moulding.



Figure 53: Cast iron windows with octagonal shaped panes on The Red Lion.

5. Architectural Analysis



Figure 54: Example of a wood panel door.



Figure 55: Non-obtrusive heritage colours used to paint wooden doors.



Figure 56: Example of a wood panel door.

5.6 Doors and Porches

Doors tend to be of traditional timber in either plank or panel design (**Fig.54 & 56**). These are visible on the cottage dwellings that face the highway. In the vast majority of cases traditional doors have been changed for twentieth century alternatives with the plank and panel design incorporating sections of glazing. Heritage colours should be considered when painting windows, garages or rendering external buildings (**Fig.55**).

Porches are not a common feature of the conservation area although additions can be found on some of the properties. There is little consistency with regards to design with a mixture of open and enclosed porches. They tend to be constructed of timber with slate and tile roofs (**Fig.57 & 59**).



Figure 57: Example of a timber porch.



Figure 58: Traditional wood panel door on the seventeenth century Manor House.



Figure 59: Example of a slate porch.

5. Architectural Analysis

5.7 Positive Buildings

Figure 60 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 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 due to their historic and/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.

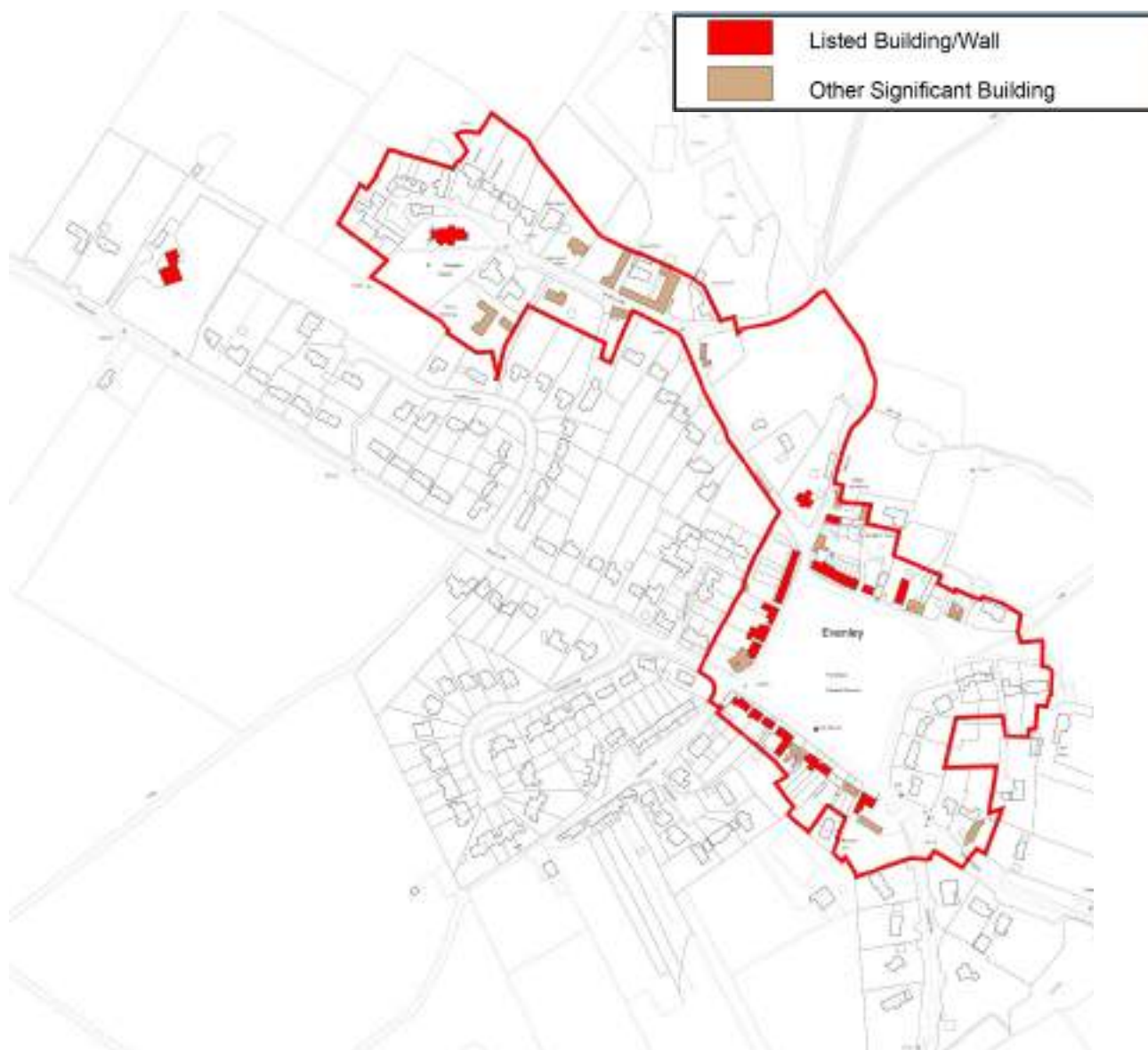


Figure 60: Significant buildings in Evenley including those listed buildings of architectural or historic interest) © Crown Copyright and database right 2015. Ordnance Survey 100022487.

6. Boundary Justification

6.1 Background

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.

Evenley Conservation Area was first designated in 1968. This was then revised in 1987 to include Church Lane. The boundary was reviewed again in spring 2015.

