

Warkton Conservation Area

(As reviewed March 2007)



Produced for Kettering Borough Council

by

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1.0 INTRODUCTION

- 1.1 Warkton is one of four small villages, lying east of Kettering Town but within the Borough's jurisdiction, that could be affected by proposed expansion of the Town in that direction. The village envelope is almost identical to the conservation area designated in 1981 and it is appropriate that the Borough Council has commissioned an appraisal of the conservation area in the light of past, present and future trends. These trends are, in part, a reflection of the socio-economic pressures and it has been necessary for us to be aware of these and of how they affect the life of the village.
- 1.2 The villages of Warkton and Weekley are both set in a rising ground each side of the River Ise, not unlike the locations of Cranford St. Andrew and Cranford St. John, but in this case with the principal Landowner's seat being remote from both communities, at Boughton House a mile or so to the north.
- 1.3 Weekley appears to be the earlier settlement, with Romano-British origins. The earliest record of Warkton being in 946. By the time of the Domesday Book (1086) Warkton and land around was in the ownership of the Abbey of St. Edmundsbury (now Bury St. Edmunds), hence the dedication of the Church to St. Edmund. Domesday records presence of a mill, estate land for 2 ploughs, 16 villagers and 8 smallholders with 7 ploughs and 3 slaves, giving (including children) a population of nearly 100. It is little more than this today (pop. 140 in 2001), but in the 18th Century it had risen to about 300. If we consider Cranford as 2 villages, this gives an average of about 150-200 people for the villages in this study, and an indication of the density of the rural population in this part of Northamptonshire.
- 1.4 Kettering Borough Council appointed Donald Insall Associates to undertake this appraisal of Warkton Conservation Area in September 2006. The appraisal begins with a brief overview of the planning context and a summary of the special interest before looking in more detail at the setting, historic development and spatial and character analysis. Key issues affecting the area and changes adopted for these then follow with sources for further information.
- 1.5 No appraisal can ever be completely comprehensive and omission of any particular building, feature or space in this document should not be taken to imply that it is of no interest.

2.0 PLANNING POLICY CONTEXT

- 2.1 This Appraisal has been undertaken in accordance with the recommendations of the English Heritage publications, *Guidance on Conservation Area Appraisals* and *Guidance on the Management of Conservation Areas*.
- 2.2 The 1990 Planning (Listed Buildings and Conservation Areas) 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 Act places a duty on local authorities to designate conservation areas where appropriate and from time to time to review the extent of Conservation area designation within their districts. It also requires the local authority to formulate and publish proposals for the preservation and enhancement of these areas.
- 2.3 The designation is seen as the first step in a dynamic process, to quote English Heritage “the aim of which is to preserve and enhance the character and appearance of the designated area – and to provide a basis for making sustainable decisions about its future through the development of management policies”. Designation gives the local authority additional powers to stop for example removal of significant features and to encourage sensitive new development. This particular study needs to be seen as part of the series of planning documents which already exist serving Kettering town centre: These include *the Kettering Local Plan, 1995*; *Kettering Development Framework, Kettering*

Masterplan 2005, the North Northamptonshire, Statement of Community Involvement and the Borough Council’s *Issues and Options for Urban Extension*.

Government policy set out in Planning Guidance Note No.15 (PPG15 – *Planning and the Historic Environment*) includes, “The general presumption should be in favour of retaining buildings which make a positive contribution to the character of appearance of a conservation area.” The appraisal reflects the values expressed in *Power of Place – The Future of the Historic Environment*, by English Heritage, 2000 and *Towards an Urban Renaissance, 2001*.

- 2.5 Additionally, some changes that do not normally require planning permission (known as permitted development rights) have been identified as detrimental to the special interest of the conservation area. These are discussed in section 12.0

3.0 SUMMARY OF SPECIAL INTEREST

- 3.1 Warkton is a fine example of an estate village which has benefited from centuries of care by the Boughton Estate, there having been only two principal landowners in the last thousand years.
- 3.2 During this period the size and shape of the village has remained remarkably constant, most properties being set along the main street and its southern loop, the church forming a very strong focus with open paddocks on its north and south sides.
- 3.3 Although cottages have been rebuilt from time to time, this has always been carried out sympathetically and there are very few buildings later than the 19th century.

4.0 ASSESSMENT OF SPECIAL INTEREST

- 4.1 Warkton is a village that can be comprehended in one glance from vantage points along the A43, yet within the village there is a fine combination of enclosure with outward views especially to the west. (see photographs on the cover page)
- 4.2 Progression through the village is well articulated. The western approach over the River Isle bridge leads to a clear village entry, with Moorfields Farm on one side, opposite a good group of thatched cottages.

