

Creaton Conservation Area Appraisal and Management Plan



**Adopted
March 2021**

Schedule of changes

From time to time it may be necessary to make minor amendments the Appraisal and Management Plan to reflect additional factual information that is received.

Following its adoption in March 2021, the following changes were made to the document as summarised below:

Date of Change	Page number	Section	Amendment
April 2021	22	Historical Development	Amend Figure 22 to show Creaton House as 18 th century in date.

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Appendix A: Listed Buildings

1 Introduction

1.1 Why has this document been produced?

Daventry District Council is currently undertaking reviews of existing conservation areas within the District and assessing the designation of new conservation areas where appropriate. The Creaton Conservation Area was designated in 1973 and last reviewed in 1997, however no appraisal documents were produced as a result of that review. As such, this review is the first opportunity to set out the architectural and historic interest of the Creaton Conservation Area, to aid the sensitive management of change with regards to the historic environment. Hence, this document has been produced to inform that review, and is published alongside the boundary of the conservation area.

Public consultation has been undertaken to inform this document, as set out in Section 1.4 below.

1.2 What status will this document have?

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

1.3 What is the purpose of this document?

Conservation area appraisals identify and describe the features which contribute to the special architectural or historic interest of a conservation area. As a Supplementary Planning Document, the appraisal is a 'material consideration' in the determination of planning decisions, and as such the information contained within the document should be used to manage change in a manner sensitive to the character and appearance of the conservation area.

A Management Plan for the conservation area has also been produced, which can be found at Section 11. The appraisal identifies both positive elements of the conservation area and those under threat.

Recommendations have been provided in the Management Plan to address any specific issues identified in the appraisal and to guide the future management of the conservation area.

This appraisal has been produced in accordance with current guidance from Historic England *Conservation Area Appraisal, Designation and Management 2019*, as well as national and local policy and legislation.

1.4 Public Consultation

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

A public exhibition was held at Creaton Village Hall on 23rd September 2019 to publicise the review.

The draft appraisal and conservation area boundary proposals were subject to a formal six-week consultation period between 16th March and 27th April 2020. This period fell largely within a period of national lockdown due to the Covid-19 Pandemic and consequently a second consultation period of eight weeks was held between November 23rd 2020 and January 18th 2021. During this second consultation period, on December 7th 2020, an online public meeting was held.

1.5 How is this document structured?

The appraisal begins with an introduction to conservation areas and background policy and legislation at Section 2. Details of the conservation area boundary can be found in Section 3, followed by a Summary of Special Interest for the conservation area in Section 4. Section 5 provides information on the location of the conservation area and its wider landscape context, whilst Section 6 contains a brief explanation of the historic development of the conservation area including historic mapping. A spatial analysis is set out in Section 7, including examination of the contribution of important green spaces, areas of archaeological potential, views and an open space analysis.

Following on from this, Section 8 provides details on local architectural styles, materials and building forms, including boundary treatments. Section 9 expands on this, setting out design guidelines within the conservation area.

Section 10 sets out opportunities to enhance the character and appearance of the conservation area, based on the findings of the review. This includes proposals for Article 4 Directions and Local List candidates.

A Management Plan is set out in Section 11. This plan takes forward the findings of the appraisal and sets out threats and corresponding recommendations to aid future management of the conservation area.

Sources, further reading and information as well as copyright details can be found following the Management Plan.

A list of all designated heritage assets in the conservation area can be found at Appendix A.

1.6 Who is this document intended for?

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

2 Policy and Legislation

2.1 What is a conservation area?

A conservation area can be defined as an

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

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

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

2.2 Why do we designate conservation areas?

Conservation areas protect our nation’s distinct, local heritage. Daventry District Council has an obligation to assess and designate areas of special architectural or historic interest as conservation areas. In undertaking this duty, the Council must then pay special attention to the desirability of preserving or enhancing the character or appearance of designated conservation areas. The intention of conservation area designation is not

to stop development, but rather to manage change in a way which preserves rather than erodes the qualities which make it special.

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

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

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

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

Demolition

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

Trees

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

Other works

Some works within conservation areas require planning permission:

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

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

Where such changes would harm local character the District Council can introduce special controls, known as Article 4 directions, which withdraw

particular permitted development rights. The result is that planning permission is required for these changes.

Daventry District Council is exploring the possible use of Article 4 Directions as part of this conservation area appraisals project. See Section 10.2 for more information.

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

2.4 Further Information

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

Email: plancare@daventrydc.gov.uk or

Telephone: 01327 871100.

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

www.historicengland.org.uk/advice/your-home/owning-historic-property/conservation-area/.

Creaton has a Village Design Statement (VDS) which was published in September 2004 that has the status of a Supplementary Planning

Document. If adopted, the Conservation Area Appraisal and Management Plan will also have the status of a Supplementary Planning Document.

3 Summary of Conservation Area Boundary (2021)

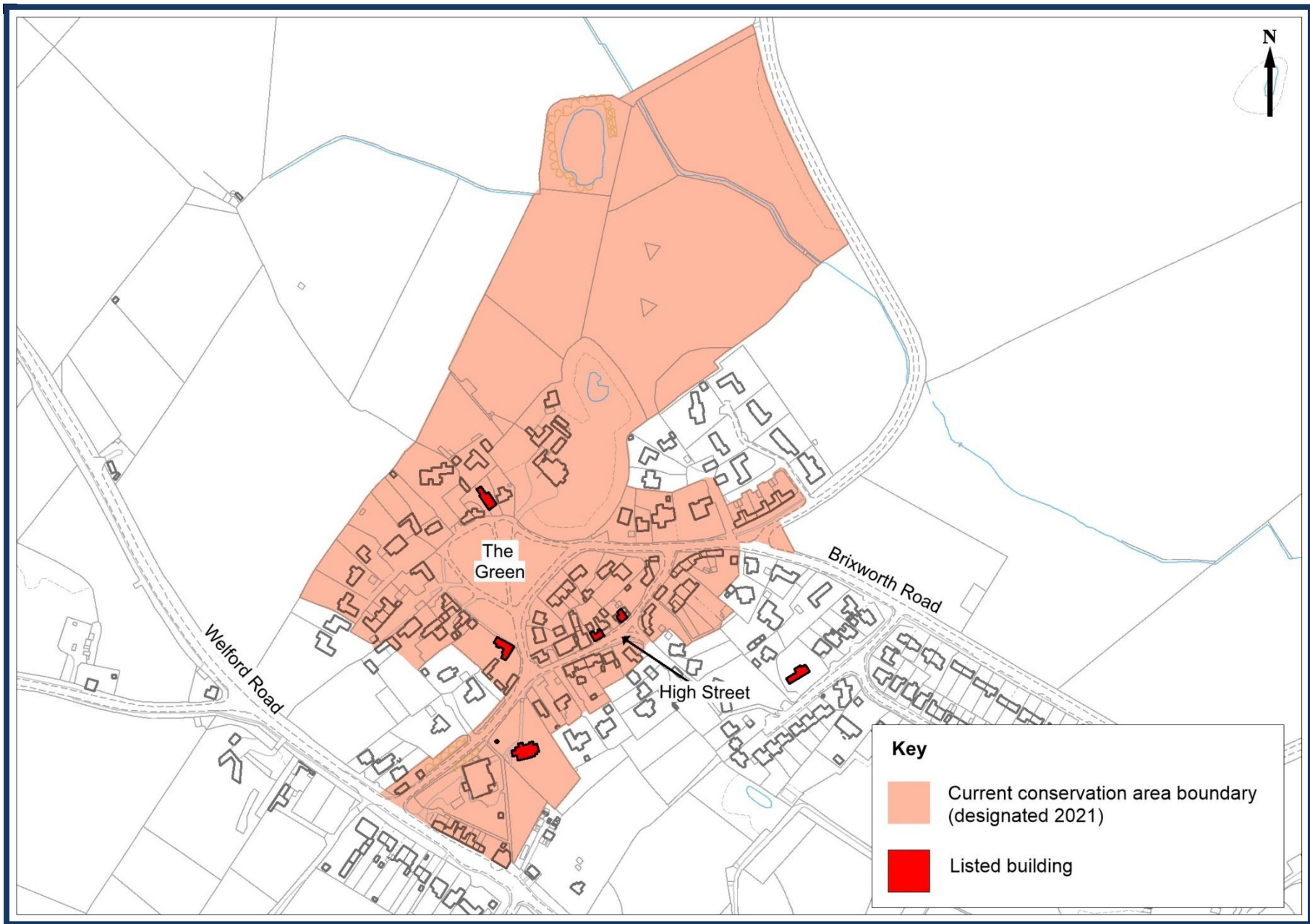
The conservation area boundary is shown in Figure 1 below. It starts at the junction of Violet Lane and Welford Road (the A5199). From here it runs in a south-easterly direction along Welford Road, including Great Creaton Primary School, nos. 4-16 Welford Road and The Bricklayers Arms. It turns to the northeast at the corner of the Bricklayer's Arms and follows the boundary of the churchyard of St. Michael's Church and runs parallel to High Street, including Greenbank, Church House but not Church Lodge and Appletree House.

The boundary crosses Horseshoe Close and follows the boundary between nos. 1 and 2, including no. 1, and continues to the rear of 1-4 High Street, The Old Bakery and The Paddock. Here, it crosses the road and turns east for a short distance along Brixworth Road, including the wide grass verges at the corner at the junction with the lane to Cottesbrooke, before crossing the lane and following the boundary of 1-9 Home Farm Close, including them in the conservation area.

The conservation area boundary then runs northwards and around the edge of Home Farm and Holly House before following the east boundary of Creaton Lodge and its grounds. At the corner of the grounds the boundary continues in a north-easterly direction, following a hedge towards the lane to Cottesbrooke and including the pasture on its northwest side in the conservation area. On reaching the lane, the boundary turns northwest up the lane before turning to the southwest and following a track. It then follows the treeline around the rear of a large pond until it meets with the boundary fence running in to the

southwest, which it follows back towards the village, including the pond and the pasture on its east side within the conservation area.

The boundary continues to the southwest, including a small enclosure to the rear of no. 14 The Green and then follows the boundaries of the rear plots of properties situated along the northwest edge of The Green until it reaches no. 24b. Here it turns to the southeast to include buildings in Lichfield Lane and nos. 30 – 38 The Green, The Manor House and The Stables but excludes Westfield House and Mulberry House. At the corner of The Stables the boundary turns to the southwest along Violet Lane, including the road and the verges and bank. It continues southwest along the garden boundary of no. 1 Violet Lane until it reaches Welford Road, where it began.



C

Figure 1: The conservation area boundary (adopted 2021) and listed buildings

4 Summary of Special Interest

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

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

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

- Within the village there are seven Listed Buildings including the Grade II* listed Church of St. Michael, which dates to the late 12th and 13th centuries.

- In its layout and the types of building that exist today, Creaton still displays many of the features typical of a medieval settlement pattern, for example, the church and manor house together at one end of the village with dwelling houses arranged around the edge of a village green.
- Creaton has retained its historic street pattern, which is largely unchanged. It is depicted on an estate map of 1820¹ but it is likely to be of a much older date.
- Creaton has retained its village green, which is an important historic landscape feature of the village and acts as a focal point. It represents how the village developed from the medieval period or earlier, when access to common land was an important factor in the local subsistence economy.
- There is a strong, local vernacular architecture with most buildings dating to between the 17th and 19th centuries. The predominant building materials are ironstone, orange/red brick and slate roof tiles.
- There is a variety of buildings of different statuses. They provide information about how Creaton developed over time as well as adding to the visual interest of the village in terms of their varying scale, architectural style and building materials.
- There is a variety of important short views within the conservation area but there are also important long views both outwards from the conservation area to the surrounding countryside and back towards the village.