6.2 Northern Boundary

The northern boundary of the conservation area starts at the north-eastern corner of The Hollow Close. It then runs west following the rear plot boundaries of 25,28 & 29 The Green, Finch Cottage, Post Office and Boughton Terrace. The boundary then continues north following the north west boundary of the open pasture behind Manor Cottage. The conservation area boundary then continues west following the rear boundaries of Evenley Lawn, The Barn, Robinia Farm, Evenley House, Beechwood House, Piran House, 24 Church Lane, Findon Bell, The Barnstead, Stonecroft and 28-32 Church Lane.

6.3 The Western Boundary

The western boundary picks up at the north west corner of 32 Church Lane and runs south following the rear plot boundaries of 39 Church Lane and Cornerstone.

6.4 Southern Boundary

The southern boundary follows the rear plot boundaries of 31-35 Church Lane, St George's Church and Rectory Farmhouse before running north along the west plot boundary of Rectory Farmhouse. It continues west following the rear plot boundary of Windrush and 21 Church Lane. It continues to run south west following the historic stone boundary wall along Church Lane. At the corner plot of 12 The Green the boundary continues to run south crossing over Broad Lane at the Village Hall and School Lane to the corner plot of 59 The Green. The boundary then continues east following the rear plot boundaries of The Green. At the south east corner of the plot of the Red Lion the boundary crosses over Bicester Hill and then Mixbury Road to the plot of Penny Cottage.

6.5 Eastern Boundary

The eastern boundary runs north following the rear plot boundaries of Mixley House, Anden Cottage, Druids Heron, Smithfields, Ashdown House, Osbourne House, 35 The Green, Churchstone, 33 The Green and Lake View before culminating the north east corner of The Hollow Close.