Then follows the Village Hall (former school) and the open view of the church with the street (all streets are un-named) leading round to the south, rejoining the main thoroughfare at the Village Green where stands the still-active Village Smithy.

- 4.3 The village plan, together with almost consistent use of vernacular building materials and the existence of significant groups of trees, gives Warkton its very special character, recognised by virtually the whole village being included in the 1981 conservation area.



5.0 LOCATION AND SETTING

- 5.1 Warkton and Weekley are the study villages nearest to Kettering in a north-easterly direction, the town centre being less than two miles away from both settlements. Warkton is located just east of the main A43 trunk road from Kettering to Stamford, the road through the village continues eastwards to Grafton Underwood, Slipton and Twywell, with a link also to Barton Seagrave. Public footpaths run from Warkton south-west to the Ise lodge Estate, Kettering, and north-east to Weekley.
- 5.2 Set on quite sharply rising ground east of the River Ise, springs and ground water from wells helped to establish the settlement, the edge of the valley to the east providing shelter from the cold east winds. In short, Warkton has a very pleasant aspect. Very fine, too, is the prospect of the village from the A43 on the edge of Kettering to the west. This vantage point for viewing Warkton can be enjoyed across the fields, the cottage spread with the church as the focal point and always the Boughton Estate avenue of tall trees a fine backdrop, silhouetted on the lip of the valley.



6.0 HISTORICAL DEVELOPMENT AND ARCHAEOLOGY

6.1 History

- 6.1.1 An excellent history *Warkton – A Village in Northamptonshire* was published through ‘Local Heritage Initiative’ in 2006, from which much of the information summarised below is taken.
- 6.1.2 There was a Saxon settlement here in the 10th Century, it being recorded that King Athelston gave it to one of his Thanes called Wulfric. The derivation of the name ‘Warkton’ is not known precisely, but is believed to be the ‘ton’ or ‘farm’ of Weorc or Weorca, hence ‘Weorc’s Farm’. The Domesday Book, as noted in paragraph 1.3, records the wealth of the village, but no resident priest is mentioned. It is said that a fragment of a Saxon clerestory window was uncovered in the nave of the church in the 19th century, but the earliest part of the present building dates from the end of the 12th century.
- 6.1.3 Property and land ownership in and around the village has changed remarkably little over the centuries. The Abbey at St. Edmundsbury owned virtually everything up to the dissolution of the monastery in 1541. At that time the Estate passed through the Crown to Sir Edward Montagu, whose family to this day still owns most of Warkton, Weekley and Grafton Underwood in this Study. There are, however, now 27 owner-occupied properties in Warkton, nearly half the total.

- 6.1.4 The bridge over the River Ise has always been an important entry to Warkton and is first mentioned in 1689, although one must have existed earlier. The river originally ran some 50 yards nearer the village, but the present bridge dates largely from 1901. A new footbridge was built alongside in 1970.
- 6.1.5 Some distance south, where Deeble Road, Kettering, crosses the Ise, a watermill stood until the mid 1930s, but no trace of this remains today.
- 6.1.6 Bridge’s *Northamptonshire*, 1724, mentions two quarries; one of ‘soft red stone’ – probably ironstone – and one to the east ‘a very hard an excellent stone’ – almost certainly limestone, but their site is uncertain.

6.2 Archaeology

- 6.2.1 The medieval open field system around the village survives well. Together with those at Weekley, they were registered on the priority ‘A’ List of Extensive Areas of Field Systems in D. Hall’s *The Open Fields of Northamptonshire*, 1993, and may be regarded as significant at county level. South of the village there was Meadow Field and high above the eastern edge was Moor Field. Warkton Wood Field started just beyond the stretch of Grafton Road between the two right angle turns and a large part of this field survives today as pasture land.

- 6.2.2 Traces of former 'drift' or drove roads which led to the open fields survive on the north and south sides of the village behind Moorfields Farm and Fedwells Farm respectively.
- 6.2.3 Further north, from a conduit house near the top of the hill, a stream served a series of fishponds, the stream leading down to the River Ise past a tannery which was in use up to the late 1880s, traces of this building finally disappearing about 10 years ago. Extensive earthworks to the north-east probably relate to other conduits and watercourses serving the village.
- 6.2.4 West of the church and south of the village green, further earthworks show signs of earlier cottages, some foundations of these being uncovered in 2005.

7.0 SPATIAL ANALYSIS

- 7.1 Much of the attraction of the village derives from the shapes of the spaces defined by the built structures and natural environment. Thus, the relatively narrow western entrance opens out halfway up the hill to the central feature, the church, set each side by open paddocks. Valuable, also, is the open field immediately west of the church even though records and earthworks show this once to have been built over. Toward the top end of Warkton, the Village Green is another focal point for a cluster of buildings including the present smithy. The nestling of the village in a 'bowl' below the tree-topped eastern ridge is a key feature.