¹ Northamptonshire Record Office, Map 3520 (A), Robert Andrews' Estate, 1820

- There are views from the conservation area out towards the open countryside, especially to the east, north, northeast, that highlight Creaton's rural setting.
- Views towards the conservation area demonstrate Creaton's position on a hillside rising up towards an elongated ridge.
- Creaton's rural character is enhanced by the number and variety of trees within the conservation area, especially along Brixworth Road on approaching The Green, on The Green itself and in the churchyard.
- There are six buildings of three storeys within the conservation area. This provides variation in views along particular streets and across The Green towards the southwest.

5. Location and Settlement Context

The conservation area covers the northwest end of the village that is largely centred around The Green, which in the past was known as Great Creaton.

The village is situated in the parish of Creaton in Brixworth Ward. It is 8 miles northwest of Northampton. Apart from a single farm and an area of industrial buildings north of the Brixworth Road, the village is the only settlement within the parish.

Creaton lies within the Central Northamptonshire Plateaux and Valleys Environmental Character Area at a height of 125m OD. It is a rural landscape with a distinctive ridge and vale topography. Typically in this area the plateau tops are sparsely settled and retain a quiet, rural character with wide views over the surrounding undulating landscape. Within the plateau, Creaton sits on an elevated ridge running from southeast to northwest along which runs the A5199 road. This forms the west boundary of the village.

The local geology is Northampton Sand Formation, comprising Sandstone, Limestone and Ironstone beneath a cap of Boulder Clay. This is reflected in the buildings of the village, which are largely constructed using Ironstone and/or brick from nearby 19th century brickworks.



Figure 2: Map showing the location of Creaton

6 Historical Development

Various scatters of pottery to the north and east of Creton indicate that settlement of this area may date back to the Iron Age (800BC – 43AD) with possible continuity into the Roman period (43AD – 410AD). To the south of Highgate House further evidence of possible prehistoric settlement has been recorded in the form of cropmarks visible on aerial photographs².

Certainly by 1086 Creton was an established settlement, being mentioned three times in the Domesday Survey. During the medieval period, Creton comprised two separate settlements; Great Creton or Creton Magna and Little Creton or Creton Parva, the latter being part of Spratton Parish. Creton Magna had fourteen households in 1086, which is a medium-sized settlement for the period.

Today, much of what survives as Little Creton is the area of medieval earthworks on the southeast side of Grooms Lane. Little Creton is not mentioned separately in Domesday Book but has been identified as being the Manor held by William de Cahagnes of the Count of Mortain, and had a population of four households. The next reference to its size doesn't come until the early 18th century when Bridges noted that it had eight surviving houses. However, it is thought that by this time the village was already largely deserted and the houses mentioned included Creton Grange Farm, Stone Cottage and The Orchard³.

² Northamptonshire Historic Environment Record (Monument 5091)

³ Royal Commission on the Ancient and Historic Monuments of England, 1981, An Inventory of the Historical Monuments in the County of Northamptonshire, Volume 3, Archaeological Sites in North-West Northamptonshire,

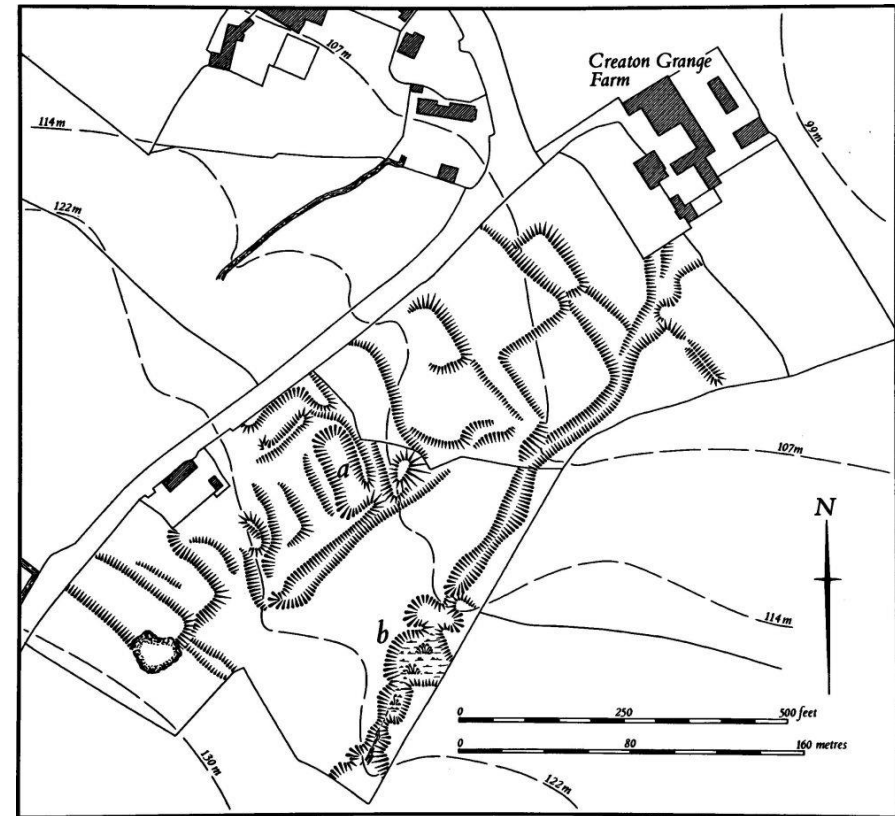


Figure 3: Plan of archaeological earthworks of the medieval settlement of Little Creton © Royal Commission on the Ancient and Historic Monuments of England (1981)

The medieval earthworks comprise a series of long closes extending southeast from Grooms Lane, some of which are subdivided. In the centre of the site is a large rectangular pond (a) and a natural watercourse running along the edge of the site has been dammed at the southwest end

to form two irregular ponds (*b*). This archaeological site lies outside the current conservation area boundary.

The only building from the medieval period that still stands in Creaton is the Church of St. Michael which dates to the late 12th and 13th centuries. The south aisle was added in 1856⁴.

Creaton's pattern of streets and lanes is ancient. Their curving profile stems from the fact that they weave their way around the edge of what were probably medieval or even earlier enclosures or assarts⁵, areas of common land and greens (see Figure 4). The boundaries of some of these ancient enclosures and assarts are still discernible to some extent despite the land itself having been developed.

The Green may once have covered a larger area, extending further to the southeast towards High Street. A roughly oval area was enclosed from it probably during the medieval period. Once enclosed, those travelling from the Brixworth direction through the village towards Welford Road would have taken the shortest route i.e. around the southeast side of the enclosure along what is now High Street. The focus of traffic passing through Creaton along this route resulted in High Street becoming the commercial centre of the village. Present-day building names, such as The Old Bakery, and former shop windows at The Dial House and no. 27 High Street are evidence of this. The southeast half of the enclosure was gradually encroached upon and a number of properties were built with plots behind but it was not until 1899 that the northwest part of the

enclosure was developed and six alms houses were built. They replaced alms houses that had been built on The Green in 1825 funded by the Reverend Thomas Jones, minister of the parish. Other areas of the village that may have been enclosed at an early date are on the southeast side of High Street and the southwest side of Brixworth Road.

The open fields of Great Creaton were enclosed by a Parliamentary Act in 1782. These were Upper Field in the northwest, Middle Field to the north and northeast of the village, West Field to the southwest and Nether Field, which was situated along the east projection of the parish. There is some survival of ridge and furrow earthworks, particularly in fields to the north of the village. The enclosure of the open fields resulted in the consolidation of land into individual farms, a number of which were located in the village. The former farmhouses are often of three stories, such as Church House, Green Farm and Court House, and represent an era of pre-industrial agriculture when farms were located in and worked from the village rather than being in isolated locations within their land holdings.

⁴ The Buildings of England: Northamptonshire, Pevsner, N. 1961, p. 232

⁵ An assart is an area of forested lands that have been cleared so as to be suitable for agricultural or other uses. The practice of assarting was prevalent in the 12th century but may have originated in the Mesolithic period (9600-4000 BC).

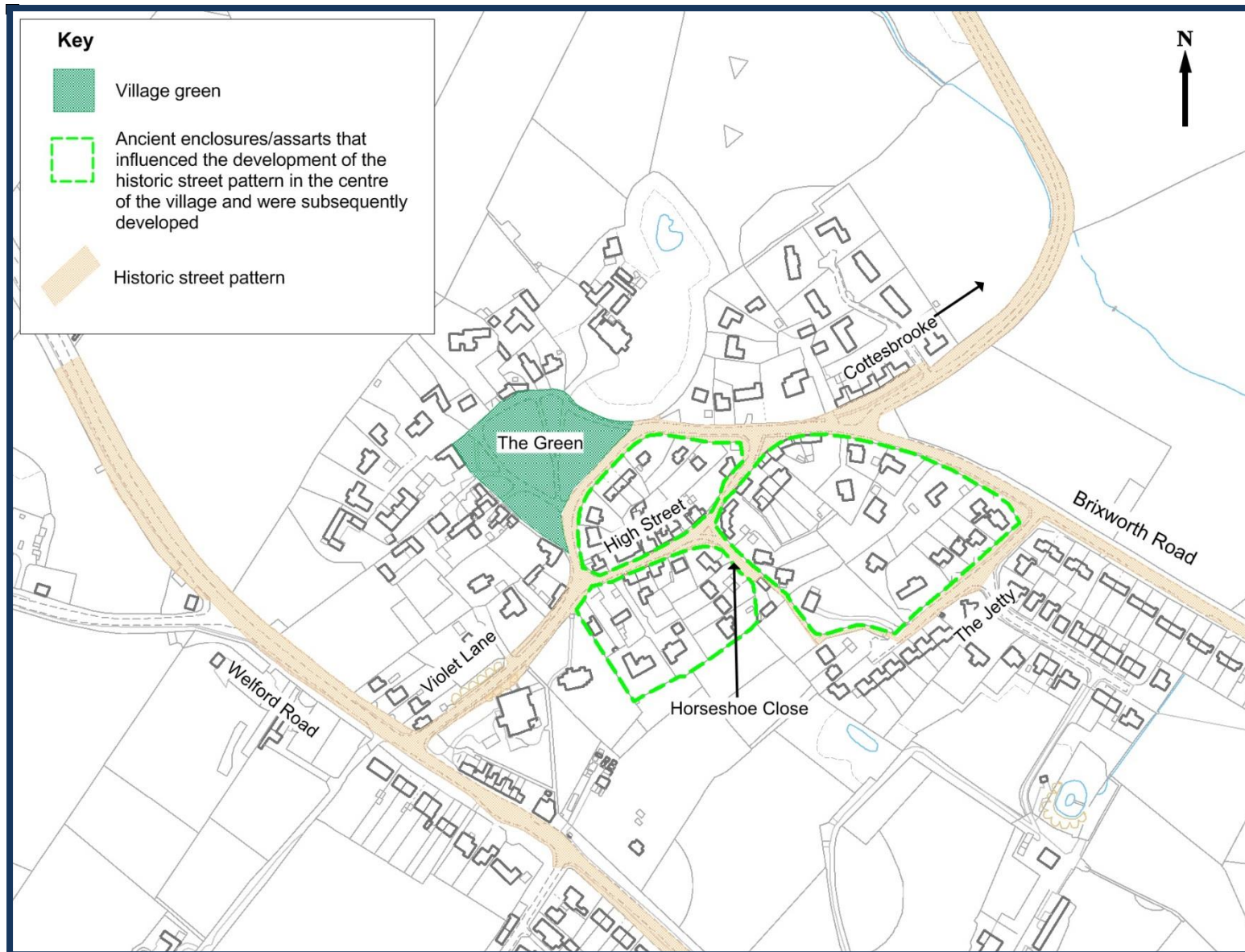


Figure 4: Map showing the historic street pattern of Creaton as influenced by The Green and former ancient enclosures/assarts

From the 17th century through to the 19th century rural housing for poorer members of the population was in short supply. The settlement law of the mid-1600s meant it was easier for landlords to move poor individuals or families to distant parishes to which their link may be tenuous and where there may not be suitable housing. A consequence of this was the emergence of 'squatter' cottages, usually small cottages built on marginal waste or common land, for example on roadside verges⁶. The row of cottages adjacent to the Bricklayer's Arms on Welford Road may have originated in this way. They were in existence towards the end of the 18th century and are depicted on a survey map on 1786⁷. The 1885 Ordnance Survey map depicts a row of possible squatter cottages on the roadside verge on the west side of Teeton Lane, although only nos. 2 and 4 still remain today, and 1 Violet Lane may also have originated as a squatter cottage.