6. Boundary Justification

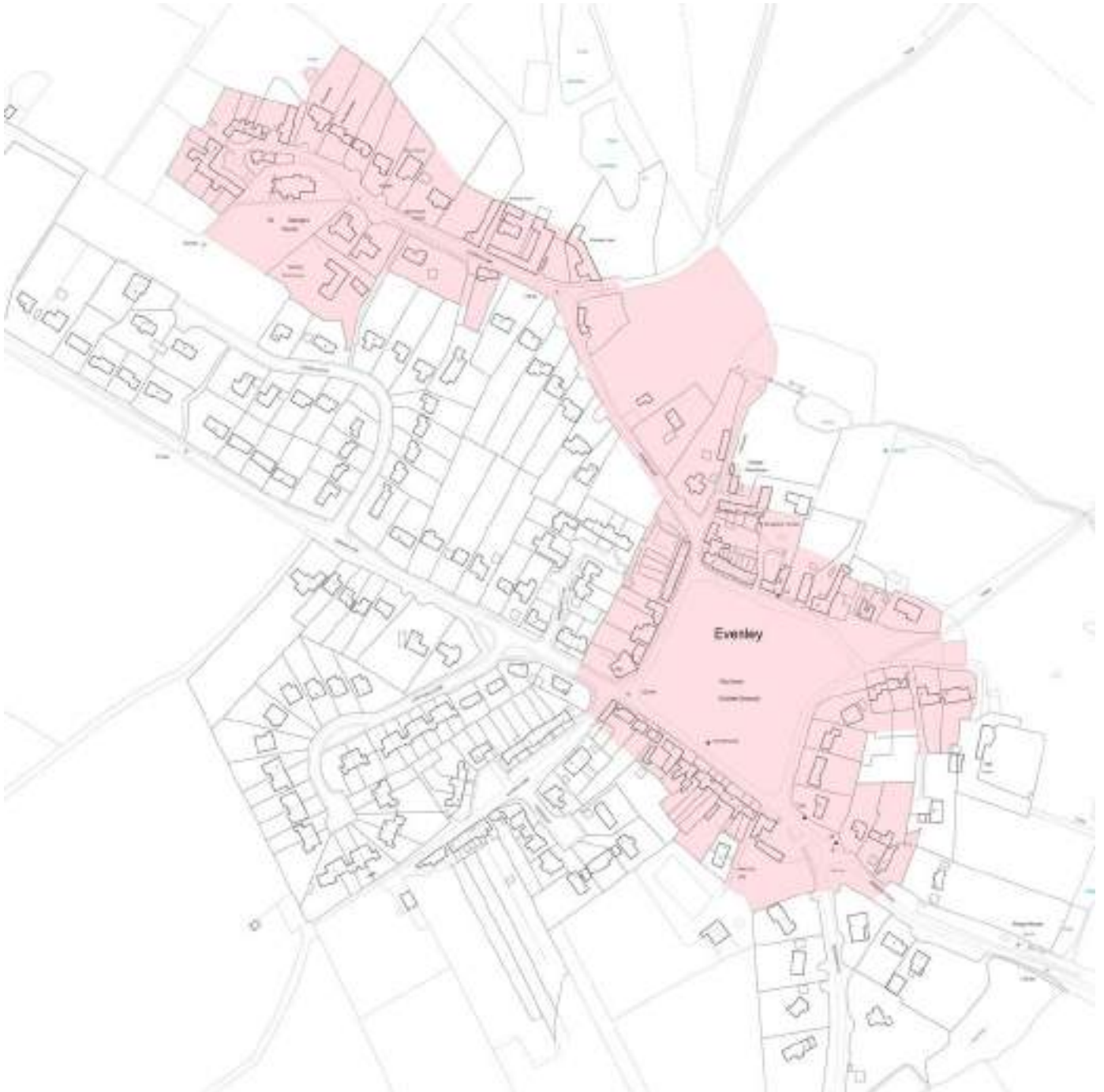


Figure 61: The boundary of the Conservation Area of Evenley © Bluesky World International Ltd.

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

Evenley 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 Evenley. Addressing these now, offers the opportunity to enhance the conservation area. Positive conservation management will ensure the on-going protection to preserve and enhance the village's special character.

Evenley 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 existing buildings.

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 Evenley conservation area, one which could lead to the erosion of its special character.

The main threat to the area is the cumulative effect of the numerous and often small scale alterations that occur to unlisted buildings and walls within the village. These changes include

the replacement of traditional windows, doors, roofing materials, inappropriate wall repairs and pointing with unsympathetic modern alternatives, which can result in the erosion of 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 62 shows how altering the windows in a property and replacing them with modern PVCu alternatives can change the character of a property substantially. It is often the small elements, such as the increase in thickness of the frame, the change of opening mechanism and the lack of functioning glazing bars that alter the character of the property substantially.



Figure 62: (above) shows a more traditional timber casement window in contrast to the modern PVCu window seen (below)

7. Management Plan

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 in the above document, whilst at the same time being distinctly of the twenty first 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, in and around it.
- Respect important views.
- Respect the scale of the neighbouring buildings.
- Use material and building methods which are as high in quality as those on existing buildings.
- Create new views and juxtapositions which add to the variety and texture of their setting.

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 number of buildings without statutory protection, there has been some incremental loss of traditional architectural detailing and features in the conservation area. The replacement of traditional windows, doors and roofing with inappropriate materials and designs is a negative feature that affects both the individual buildings and the wider area.

Owners of significant properties, not just those that are listed, should be encouraged to maintain traditional materials and features that

are found in Evenley. Owners are also encouraged to replace inappropriate features with traditional materials.