- 7.2 As in the other villages, boundary walls and fences play an important part in shaping the village and were rightly regarded as significant in the 1981 conservation area plan. The combination of stone walls and iron palisade fences emphasizes the open space around the churchyard.

- 7.3 Two groups of trees and hedgerow are important spatially: the tall border to the street, screening the Old Rectory and the cluster of trees at no.19, south-west of the church. Elsewhere, individual or more widely spaced specimens are important, for instance around the churchyard, but many are now quite old and are becoming progressively thinned in storms. Re-planting is not greatly in evidence.



- 7.4 Of the greatest importance, recognised nationally, are the long and dignified avenues of trees, now mostly limes, originally radiating from and encircling the Boughton Estate. The avenue east of Warkton survives almost intact, that to the south much less so, although it is understood there are Estate proposals to replant this stretch, which also extends along the north side of Kettering.



8.0 CHARACTER ANALYSIS

8.1 Generally

8.1.1 The character of Warkton is exemplified by the consistency with which the Boughton Estate have built, maintained and rebuilt their properties over the centuries. Except for the Old Rectory, designed by the noted architect Benjamin Ferrey, Moorfield Farmhouse, and of course the church, none of the buildings can lay claim to pretentiousness and fewer than half of the properties within the conservation area are listed as being of special architectural or historic interest. Some, including the Old Rectory, appear to qualify and should now again be considered for listing.

8.1.2 The church of St Edmund dominates the centre of the village, its 15th century tower standing four-square, now with flanking ancillary rooms, and the 18th century chancel housing four nationally important colossal monuments to one Duke of Montagu and three duchesses.



8.1.3 At first sight the village presents a sleepy scene, as a dormitory to its larger neighbour, but a number of rural activities continue, fairly well concealed from view. Moorfield farm is run directly by the Boughton Estate, Fedwell's dairy farm being the only other agricultural business. The Forge on the Green remains active by the farrier and there are two other ironworkers plying trade. Moorfields Farm stableyard has been developed by the Estate for small businesses including joinery, ironmongery and an organic vegetable store.



8.1.4 Whilst the 1981 conservation area appraisal noted that Warkton had been experiencing the pressure of change, such pressure has been substantially resisted over the succeeding 25 years, with credit due both to the Council and to the Estate. It was an anomaly that the 1981 conservation area did not quite coincide with the village envelope and, although development sites are scarce, there are a few parcels of land on which careful infill could be advantageous.

8.2 Building Materials and Detailed Design

8.2.1 In common with the other villages in the current Study, indigenous building materials are locally quarried limestone and locally grown wheat straw thatch. The older cottages are built in this way, but reconstructions have produced tiled roofs, with Welsh slate also appearing in the 19th century.



8.2.2 The Estate rebuilt cottages periodically, commendably always using limestone for walling, but by the time Nos. 8-11 were erected in 1827 clay tiles were used for roofing. Tiles became increasingly employed for roofing, with an interesting variety seen through the village, for example pantiles on the recent extensions of No. 38 and double roll pantiles on No. 27.



8.2.3 The thin, irregular courses of limestone rag do not stand up well in chimney stacks. There is also the risk of fire in thatch through open-jointed flues and consequently nearly all flues have been rebuilt in brick, sometimes with rather unfortunate results. In a very few cases chimney stacks survive of ashlar limestone.



- 8.2.4 Uncharacteristically, two cottages built by a 19th century rector on the edge of his land are of flint with brick bands, this incumbent being familiar with flint in his Norfolk homeland. However, with attractive barge boards and porches, they make a pleasant group.



- 8.2.5 Whilst most windows are timber casements, some cottages have leaded lights or cast-iron window frames, in various patterns, which should be retained.



8.3 The Street Scene

- 8.3.1 Whilst stone boundary walls do exist, they are not as dominant as in some other villages. They are chiefly important where buildings are set back from the street, as on the Village Hall corner and around the church. It is good to see that here, they have retained their original stone-on-edge capping.



- 8.3.2 Equally important is the variety of other types of boundary, especially the open ironwork fences around the church paddocks, the hedges and timber paling fences elsewhere.

Together they provide much needed definition of the street scene which is sometimes lacking in other places.



- 8.3.3 The existence of springs and wells would have formed a significant reason for the establishment of this settlement and where evidence of them survives, for instance in some boundary walls, they should be protected and maintained for their historical importance.