Several of the street names within Creaton are significant in terms of what they reveal about the development of the village. Horseshoe Close is so named because there was an inn on the northeast side of the road called the Horseshoe Inn. Furthermore, the inn probably took this name from the fact that there was a smithy on the opposite side of the road where a blacksmith would have made and fitted new horse shoes. Unfortunately, there was a fire at the inn in 1963 which destroyed the building.

'The Jetty' is another interesting street name and may be derived from the word 'jitty', a Midlands term for a narrow passage between buildings or a footpath enclosed on either side by parallel hedges walls or fences.

⁶ Housing the Rural Poor 1650-1850, (undated) John Broad, in the Journal of the British Agricultural History Society

⁷ Plan of Fields Not Leased by Reverend Davenport (1796), Northamptonshire Record Office Ref B(HH)7

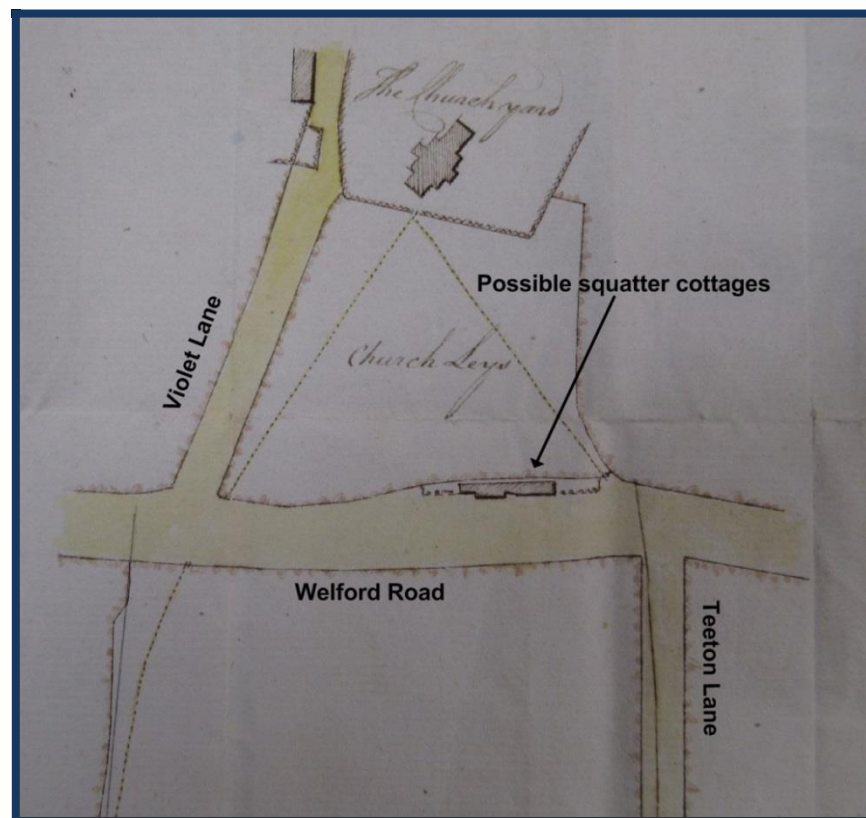


Figure 5: Extract from the 1786 Map of Fields Not Leased by Reverend Davenport showing the possible squatter cottages on Welford Road

The Jetty is depicted on an 1813 Map of Northamptonshire by William Hyett and in part on the 1820 Andrew's Estate Map. On the 1885 Ordnance Survey map it is shown as a narrow, enclosed lane at its northwest end between The Horseshoe Inn and buildings to the south before opening out as it swings round to the northeast.

During the 19th century, and possibly earlier, there were two areas of brick production at Creaton⁸; near to the junction of the A5199 and Hollowell Road; and to the north of Creaton Lodge. At the latter site the pit from where the clay was extracted survives as a pond. Various buildings or structures, kilns and clay extraction areas are depicted on the 1885 Ordnance Survey map. The industry would have created a new source of employment in the village. It may have been during this period that the Bricklayer's Arms, a coaching inn, and its adjacent stables were also built (see Figure 6). These two buildings were subsequently demolished and replaced with the present building during the early 20th century.

Very few changes occurred in Creaton in the first half of the 20th century and many of the views along the streets within the conservation area are very similar to how they were in the early 1900s (see Figures 10 to 21). Post-1950 the village expanded along Brixworth Road and slightly later along The Jetty and Court House Close. In the 1980s Home Farm Close was built. Nos. 1 to 9, were built on the footprint of the former agricultural buildings and their linear form and low height reflects the character of the buildings that once stood there. Since then various plots

⁸ Bulletin of Industrial Archaeology, no.13, 1970, 'Some Northamptonshire Brickworks' by O'Rourke, R.



Figure 6: Former Bricklayers Arms with adjacent stables and accommodation on Welford Road c. 1900

have been infilled, especially at the southwest end of High Street, the north side of Violet Lane and behind the historic buildings on the northwest side of The Green. Most recently, a terrace of three dwellings has been built in Litchfield Lane. The majority of historic buildings were built along the edge of The Green or adjacent to the street frontage on Brixworth Road, High Street, Violet Lane and Welford Road. This has resulted in a strong building line in these areas, although later development, particularly post-1950 has deviated from this historic settlement pattern with most buildings being set back from the street. Exceptions to this are 1-9 Home Farm Close and 1 Horseshoe Close (see Figure 9).