Establishing a list of locally significant buildings and policies for their protection would be encouraged as part of the forthcoming Local Plan.

Action 2:

Consider the imposition of Article 4 Directions on buildings of significance across the conservation area to ensure that positive architectural details and features are retained and any alterations do not harm the character of the conservation area. Establish a list of locally significant buildings and policies for their preservation as part of the forthcoming Local Plan.

3. Boundary walls

Boundary walls and strong boundary lines are a significant feature of Evenley Conservation Area. Any new boundaries should be constructed of suitable stone and be of an appropriate height and coursing to fit well with the existing walls.

Any new boundaries should be clearly delineated and be of an appropriate material and height. Any new or existing development that is set back from the highway should create strong boundary treatments to maintain and enhance the sense of enclosure and built form as seen across the conservation area.

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 boundaries.

Any new or existing development that is set back from the street should be encouraged to create strong boundary treatments to maintain a sense of enclosure.

7. Management Plan

4. Paving and surfacing

Opportunities should be taken to enhance areas of paving and kerbing where appropriate. Careful design and sensitive use of materials will be expected in any future resurfacing works at Evenley.

Action 4:

Encourage statutory undertakers to rationalise and remove unnecessary clutter within the conservation area and replace with appropriate solutions. Highway authorities should try to avoid the insertion of inappropriate kerbing and footpaths, which would have a harmful effect.

5. Open spaces

Open spaces play an important part in Evenley Conservation Area contributing to its historic and rural character. Opportunities should be taken to preserve and where appropriate enhance, the character and appearance of these spaces.

Action 5:

Promote the sympathetic management of open spaces, including verges and banks.

6. Renewable energy sources

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

Action 6:

Encourage the sympathetic location of solar panels, wind turbines etc to inconspicuous roofslopes and building elevations where they will not have a detrimental impact on the character of the conservation area.

7. 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 have an impact on the significance of heritage assets and the character and appearance of the conservation area.

Action 7:

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

8. Telegraph poles, lamp standards and overhead cables

The visual impact of overhead wires and telegraph poles has the potential to dominate and disfigure the character and appearance of the conservation area.

Action 8:

Encourage the undergrounding of cables and wires to reduce the visual impact caused by these on the historic streetscape.

9. Tree management

Conservation area designation affords protection to trees from unauthorised felling or lopping. They contribute to the scale and form across the village and promote the rural character of the settlement.

Action 9:

Large mature trees should be retained wherever possible in order to preserve the character of the conservation area.

7. Management Plan

10. Development affecting the setting of a conservation area

It is important that development around the conservation area does not harm the setting. Any development in or around Evenley which affects the setting of the conservation area should have regards to views in and out of it, the setting of positive buildings and the character of the landscape.

Action 10:

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.

11. Protect archaeological remains

Evenley 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 11:

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

8. Sources of Further Information

8.1 Books

Baker, G (1822) *The History and Antiquities of the County of Northamptonshire, Volume 1*. London: JB Nichols and Son

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English Heritage (2011) *Understanding Place: Conservation Area Designation, Appraisal and Management*.

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Hebblethwaite J (2010) *Characters of Evenley*, Evenley Residents Association.

Sutherland D (2003) *Northamptonshire Stone*, Northampton: Dovecote Press.

8.2 Internet sources

- www.british-history.ac.uk
- www.englishheritage.org.uk
- www.visionofbritain.org.uk

8.3 Acknowledgements

8.4 Further information

Further information on the local history of Northamptonshire can be found at:

- Northamptonshire Records Office
- Northamptonshire & Oxfordshire Libraries

South Northamptonshire Council have also produced some guidance notes on conservation areas which provides further information on what designation means. These 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 areas and buildings, a few of which

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 sites are a useful source of local history information:

- <http://www.nationalarchives.gov.uk>
Historic public records online.
- <http://www.british-history.ac.uk/>
Digital library of local history resources

8. Sources of Further Information

8.5 Community involvement and adoption

This appraisal has been subject to public consultation and was adopted by South Northamptonshire Council on 25 September 2015 at which time it became a material consideration in the determination of planning applications within the conservation area and its setting and the making of other decisions.

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

Please note that the information contained within this appraisal is correct at the time of publication. South Northamptonshire Council cannot be held liable for any changes that may have occurred since that time.

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