- 8.3.4 Less acceptable, visually, are the overhead electricity and telephone cables and the poles that support them, modern regulations tending to promote an increasing number of poles.



9.0 COMMUNITY INVOLVEMENT

9.1 Statement of Community Involvement

9.1.1 The ten Principles enumerated in North Northamptonshire's *Statement of Community Involvement* are being followed, the Parish Clerk having convened a meeting at which parishioners and local landowners gave their views on topics affecting life in the village, including:

- History and evolution, including farms, market gardens, local crafts, industry
- Estate policy and development
- The village community: local organisations, clubs
- Commerce (lack of): post office, shops, pubs, cafes
- Housing, old and new
- Provision for the young: schools, playgroups
- Recreation space
- Provision for the elderly: sheltered housing, care homes
- Accessibility: public transport, roads, footpaths, bridleways
- The street scene: bridges, trees, boundary walls, hedges and fences, street furniture, paving materials.

9.2 Community Facilities and Activities

9.2.1 The Village Hall was built in 1867 as a school to accommodate up to 80 children, the school closing in 1961. Regular activities there include meetings of the Women's Institute, the Heritage Society, the Parish Council and the Parochial Church

Council as well as indoor bowls and other occasional events. The Travelling Post Office also opens there weekly and a County Library van visits fortnightly.



9.2.2 There was once a public house – The Duke's Arms – in No. 31, but this closed in 1874. What was known as the 'Club House', now an outhouse to No. 32, opened in 1913 but closed in the 1960s to leave the village 'dry', as it has been ever since.



9.2.3 There were village shops at Nos. 33 (until the 1920s) and 5 (until the 1960s) with a bakehouse at No. 13 that operated from

1621 to the early 20th century and a butcher's at No.46 (1833-1900), but – like many villages of this size – there are now no local shops at all.

- 9.2.4 With all school activities now taking place outside the village there are no recreational facilities for any age group. The only available space would be the old school (Village Hall) playground, or the adjoining paddocks when there is no livestock present.
- 9.2.5 Similarly, but unlike Cranford and Weekley, there is no specific provision of any kind for the elderly, although it is understood retired Estate employees live on in their Estate cottages.
- 9.2.6 Mobility for the elderly, especially, is difficult and expensive, public transport now having been reduced to one bus a week. The writer can recall a regular weekday service through the village from Kettering to Thrapston. It is quite a long walk uphill to the A43 where there is still a good service into Kettering town centre.
- 9.2.7 There is a reasonable network of public footpaths to Weekley, and to the Ise Lodge Estate on the edge of Kettering as well as to the more distant villages of Barton Seagrave and Grafton Underwood, and along the River Ise. Not all are well signposted and some are becoming overgrown through little use (or are little used because overgrown!).

10.0 BOUNDARY CHANGES

- 10.1 The 1981 conservation area includes nearly all the village, but differs slightly from the village envelope. It also excludes areas of significant archaeological interest, notably the chain of fishponds to the north and earthworks to the east.
- 10.2 The conservation area is therefore extended to include these features and also the line of the former drove road immediately south of the village. This protects the whole of the village envelope, the boundary of which could then, with advantage, be adjusted to include some of the sites containing derelict or under-used buildings.
- 10.3 Additionally, it would be undesirable for expansion of Kettering to be permitted up to the enhanced conservation area boundary. Open space is required as part of any large-scale development. Existing and proposed re-instatement of the Boughton Estate avenues on the east and south sides of Warkton would provide the village with natural separation from such development. It is important that the 'buffer zone' of land between these avenues, the River Ise and the village should remain undeveloped.

11.0 LOCAL GENERIC GUIDANCE

- 11.1 It is important that consistent policy guidance should be available for all the villages, varied only by special circumstances in any particular village.
- 11.2 There are sites within some villages envelopes where limited infill could advantageously be permitted, but only if the scale, form and materials are appropriate, repeating and echoing the values already established in the conservation areas.
- 11.3 Domestic buildings should follow one of the forms of good existing housing, either terraced or detached, but dwellings of 'suburban' character should not be permitted.
- 11.4 The extension of buildings, especially Listed buildings, needs considerable design care. Where permitted they should be subservient to the main structure but following, for example, the same roof pitch.



- 11.5 Conservatories are a particular problem, but may discreetly add useful space at the rear of properties; it is unlikely they would be permissible at the front.

- 11.6 The particular attraction of these villages is their use of local limestone below thatched or tiled roofs. The presumption for any extension or new development within the conservation area should be for the use of these materials and a very strong case should be required for any departure from such guidelines.
- 11.7 The application of detailed design elements in each village should be noted and followed:
- The proportions and materials of windows and doors,
 - The shape and materials of dormer windows in thatched, tiled and slated roofs.
 - The continuity of boundary materials – walls, fences, hedges
- 11.8 Where individual trees, groups of trees and large hedges contribute to the character of the conservation area these should be maintained, including re-placing aged, diseased or fallen specimens.