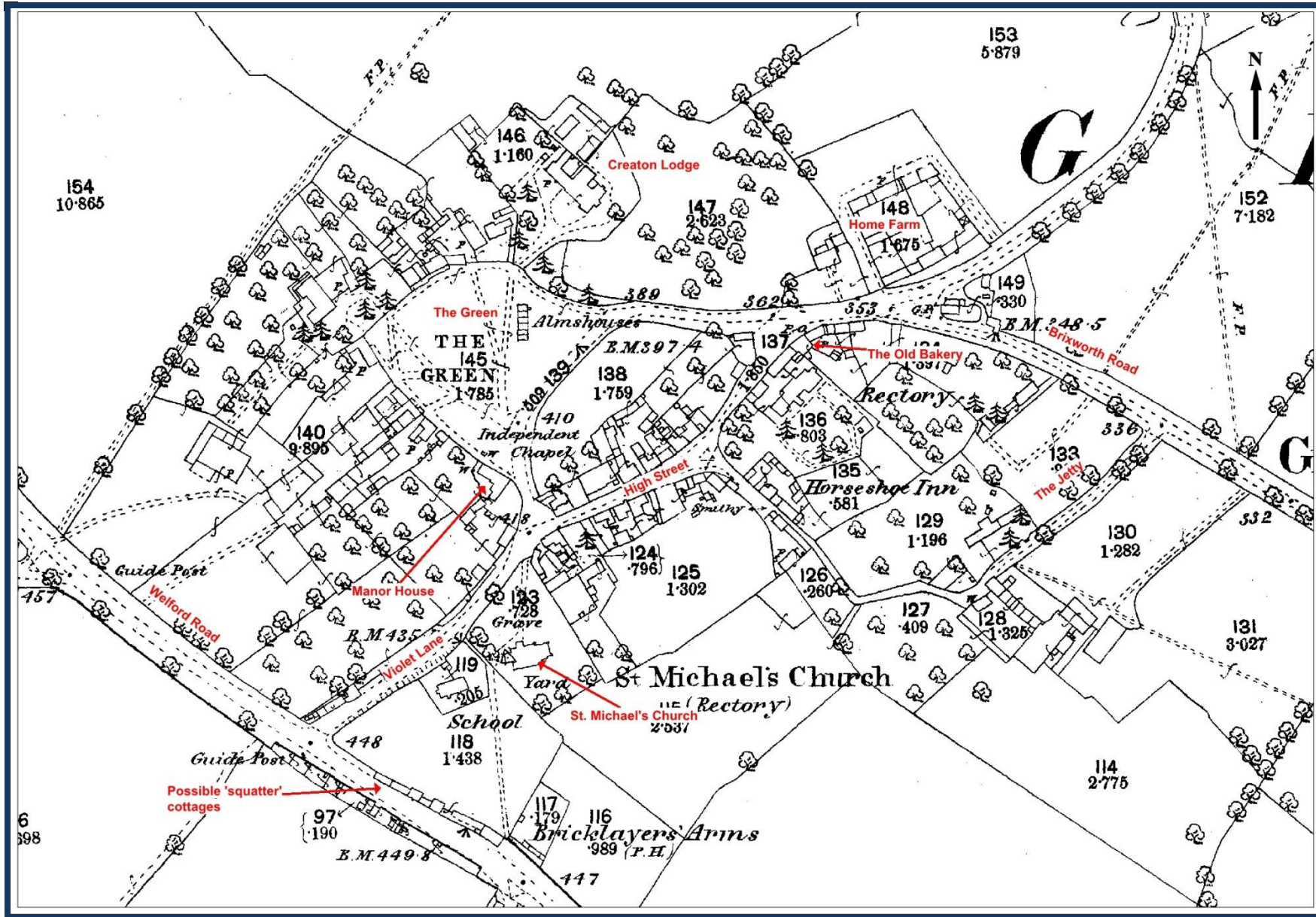


Figure 7: 1885 Ordnance Survey Map of Creton

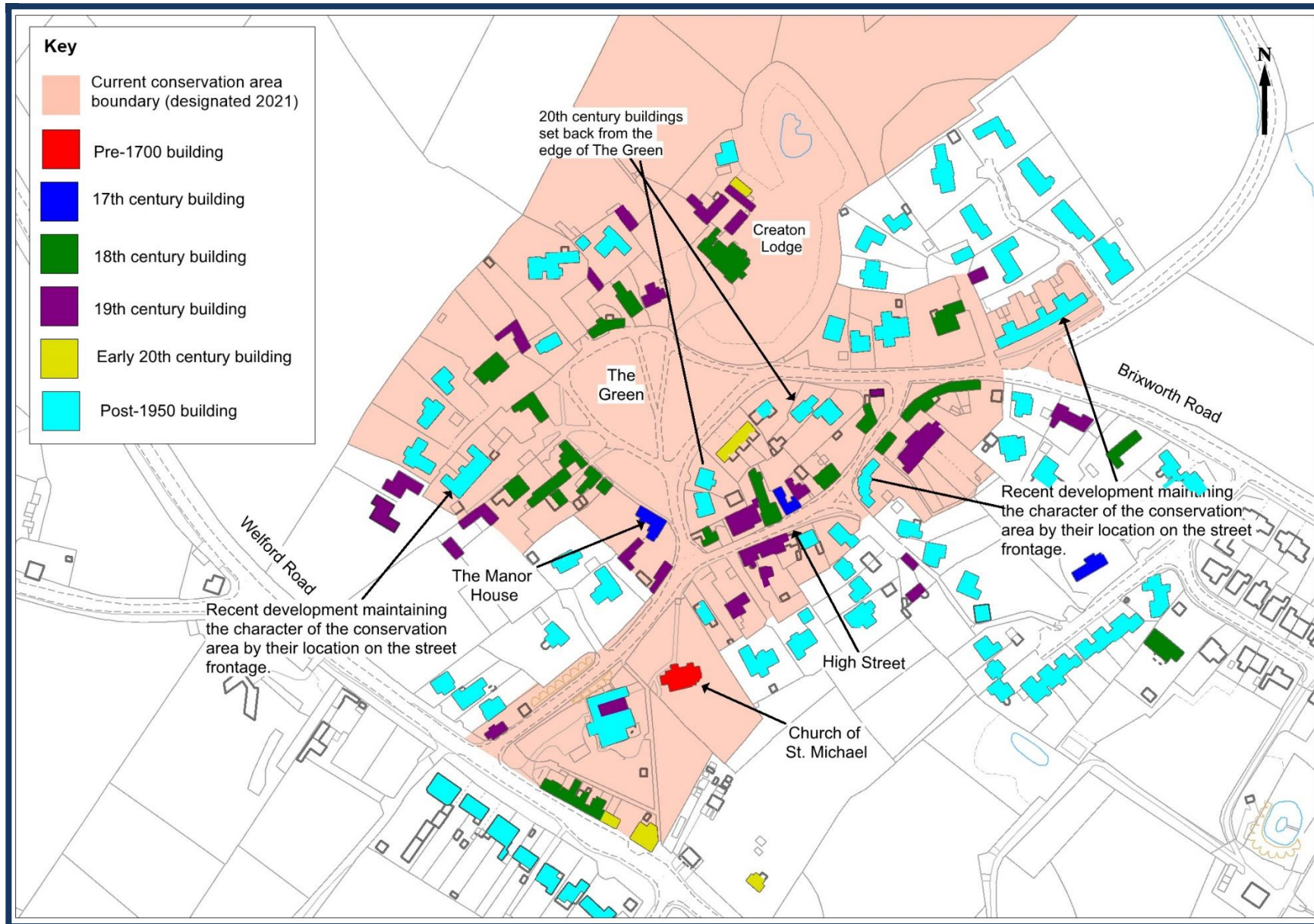


Figure 9: Map showing probable building ages within the conservation area and its immediate surroundings. NB the location of many historic buildings immediately adjacent to The Green and the street frontages compared to the majority of more recent buildings which are set back from the street.



Figure 10: The High Street looking southwest from the junction with Horseshoe Close, 1920



Figure 11: High Street looking south west from the junction of Horseshoe Close 2019



Figure 12: Green Lane looking east towards The Old Bakery



Figure 13: Green Lane looking east towards The Old Bakery, 2019



Figure 14: The High Street looking SW from the junction with Brixworth Road



Figure 15: The High Street looking southwest from the junction with Brixworth Road, 2019



Figure 16: Nos 30-38 and College Farm, The Green, 1906



Figure 17: Nos. 30-38 The Green, 2019



Figure 18: Nos. 8-18 The Green, 1906



Figure 19: Nos. 8 – 18 The Green, 2019



Figure 20: The Alms Houses, The Green, 1914



Figure 21: The Alms Houses, The Green, 2019

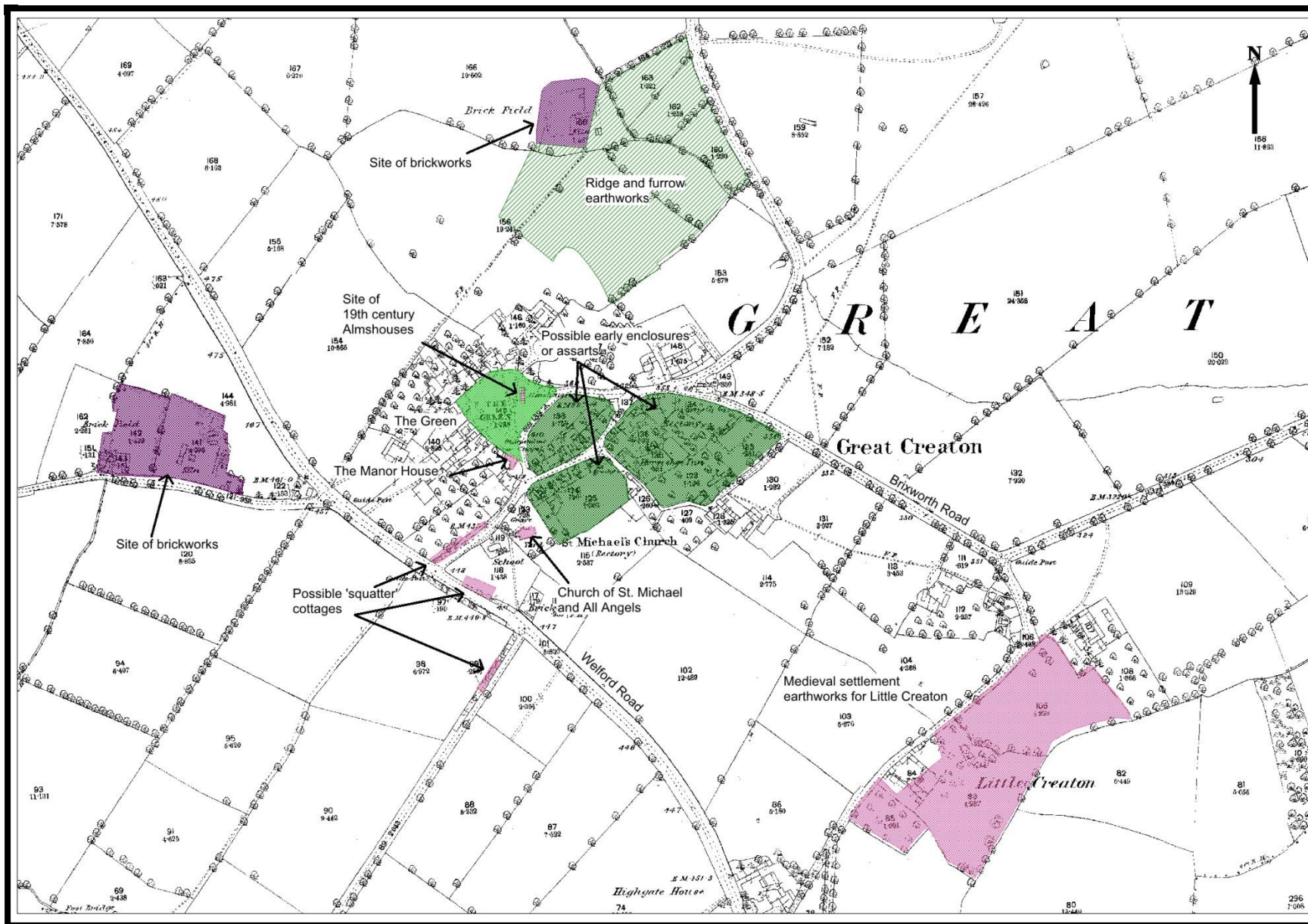


Figure 22: Extract from 1885 Ordnance Survey Map showing historic landscape features

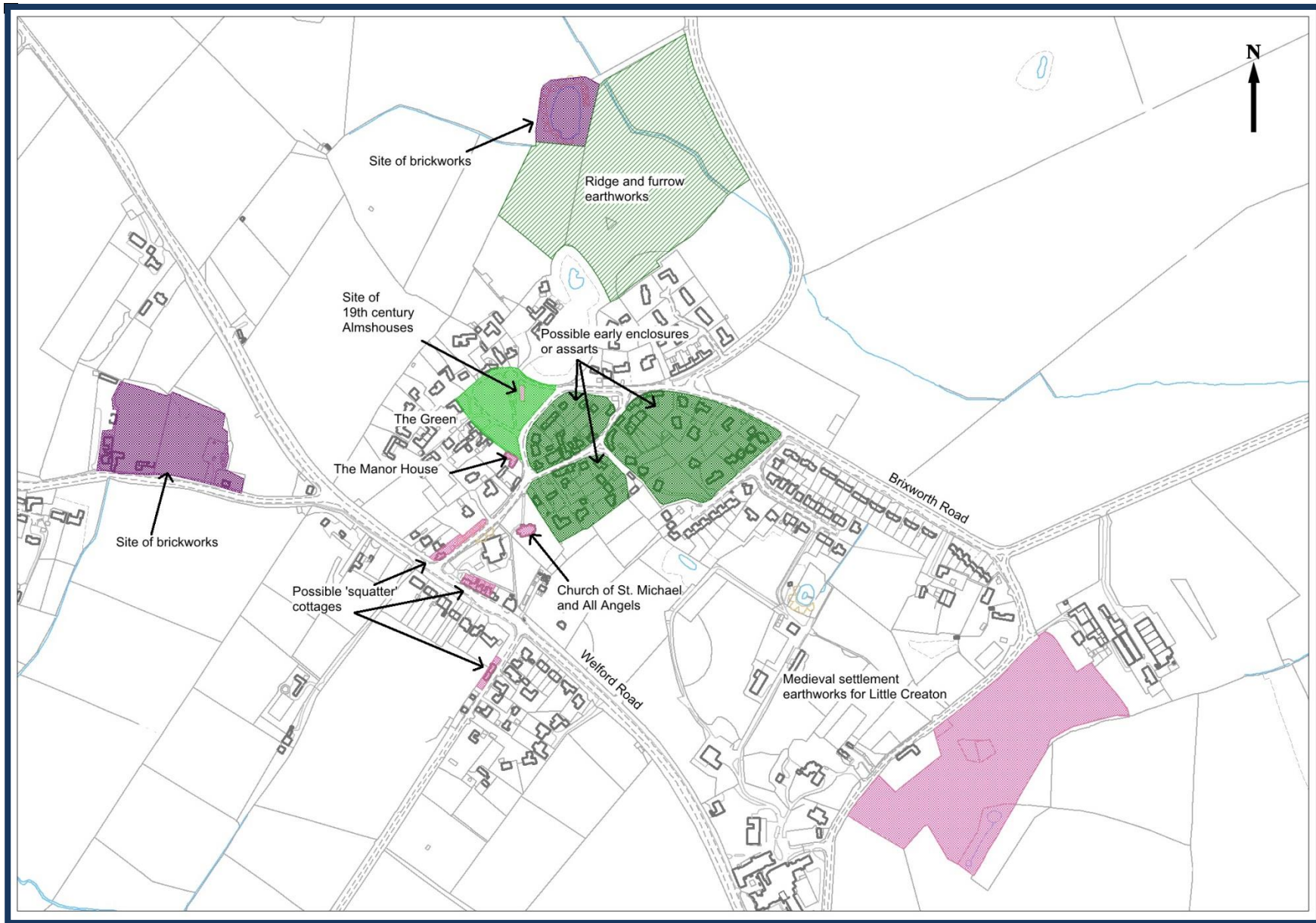


Figure 23: Modern map showing historic landscape features

7 Spatial Character

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

7.1 Spatial Character Summary

- The historic settlement of Creton has a nucleated settlement pattern in which the High Street and The Green form the focal points.
- The village displays characteristics typical of the layout of a medieval settlement where the church and manor house are situated near to each other at one end of the village with further settlement around the edges of an area of common land or a green.
- The point where Violet Lane meets the west end of High Street and the southern point of The Green provides a contrast in the spatial character within the conservation area; the narrow, enclosed character of High street as opposed to the wide open space of The Green.
- The extensive grassed areas that make up The Green merge into a number of narrow lanes running across it, giving it an informal,

rural character. This contrasts with other lanes in the village, which are delineated by kerb stones.

- With the exception of the A5199 Welford/Northampton Road, which adjoins the southern boundary of the conservation area, other roads within the village are narrow lanes. They contribute to Creton’s rural character.
- Cartographic evidence⁹ indicates that the historic pattern of roads and lanes dates back to at least 1820 but they are probably much older in origin. Their sinuous, winding layout may be due to the fact that they skirted the edges of early enclosures and, in the case of the lane to Cottesbrooke, one of the open fields.
- The densest area of buildings is along High Street. The majority of buildings are situated adjacent to the street frontage and a number of them are terraced.
- In addition to The Green, other public open space within the conservation area is provided by the churchyard and cemetery.
- There is a variety of both long and short views within and from the conservation area. Being situated on a gentle slope, there are long views to the east and north east from the higher locations in the village, such as the churchyard and The Green. Elsewhere, the curving profile of the roads, coupled with trees, creates short views.
- There are several locations, especially at The Green, where later historic buildings have been constructed in plots behind earlier buildings, for example nos. 28 and 34 The Green. This presumably occurred after the enclosure of the open fields in the late 18th century when there was an increase in individual farms situated

⁹ Andrews Estate Map (1820) (NRO Ref: Map 3520 a and b)

with in the village and, consequently, there was a demand for space to build upon. Many of the farmhouses are of three storeys.