12.0 PARTICULAR ISSUES

12.1 The issue affecting the character of the conservation area more than any other is the density and speed of traffic passing through the centre of the village. This is because the road, together with the turn to Barton Seagrave, is used as a 'rat-run' eastern by-pass by traffic avoiding Kettering. It is understood that up to 6,000 vehicle per day use this route, congestion building up at the central chicane at peak periods. Although there is an electronic speed warning sign, traffic travelling westwards down the hill seldom slows and can be hazardous to pedestrians on the narrow single footpath.



12.2 Except for the Village Hall and St Edmund's Church, there is a complete lack of any communal or recreational facilities.

12.3 Rightly, there has been very little development in recent years, but there are some individual sites where carefully controlled new building could enhance the character of the conservation area.



12.4 It appears that a number of buildings in the conservation area would qualify for listing under the criteria set out in PPG 15 and subsequent circulars 01/01 and 09/05.



12.5 Overhead electricity and telephone cables together with the poles that support them are a visual distraction in the

conservation area, especially across open paddocks and in front of Listed buildings.

- 12.6 Street lights are of a mixed character; some modernistic examples do not contribute to the quality of the conservation area.
- 12.7 As everywhere, television aerials and satellite dishes proliferate. It is important they do not become over-obtrusive.



- 12.8 Cottage chimneys are a significant feature of the village skyline. It is unfortunate that so many have been reconstructed to a poor visual standard.

13.0 USEFUL INFORMATION AND CONTACTS

13.1 Planning Guidance

Kettering Borough Council
Bowling Green Road
Kettering
Northamptonshire
NN15 7QX
Tel. 01536 410333
E-mail: Customerservices@kettering.gov.uk
Website: www.kettering.gov.uk

Amenity Groups

Kettering Civic Society	Paul Ansell (Chairman) Monica Ozdemir (Secretary)	01536 312 272 mmozdemir@yahoo.com
Victorian Society	The Victorian Society 1 Priory Gardens London W4 1TT	020 8994 1019
Georgian Group	The Georgian Group 6 Fitzroy Square London W1T 5DX	087 1750 2936 info@georgiangroup.org.uk
SPAB	37 Spital Square London E1 6DY	020 7377 1644 info@spab.org.uk

CPRE Sue Baylis 01858 433136
PO Box 7939 sue.baylis@cprenorthants.org
Market Harborough
Leicestershire LE16 9XW

13.3 Heritage Guidance

English Heritage Eastern England Office

East Midlands Region
44 Derngate
Northampton
NN1 1UH
Tel. 01604 735400

Northamptonshire Christine Addison E-Mail:
Sites and Monuments (Historic CAddison@northamptonshire.gov.uk
Record Environment
(archaeological Record
Information) Officer)
Northamptonshire
County Council
PO Box 163
County Hall
Northampton
NN1 1AX

13.4 Tourist Information Office

The Coach House
Sheep Street
Kettering
NN16 0AN
Tel. 01536 410266
E-mail: tic@kettering.gov.uk

13.5 Further information

Related Planning Documents

Kettering Local Development Framework
Kettering Local Plan, January 2005
Kettering Town Centre Master Plan, May 2005
Kettering Town Centre Conservation Area Document
Extension to Kettering Town Centre Conservation Area, Draft
Designation Document, 1988
North Northamptonshire Statement of Community Involvement, 2005
English Heritage, *Streets for All: East Midlands*, 2005
Glenn Foard and Jenny Ballinger *Northamptonshire Extensive Urban*
Survey: Kettering, 2000

Historical Background

Nikolaus Pevsner and Bridget Cherry, *The Buildings of England: Northamptonshire*, 2nd ed 1973
Tony Ireson, *Northamptonshire*, 1954
Local Heritage Initiative, *Warkton A Village in Northamptonshire*, 2006

14.0 MANAGEMENT POLICIES

14.1 Planning Policies

The Council shall pursue policies that will retain and enhance the quality of Warkton conservation area, especially in the light of the proposed eastward expansion of Kettering.

This conservation area appraisal highlights the need to manage the effects of proposed significant levels of new development adjacent to the village which, if unrestricted, will adversely affect the special character the designation was intended to conserve. In order to mitigate the effects of harmful change, policies set out appropriate standards for new development and for alterations to existing buildings, including specific design guidance.

The policies contained in this appraisal plan accord with Government Planning Policy Guidance Note 1 (PPG1), *General Policy and Principles* (1997). PPG15, *Planning and the Historic Environment*, 1994 and *The Future of the Historic Environment*, produced for the Government by English Heritage in 2000.

14.2 Traffic Management

As part of Kettering expansion proposals, the Council shall take steps to reduce the harmful heavy flow of traffic through the village by preventing this route from being used as a Kettering Eastern By-pass.

14.3 Buildings at Risk

Most parts of the conservation area are in a good state of repair and, with continuing regular maintenance, are likely to remain in good health provided that they continue in sympathetic and active use. However, a few buildings of merit are unoccupied and deteriorating and are therefore at increasing levels of risk. Such decay will not only lead to the loss of important structures, but will also blight the neighbourhood.

A Buildings at Risk register will identify buildings for which action is most urgently needed and will set out the priorities for such action. This will provide the basis for a strategy for each building to include urgent works, supported by statutory provisions, where necessary, to halt further decay in extreme cases.

The Council will maintain a register of Buildings at Risk, which will include buildings within the conservation area, and seek to secure their repair and re-use as assets which preserve or enhance the character and appearance of the conservation area.



14.4 Demolition

The Council shall not normally permit the demolition of buildings in Warkton conservation area.

14.5 Alterations

The historic buildings of Warkton conservation area are its primary asset. Some are statutorily listed as being of special architectural or historic interest while others contribute to their setting or to the group value of an ensemble of buildings.

Few buildings within the conservation area fail to make a positive contribution to its character and appearance. Those of greater architectural distinction most easily catch the eye but others are of equal importance, because of what their interiors contain or because of their special type. All of these factors contribute to the rich architectural and historical character of the conservation area. These unique qualities will be best maintained by keeping the buildings in good repair and in use. Proposals to alter buildings in ways which diminish their special character pose the greatest threat to the integrity of the conservation area.

There will be a presumption against alterations to buildings which adversely affect their character and appearance or that of the conservation area.

14.6 Historical Research

The Council will require historical documentary research to be carried out in support of proposals for significant alteration or demolition within the conservation area

14.7 Changes of Use

The Council will not normally permit changes of use to a building or land where the new use would adversely affect its character, the appearance of the conservation area or the community life of the village.

The retention of existing uses contributes to character, quality and interest. This is an important part of conservation policy, addressing the character of the area and the quality of the village scene in the broadest sense as well as protecting individual buildings.

However, the Council will promote the re-use of obsolescent farm buildings for small businesses to encourage local employment, reducing the need for commuting. The Council shall encourage the provision of small scale recreational facilities, having due regard to car parking, especially in association with improvement of footpaths, including those along the River Ise.

14.8 Repair and Maintenance

The Council will provide guidance on materials, techniques and finishes appropriate for the repair and maintenance of existing buildings within the conservation area, so as to preserve its special character.

In particular, the Council will require chimneys to be maintained and repaired using materials appropriate to the buildings they surmount.

14.9 The Design of New Development

Permission for new development will only be granted where it respects the scale, form and density of the historic pattern of development, where it protects views and where it preserves or enhances the character and appearance of the conservation area.

14.10 Design Guidance

The Council will publish a design guide for village conservation areas as part of a series that should also include advice on:

- The conversion of traditional farm buildings
- Residential extensions in rural areas
- New houses in villages
- Building materials in Northamptonshire villages

In particular, the Council will have regard to:

- *The scale and mass of new buildings –*
The Council will require new buildings to respect the scale and mass of traditional buildings within the locality.
- *The plan form, elevational treatment and materials of new buildings –*
The Council will require the plan form, elevational treatment and materials to complement the historic and architectural character of the conservation area.
- *The maintenance of the hierarchy of the historic street pattern –*
The Council will require new development to follow the hierarchy of the historic street pattern.
- *The height of new buildings –*
The Council will require new buildings to respect the height of traditional buildings within the locality.
- *Car Parking –*
The Council will not permit car parking spaces on forecourts or in gardens in front of buildings.

The presence of uncharacteristic buildings in the conservation area does not provide grounds for allowing more like them and a further erosion of historic character. By seeking to conserve traditional buildings and adding new ones that reinforce historic character, the relative impact of negative elements will be diminished.

14.11 The Surrounding Landscape

Warkton conservation area has strong visual, historical and traditional links with the surrounding parkland of the Boughton Estate. These views and links will be protected and where appropriate enhanced. Within the conservation area the Council will protect key views that contribute to its special character.

14.12 The Street Scene

Policies for the street scene shall pay regard to the character of the conservation area and to historic features. Original features such as the well head should be retained and repaired. New features, including new street furniture, traffic signs and street lighting, should all be designed or selected to enhance the unique character of the conservation area.