- Home Farm Close is a redevelopment of the former farm. The long range of buildings fronting onto the lane to Cottesbrooke make a positive contribution to the historic character of the village as it is entered along Brixworth Road and particularly as the lane to Cottesbrooke swings round into the village. The building's agricultural origins are reflected in its low, linear form along the street frontage, its use of a combination of ironstone and red brick, and its simple detailing, such as square headed brick lintels.

- The medieval settlement remains of Little Creaton on the southeast side of Grooms Lane (AP3).
- Possible Iron Age occupation site (AP4).
- The former site of brickworks on the north side of Hollowell Road (AP5).
- Possible site of Romano-British settlement (AP6 and 7).

7.2 Areas of Archaeological Potential

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

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

Potential archaeological deposits within or partially within the conservation area include:

- The historic core of Creaton (AP1).
- The former site a brickworks to the north of Creaton Lodge (AP2).

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

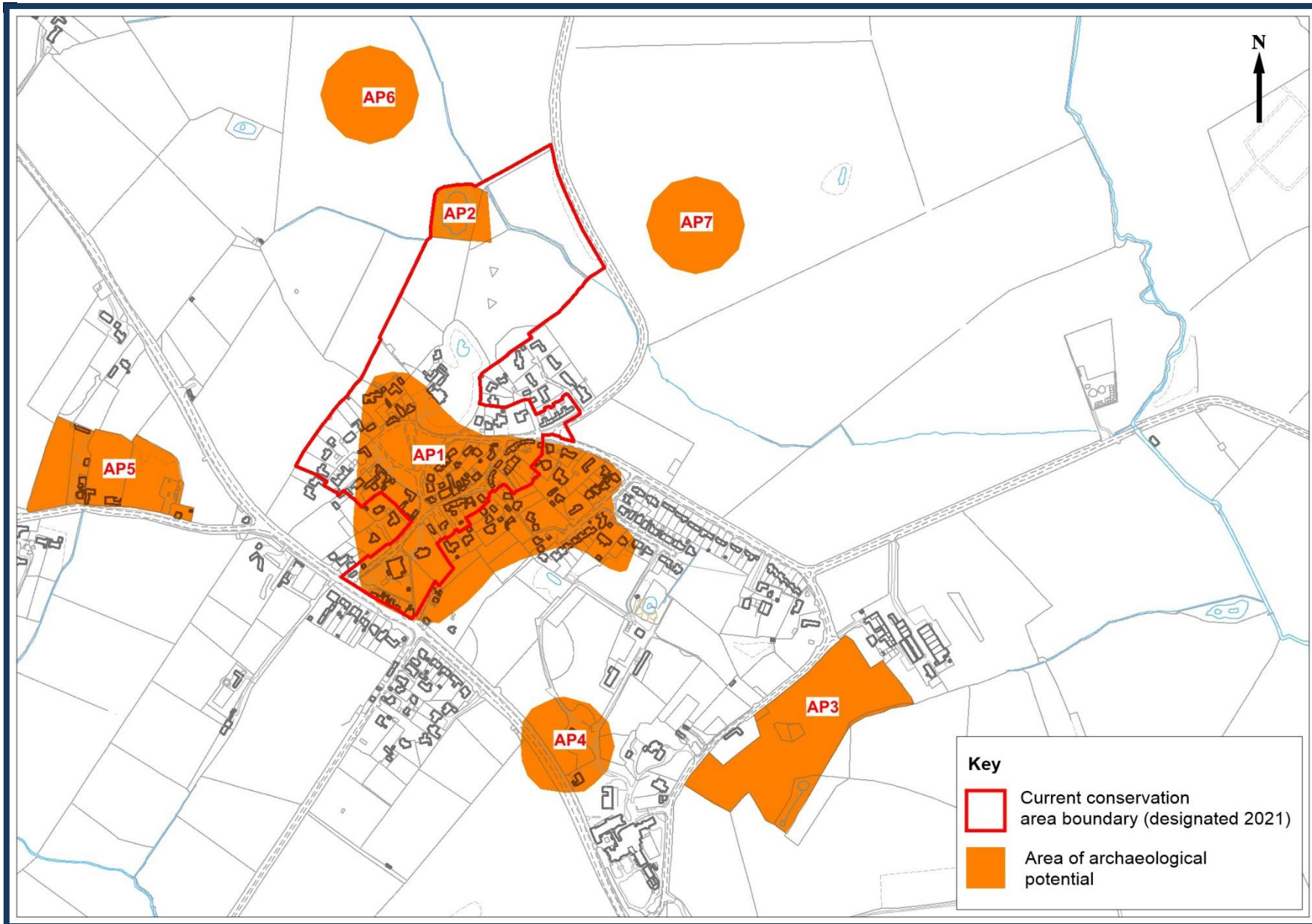


Figure 24: Areas of archaeological potential within and on the edge of the conservation area

7.3 Public Open Spaces

There are several important public open spaces within and on the fringes of the conservation area (see Figure 26):

- The Green (PS1), historically an area of common land around which the village developed and, therefore, an important feature of its historic layout that survives to the present day. It provides views of the historic buildings around its edges. It provides a focal point for village activities and also contributes to the amenity of the village as a peaceful green space.
- The churchyard of St. Michael's Church (PS2) contributes to the setting of the Grade II* listed building. It is a tranquil space from which there are long views of the rolling countryside to the east and southeast.
- There are a number of grass verges within the village (PS3 to PS7) that enhance the street scene. Several do not have kerb stones and this contributes to the rural character of the village. The space they create provides a contrast to the narrow enclosed spaces of High Street and the lane running from the north end of High Street to The Green. The Green may once have covered a greater area within the village and these verges may be vestiges of that larger green.
- The recreation ground (PS8) on the northeast side of Brixworth Road enables views to the rolling hills of the open countryside to the east of the Creton which reinforces its rural setting.

7.4 Footpaths

Both within the conservation area and leading outwards from it there are a number of footpaths that enable connectivity within the village and with the surrounding countryside. Most current public rights of way (see Figure 26) were in existence by the 19th century, but most were probably established routes prior to extant mapping.

Important historic footpaths traversing the conservation area include:

FP1: The footpath that links Violet Lane with the Bricklayers Arms on Welford Road and which goes past St. Michael's Church. It provides a peaceful route into the village from which the church, churchyard and 19th century school building can be seen.

FP2: The footpath between Horseshoe Close and The Jetty.

FP3: The footpath that starts in the lane leading to Cottesbrooke which runs southwest through agricultural fields along the northwest boundary of the conservation area. The footpath enables views of ridge and furrow earthworks in the fields north of Creton Lodge and it also passes the 19th century brickworks site, where the former clay pit is now a pond. There are views from this footpath northwards to the open countryside.

FP4: The footpath that runs from Brixworth Road across the recreation ground and then turns northeast, uphill along the edge of an agricultural field. There are views back towards the conservation area from this location which show the topography of the village.

7.5 Trees

Trees make a significant contribution to the character of Creaton Conservation area. There are currently seven individual Tree Preservation Orders or groups of trees that are covered by Tree Preservation Orders within the conservation area and three close to the boundary of the conservation area. There are also a number of trees which do not have Tree Preservation Orders but which make an important contribution to the character and setting. These include, but are not limited to:

- The trees on The Green. There is a story in the village that the three largest trees were planted in memory of the only sons of the three high status houses of the village; Lieut WHF Landon from Creaton House, Lieut MC Wroughton from Creaton Lodge and Lieut C Eyre-Coote from Highgate House¹⁰.
- A belt of trees surrounding Creaton Lodge on the south east and north sides that is visible from The Green, Footpath 3 and on the approach to the conservation area along Brixworth Road.



Figure 25: One of the trees on The Green

¹⁰ Creaton Past and Present (2002), Creaton Appraisal Group

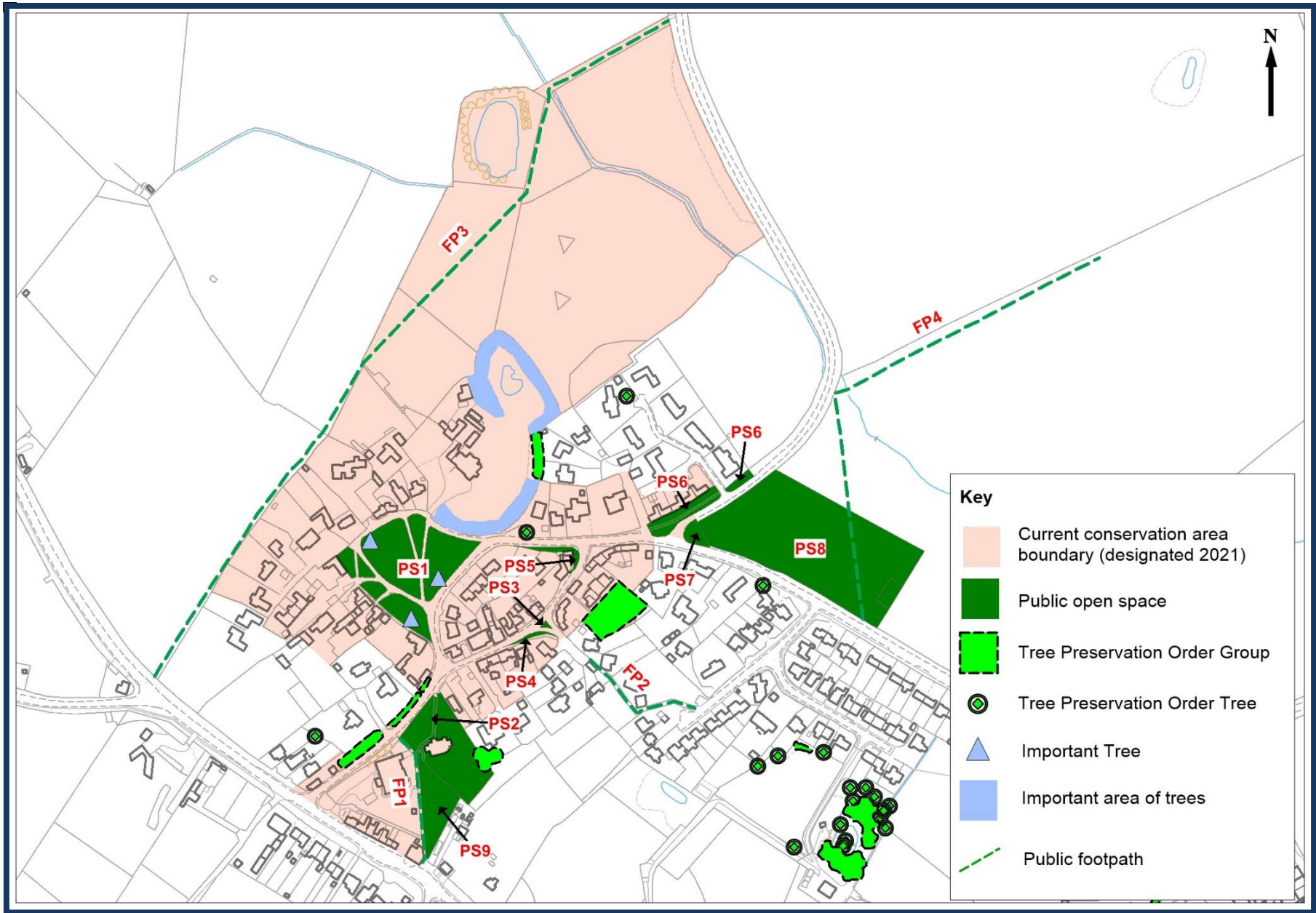


Figure 26: Map showing important public open spaces, footpaths and trees in and around the edges of the conservation area

7.6 Views and Vistas

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

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

Important views towards the conservation area include:

V1: Looking northwest along Welford Road towards the historic buildings of the Bricklayers Arms and the row of 18th and 19th century cottages with their varied ridgelines, which draws attention to the fact that this is an historic settlement.