The Council shall encourage co-ordination of overhead electricity and telephone lines. New and replacement lines should be underground wherever possible. Where this is not possible, rationalization of poles supporting overhead lines should be sought.

A plan should be drawn up for energy-efficient street lighting, insofar as this is practicable with developments in this field, utilizing luminaires appropriate in a conservation area.

14.13 A Village Trail

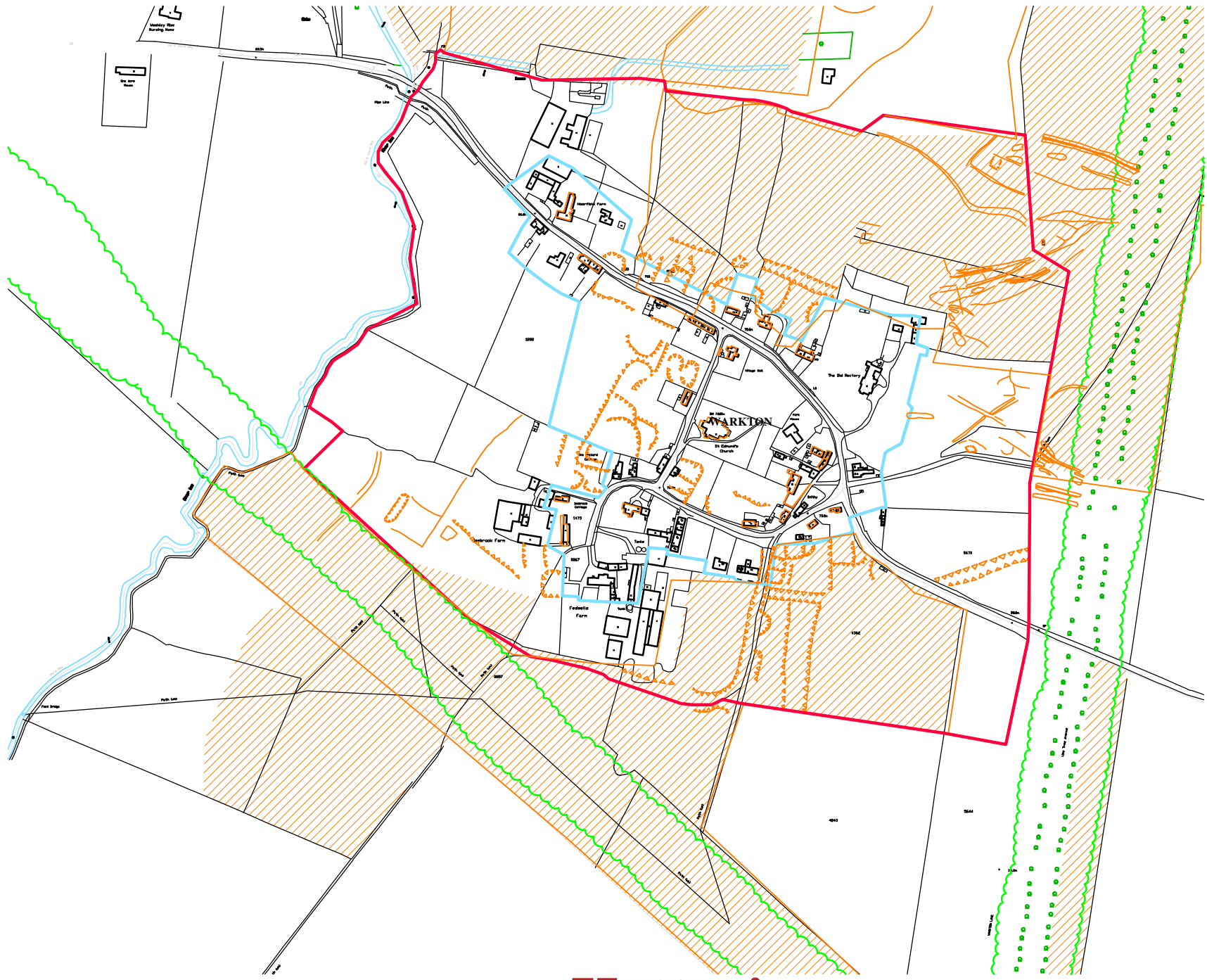
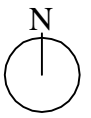
The Council shall identify a Village Footpath Trail with route markers and publicize this in a pamphlet illustrating features to be noted along the route.