V2: The view from the lane to Cottesbrooke as it sweeps around towards the conservation area, which takes in the wide verges and the terrace of ironstone and brick cottages, nos 1-9 Home Farm Close.

V3: Looking southwest from Footpath 4 illustrates the rural setting of Creaton, the large number of trees within the village and its position on a northeast-facing slope.

Important views within the conservation area include:

V4: The view from the northeast end of Violet Lane towards the Church of St. Michael, the war memorial, the 19th century school building and their elevated position above the road.

V5: Views northeast along High Street taking the variety of historic buildings and the rolling hills of the countryside beyond.

V6: Shorter views looking southwest along the High Street that incorporate the variety of historic properties and illustrate the variety of building materials in the village. Views along High Street also highlight the enclosed character of this part of the conservation area, which contrasts with the open character of The Green.

V7: Looking northwest from the junction of Violet Lane and High Street towards historic properties on the northern edge of The Green, which is only partially visible from this location. This helps to build a sense of anticipation of views opening out across the whole green as one moves further northwest along the road.

V8: Looking east from the green towards the row of early 20th century alms houses with longer views of the open countryside in the distance.

V9: Looking southwest across The Green from the entrance to Creaton Lodge which provides a view of many of the historic properties around the north and west edges of The Green and highlights the variety of building styles, materials and scales.

V10: The view east along Brixworth Road taking in the terrace of historic buildings on the southern side of the lane and the open countryside beyond, giving a sense that this is the edge of the village.

V11: The view northwest along the footpath on the southwest side of The Green, looking past the Manor House to other historic properties. This view highlights the variety of building styles and materials within the

conservation area. The position of the buildings immediately at the edge of the green highlights its rural character.

V12: Views northeast across the open space from Footpath 3 taking in the ridge and furrow earthworks and the countryside.

V13: The view southwest from the junction of Brixworth Road and the lane to Cottesbrooke provides a view of the varied rooflines, the irregular arrangement of buildings and land rising up towards Welford Road.

Important views outwards from the conservation area include:

V14: The long view eastwards from the churchyard of St. Michael's Church past the group of Tree Preservation Order Trees to the rolling hills of the open countryside in the distance. This view emphasises the rural setting of the village.

V15: The long view from Footpath 3 of the open countryside to the north of Creaton, which highlights its rural setting and the undulating topography of the surrounding landscape.

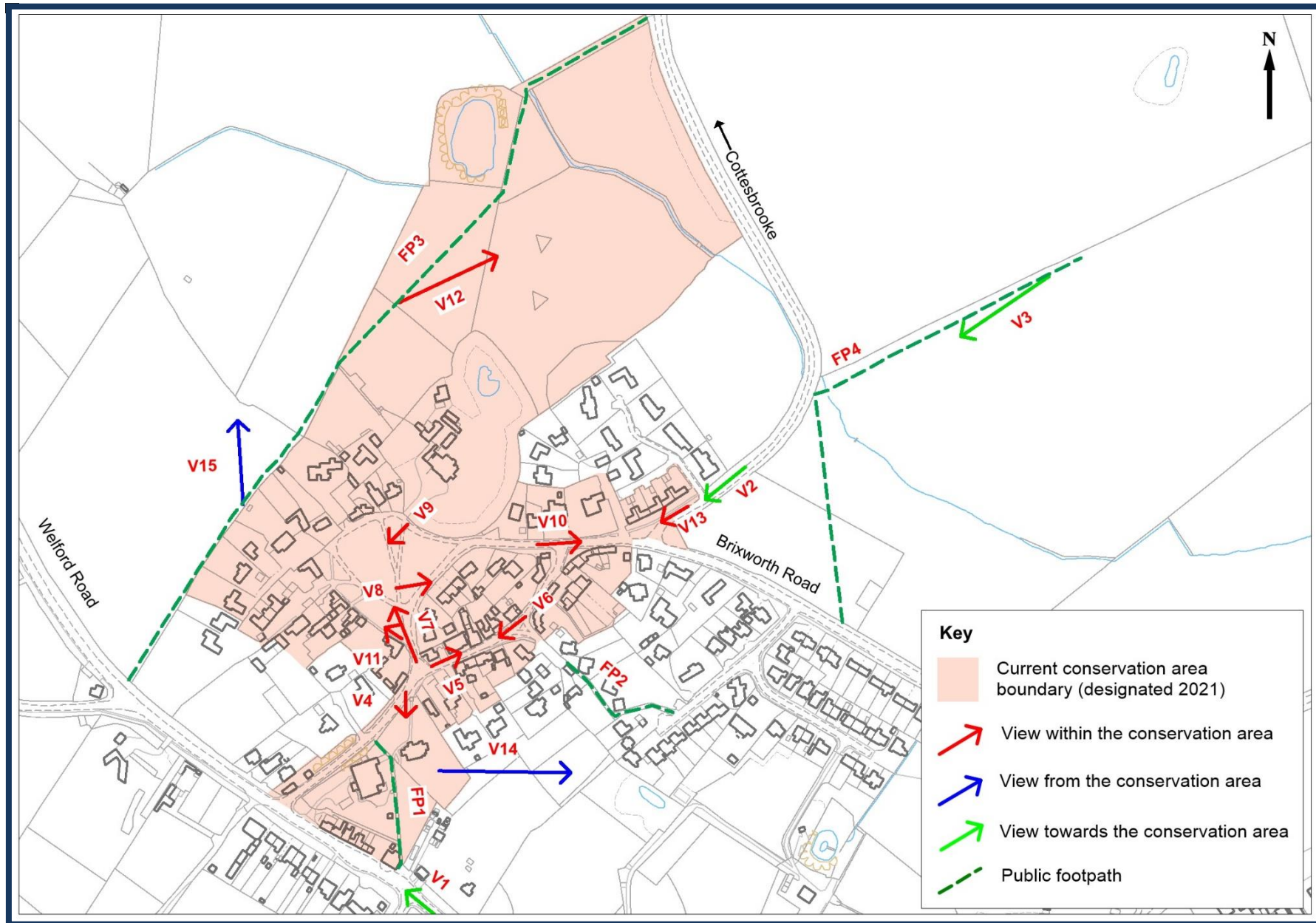
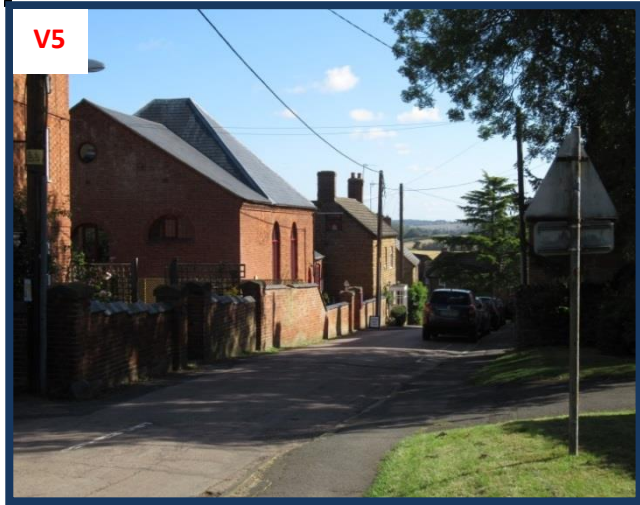
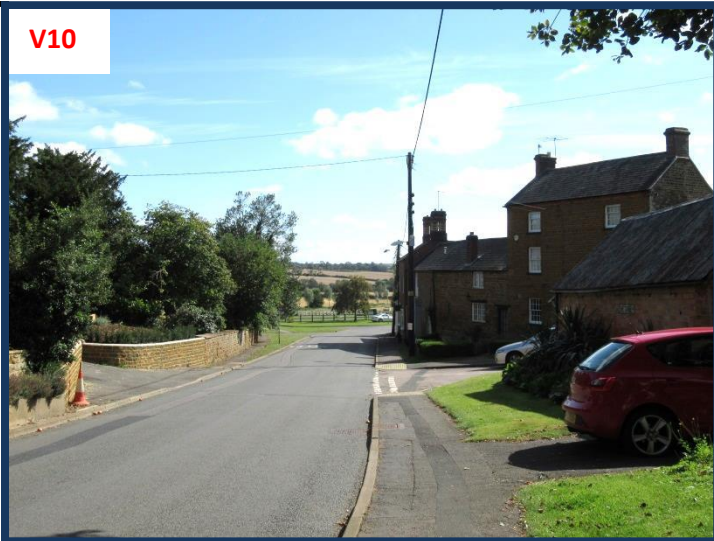


Figure 27: Important views within, towards and from Creton Conservation Area





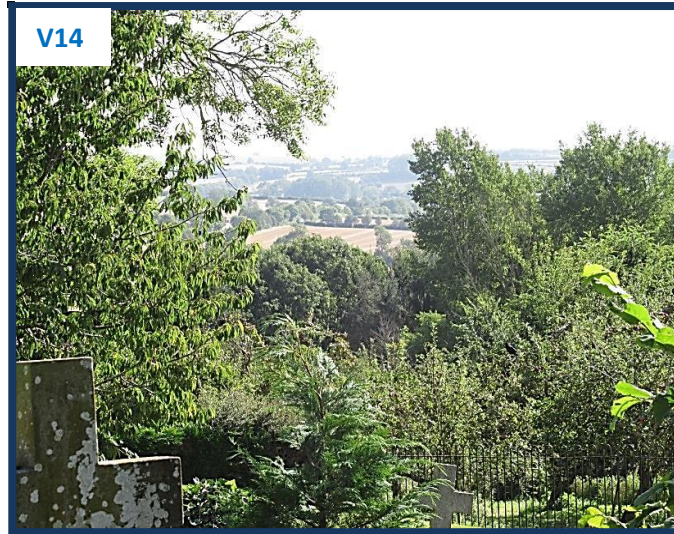


Figure 28: Images showing important views within, towards and from the Creton Conservation Area

7.7 Open Space Analysis

Open space analysis is a method used to assess the contribution of open space to the character and appearance of the conservation area¹¹.

The rural nature of the majority of Daventry District is such that landscape often makes a significant contribution to the character and appearance of conservation areas within it.

In 2016, a methodology for analysing the contribution of landscape within Craven District was formulated by Historic England.¹² This methodology has been employed to assess the contribution of open spaces to the Creaton Conservation Area.

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

Fieldwork was combined with an analysis of historic mapping and other secondary sources.

From this, the following factors were taken into account in assessing the contribution of open space to the character and appearance of each Conservation Area:

¹¹ Alan Baxter Ltd (2016) Craven Conservation Areas Project: Potential Conservation Area Designations August 2016

¹²https://www.cravenc.gov.uk/media/1818/craven_ca_appraisals_introduction_august_2016.pdf

1. the historical relationship and function of open space
2. its contribution to the form and structure of historical settlements
3. how open space is experienced and viewed from within the boundary of the Conservation Area (for example, there are many long views from within Conservation Areas to the wider landscape that are fundamental to their character and appearance)
4. how the pattern of historic settlements and their relationship to the wider landscape can be understood when looking in from outside (and sometimes at considerable distance, from hills and scarps)

The following categories have been used to assess the contribution of open space to Creaton Conservation Area and are mapped in Figure 32:

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

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

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

Areas of open space that make a significant contribution to the setting of the conservation area may not necessarily be located within its boundary. In some instances this contrasts with other open spaces that also make a significant contribution and are within the conservation area. This is

because these spaces also contain features that contribute to the conservation area's historic character in addition to its setting.