15.0 ACKNOWLEDGEMENTS

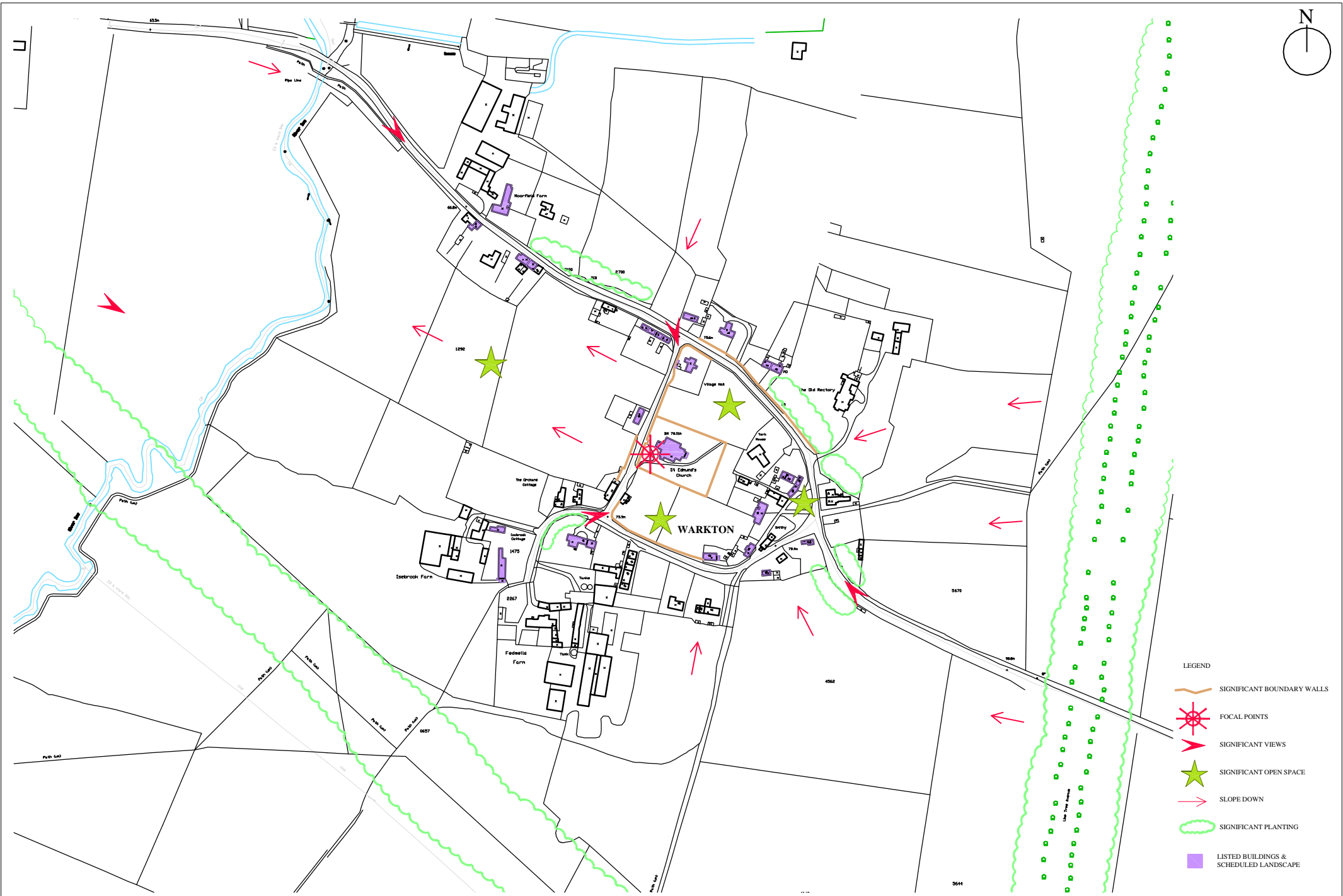
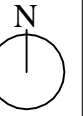
This report was produced by Alan Frost, with maps by Sandip Chudha and secretarial compilation by Celia Charlton-Weedy.








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Christopher Sparrow, Boughton Estates;;
Marian Sexton, Christopher Lamb and members of Warkton Parish Council.



- LEGEND
-  BOUNDARY SINCE 30th MARCH '07
 -  BOUNDARY BEFORE 30th MARCH '07
 -  RIDGE & FURROW FIELDS
 -  EARTHWORKS



- LEGEND
-  SIGNIFICANT BOUNDARY WALLS
 -  FOCAL POINTS
 -  SIGNIFICANT VIEWS
 -  SIGNIFICANT OPEN SPACE
 -  SLOPE DOWN
 -  SIGNIFICANT PLANTING
 -  LISTED BUILDINGS & SCHEDULED LANDSCAPE