Areas adjacent to the conservation area boundary that are either inaccessible or not visible from a public space at the time of the appraisal have not been included in the Open Space Analysis. This does not preclude the possibility that they make a positive contribution to the setting and/or character of the conservation area.

OS1: Agricultural land northwest of Creton adjacent to the A5199

- An area of pasture that makes a **moderate contribution** to the setting of the conservation area.
- The land enhances the rural setting of the conservation area on the approach to the village along Welford Road from the northwest.
- The land enables views outwards from the conservation area to the open countryside from Footpath 3.

OS2: Agricultural land north of Creton Lodge

- An area of pasture that makes a **significant contribution** to the setting and historic character of the conservation area.
- This area contains evidence of former agricultural practice in the form of ridge and furrow earthworks.
- There are views from Footpath 3, which runs through this area, to the open countryside to the west and northeast as well as the belt of trees that surrounds Creton Lodge.



Figure 29: Ridge and furrow earthworks and tree belt around Creton Lodge



Figure 30: View from Footpath 3 north east across ridge and furrow earthworks

OS3: Land between Creaton Lodge and the lane to Cottesbrooke

- An area of pasture that makes a **significant contribution** to the character and setting of the conservation area.
- The area contains ridge and furrow earthworks and a number of hedgerow boundaries that are depicted on an 1820 estate map but may date back to the date of the enclosure of the open fields in 1788.

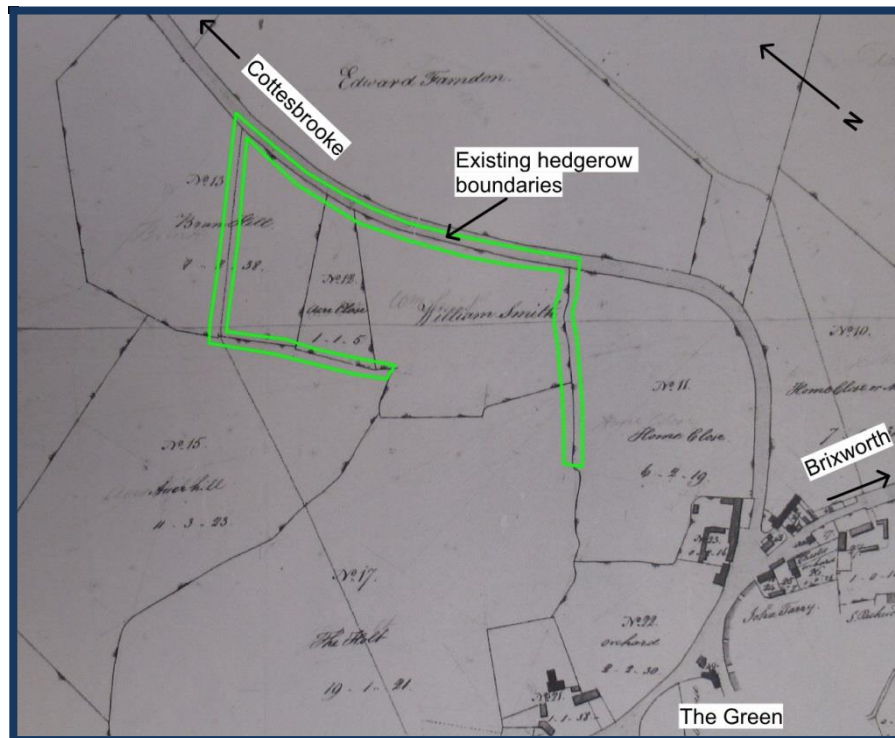


Figure 31: Annotated extract from the 1820 Andrews Estate Map showing existing hedgerows within the conservation area

OS4: Former 19th century brickworks site west of lane to Cottesbrooke

- A pond surrounded by woodland that makes a **significant contribution** to the historic character of the conservation area.
- As the site of a 19th century brickworks the pond is the former pit from which clay was extracted and, therefore, is a tangible link to this past local industry.

OS5: Area of pasture east of Home Farm Close

- An area of pasture east of Home Farm Close that makes a **moderate contribution** to the setting and historic character of the conservation area.
- It contributes to the rural character of the village and there are glimpsed views across it towards the conservation area.
- Hedgerow boundaries on three sides of this enclosed field are depicted on the 1885 Ordnance Survey map and probably reflect the field pattern laid out at the time of the 1782 enclosure of the open fields.

OS6: The recreation ground, Brixworth Road

- The recreation ground makes a **moderate contribution** to the setting of the conservation area.
- This open area enables long views of the countryside to the east of the village and emphasises its rural setting.

OS7: Area to the east of St. Michael's Churchyard

- An orchard that makes a **moderate contribution** to the setting of the conservation area.
- The orchard is adjacent to the churchyard of St. Michael's Church and helps to maintain its peaceful character.

OS8: Churchyard and cemetery of St. Michael's Church, Violet Lane

- The churchyard and cemetery of St. Michael's Church make a **significant contribution** to the historic character and setting of the conservation area.
- The churchyard and cemetery enhance the setting of the Grade II* listed church and provide a tranquil space within the conservation area.
- These open spaces enable views of the listed building from Violet Lane and the footpath between Welford Road and Violet Lane as well as long views out from the conservation area to the surrounding countryside

OS9: The Green

- The Green makes a **significant contribution** to the historic character and setting of the conservation area.
- The Green is a focal point in the village and as a historic landscape feature it dates from the earliest origins of the settlement of Creaton.

- It enhances the setting and views of the historic buildings that are situated around its edges, including the Nos. 10 and 12 The Green and The Manor House, which are Grade II Listed.
- Trees located on The Green as well as on its north and southeast edges contribute to the amenity of the conservation area and its verdant character.

OS10: A large area of agricultural land west of the lane to Cottesbrooke

- Agricultural land bordering the northeast side of the conservation area that makes a **moderate contribution** to its character and setting.
- This land enhances the peaceful, rural character of the conservation area, particularly those areas through which Footpath 3 passes.
- It enhances views northwards from the north and northwest edges of the conservation area.

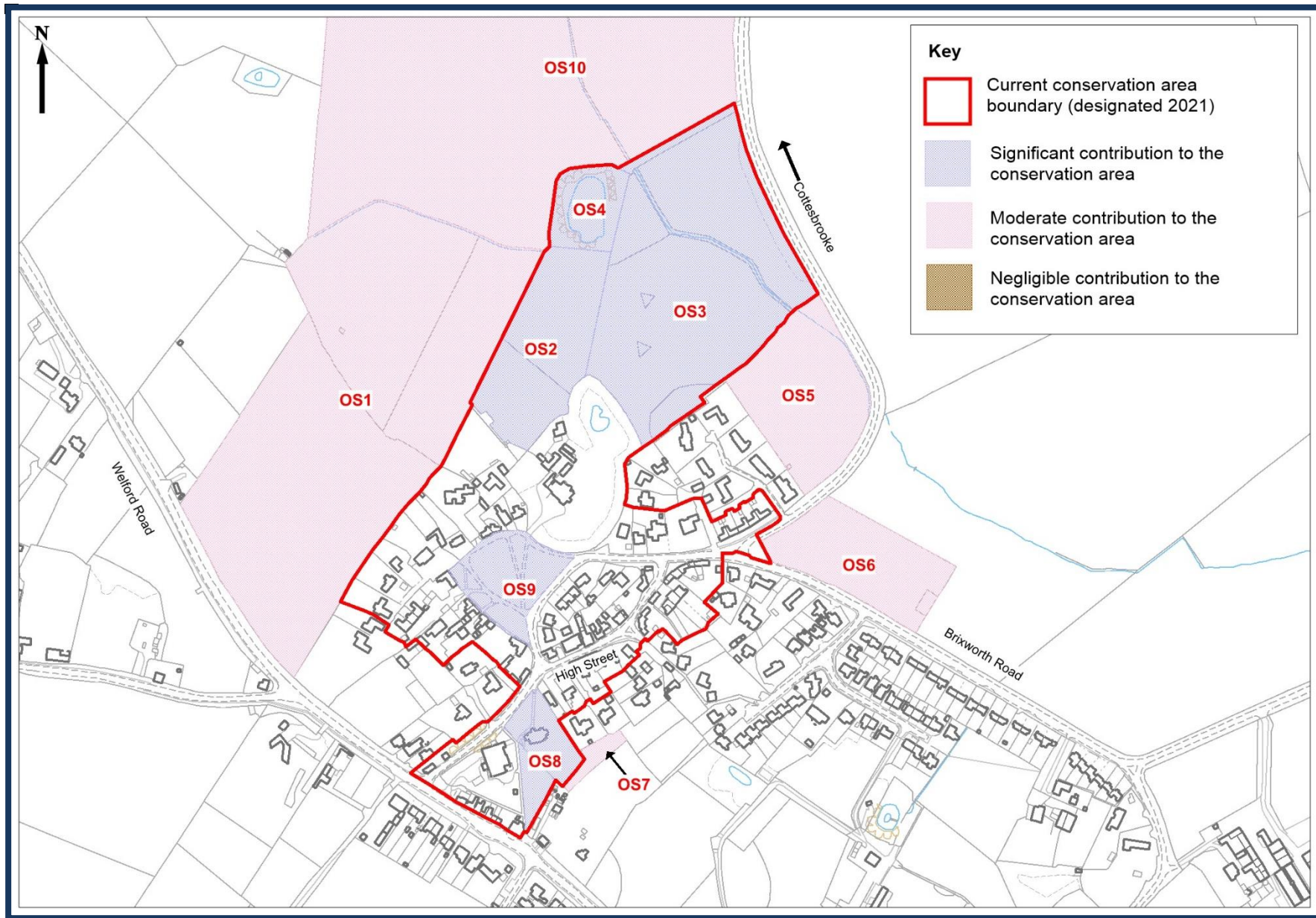


Figure 32: Map showing the open space analysis for Creaton

7.8 Public Realm and Other Features of Value

The public realm can be defined as the space around and between buildings that are publicly accessible, including streets and open spaces. In addition to the public realm having the potential to contribute to the character, appearance and amenity of the conservation area, it often includes specific features that also make a contribution and should be retained. Positive aspects of the public realm and features of value within Creaton Conservation Area include the following:

- A natural spring with a trough and brick arch set into the wall at Home Farm, which contributes to the historic character of the conservation area.
- Stone/concrete seat set back from the pavement overlooking The Green adds to the visual amenity of this part of the conservation area.
- Wooden public benches on The Green contribute to the amenity of the area.
- Wooden litter bins on The Green are unobtrusive.
- There is minimal road signage throughout the conservation area and this reduces the street clutter.
- The edges of The Green and various grass verges within the village are not edged with kerb stones and merge in to the road creating an informal transition between the highway and the verge. This enhances the rural character of the conservation area.



Figure 33: Natural spring with stone trough and arch in wall, Brixworth Road



Figure 34: Stone seat overlooking The Green

8 Architectural Character

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

8.1 Building Types and Materials

The majority of historic buildings within the conservation area date to between the 17th and 19th centuries. One exception is the Church of St. Michael and All Angels that was built in the late 12th and 13th centuries with alterations in the 19th century. There are six three-storey buildings within the conservation area, several of them being former farmhouses. They are Church House, High Street; The Old Bakery, Brixworth Road; Home Farm, Brixworth Road; 28 The Green, 34 The Green; and 38 The Green. They are probably 18th century in origin and were built before the time when farmhouses were sited within their land holdings in isolation.

Properties are built in vernacular style, which gives the conservation area its predominant character but there are also several buildings of higher status, for example Creaton House, Creaton Lodge and the Grade II* listed Church of St. Michael. The Manor House (Grade II listed) is built in the vernacular style but is distinguished as a higher status building by its larger scale and some architectural detailing such as string courses, a cornice above the door way and stone mullion windows.

Many of the historic buildings are built from ironstone but often have an orange/red brick element to them as well, especially where they have been repaired, roof alterations have taken place, cob has been replaced with brick or where they have been re-faced, for example the gable end of Morningside Cottage, High Street. Some buildings are constructed entirely of brick, especially along High Street, including The Manse, the United Reform Church and The Old Rectory, but also 8 and 38 The Green. This is unsurprising since there were two brickworks on the edge of the village in the 19th century. The brick buildings on High Street, including The Manse, the United Reform Church, Woodbine Cottage and Dial House, have polychromatic brickwork creating chequered patterns on their front and side elevations through the use of either burned brick or London brick. Three buildings within the conservation area have polychromatic chimney stacks; Home Farm on Brixworth Road; The Paddock on Brixworth Road; and 16 The Green. Other buildings have been re-faced in brick, for example, Woodbine Cottage and the Grade II listed Dial House on High Street, and 16 The Green, which gives the impression that they are less old than they actually are.

The majority of buildings located around The Green are built from ironstone which gives a degree of uniformity to views of this part of the conservation area.

Several buildings use cob as a building material, for example 10 and 12 The Green (Grade II Listed) and The Old Cottage, Cob Cottage and Lilac Cottage on the High Street. Nos. 10 to 16 Welford Road are probably also built from cob. Other buildings may have cob elements to them but they are not immediately obvious due to rending or re-facing in brick, for example the outbuilding opposite no. 30 High Street.

The majority of historic buildings within the conservation area use slate as a roofing material. In a number of cases this has replaced thatch. Historic photographs show that in the early 1900s at least seven buildings had thatched roofs and prior to this the number was probably greater if the steep pitch or some roofs is taken as an indicator. Today, within the conservation area only 18 The Green still uses this roofing material. Several buildings have clay tile roofs, for example Dial House in High Street and the Manor House, The Green. Corrugated iron is used as a roofing material on an outbuilding at the junction of The Green and High Street but this is material is generally uncommon within the conservation area.

A range of historic window styles survives across the conservation area, including examples of stone mullion windows at the Manor House and 7-11 The Green. There are several examples of Georgian and Victorian sash windows in buildings in Brixworth Road (Home Farm and The Old Bakery), High Street (1-4 The Old Rectory) and The Green (7-11, The Almshouses and no. 28). The most prevalent window type within the conservation area, however, is the casement window. The majority of historic window frames are painted white.

Many historic buildings in Creton, especially along High Street, have solid timber doors either panelled or of plank construction. Elsewhere, timber panelled doors with a window above are more prevalent, especially around The Green, one example being College Farm. Just two buildings display classically detailed entablatures and moulding around doors with lead-lined flat canopies above; The Manse, High Street; and 6 Welford Road.

8.2 Scale and Massing

The majority of buildings within the conservation area are in residential use but there is some variation in their scale. In High Street, with the exception of the southwest end of High Street, most of the buildings are of two storeys. Variation in the street scene is provided by the three-storey buildings of Church House and The Manse; the single-storey, although large scale, United Reform Church; several single storey out-buildings adjacent to the roadside at the north east end of the street. High Street is where buildings are most densely massed within the conservation area. There are several rows of terraced houses and building plots tend to be relatively small, especially on the northwest side of the street.

The open space provided by The Green gives an impression in this area of a less dense settlement pattern and this is helped by the fact that buildings generally stand in larger plots around its edge on the southwest and northwest sides. Buildings on the southeast side are densely massed and stand in smaller plots. The impression of a more dense settlement pattern in this area is compounded by the terrace of alms houses and views over their roof tops to buildings in High Street.

There are varying scales of buildings around The Green. Whilst the majority are of two storeys, the building line is punctuated by higher status buildings that are of a larger scale in terms of height and area, such as the Manor House, Creton House and Creton Lodge. The Manor House is a prominent building at the edge of The Green but Creton House and Creton Lodge are set back from the building line behind trees and are, therefore, less conspicuous. There is one three-storey building situated on The Green (no. 38) which provides further variety and glimpsed views of two other three-storey buildings behind, on the southwest side of The Green.

8.3 Boundary Treatments

A significant number of Creaton's historic buildings are situated either on the street frontage or at the edge of The Green, creating a strong continuous building line. However, there are also a number of important boundary walls within the conservation area. These are built either from ironstone or brick and one wall at Mulberry House, Violet Lane, incorporates cob. Another important boundary feature is the hedgerow on the southeast side of the Green, which contributes to the rural character of the conservation area.

There are several prominent walls within the conservation area. They include:

- the walls forming the boundary of the Manor House garden, one of which is brick and one of stone.
- The ironstone wall to the front of Creaton House and Stoneacre, including its gate piers with ball finials, is a prominent wall fronting The Green.
- The ironstone and brick walls forming the boundary to Home Farm are also important walls. The ironstone wall to the front of Home Farm runs for a significant distance along Brixworth Road and adds to the coherence of character in this part of the conservation area, complementing the buildings on the opposite side of the road in terms of the use of materials. This wall also incorporates the former spring with a brick arch built into the wall above a stone trough (see Figure 33 above).

- The brick walls forming the boundary of The Manse and the United Reform Church which contribute to the enclosed character of High Street.
- The stone and brick walls on either side of the path leading from Violet Lane, past the church to Welford Road that contribute to the historic character of the village and create a sense of enclosure.



Figure 35: Part of the hedgerow boundary on the southeast side of The Green in front of the Almshouses



Figure 36: The brick boundary wall at The Manor House



Figure 38: Stone boundary wall to Home Farm, Brixworth Road



Figure 37: Stone wall and gate piers at Creaton House and Stoneacre, The Green

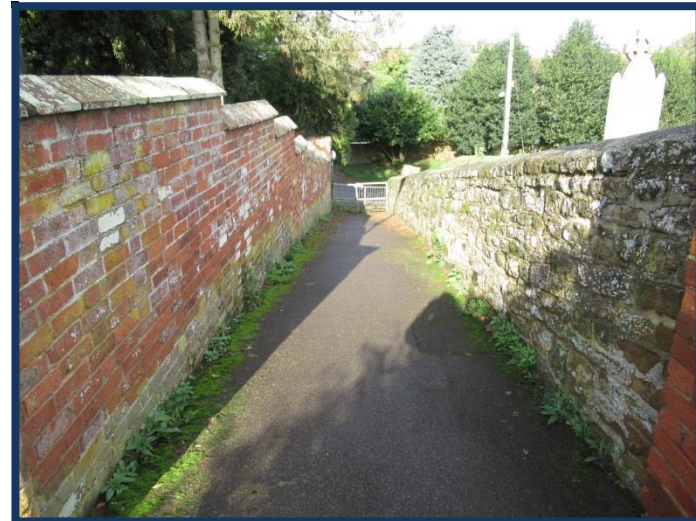


Figure 39: Walls on the footpath between Welford Road and Violet Lane

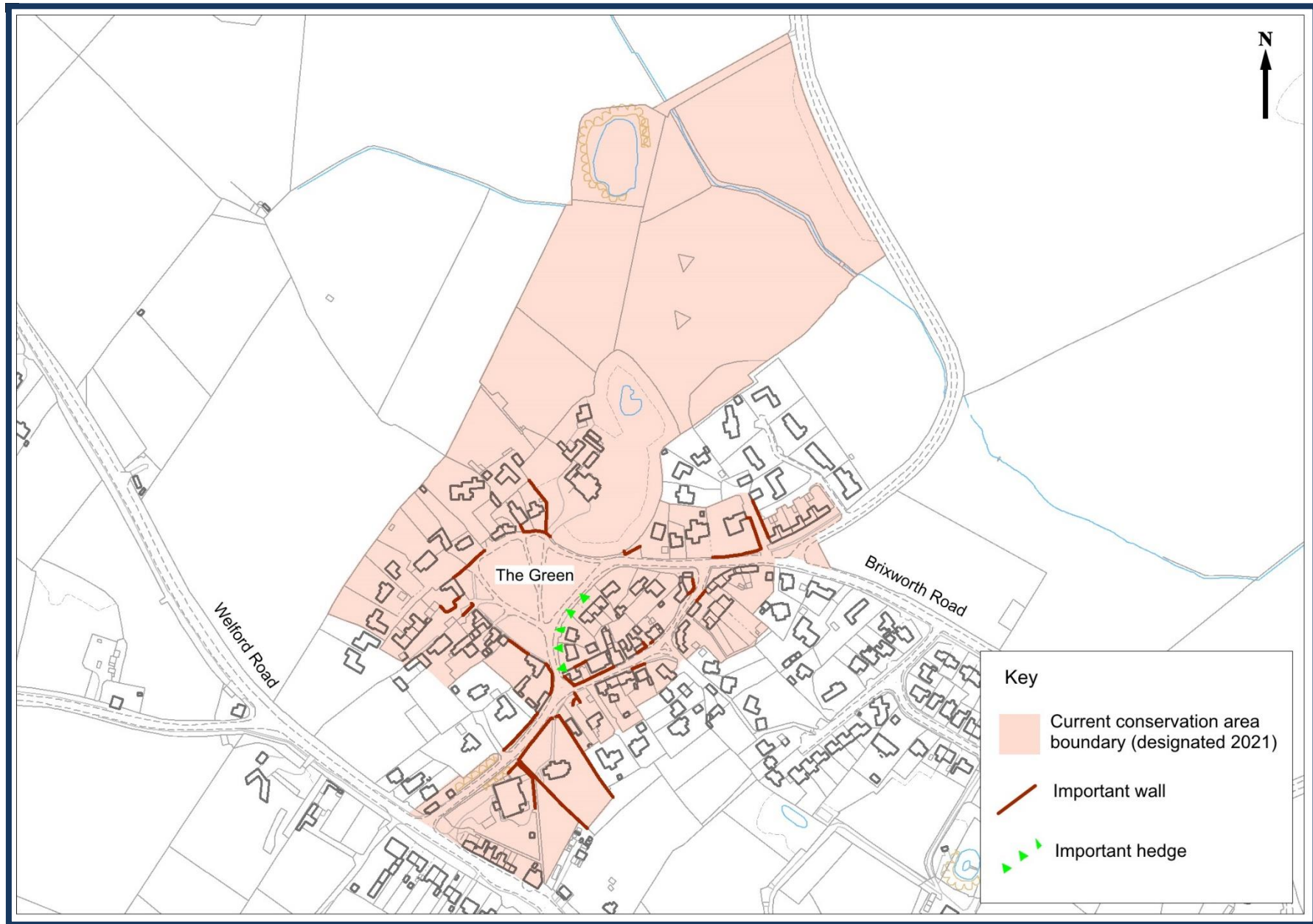


Figure 40: Important walls and hedges in the conservation area

8.4 Loss of Character

Incremental alterations to historic buildings and the public realm, or larger scale development within a conservation area, can have a detrimental effect on its historic character and integrity.

In Creaton Conservation Area there are some instances where alterations or development have resulted in a loss of character. One example is the replacement of historic timber or metal window frames with uPVC frames. Not only is this detrimental to the visual appearance of historic buildings and the wider street scene but it also equates to a loss of the building's historic fabric.

The replacement of doors can also have the same impact. There are examples in Creaton where timber doors have been replaced with uPVC doors. Even where timber replacement doors have been fitted there are some instances where their design is not in keeping with the age of the building. For example, a panelled door with a window at the top is of a style that belongs to the 1930s rather than the 18th or 19th century buildings prevalent in Creaton Conservation Area.

The uniform use of particular building materials makes an important contribution to the coherent character of a conservation area. In Creaton this is the case with the use of slate as a roofing material. Unfortunately, there are some examples where slate roofs have been replaced with pantiles, which interrupts the consistent views along particular streets and detracts from the historic character of the conservation area.

Not only can the replacement of building fabric have a detrimental effect on historic character but additions to buildings can also have this effect.

In Creaton a number of buildings have been wholly or partly rendered, obscuring characteristic building materials such as ironstone and orange/red brick as well as detailing, particularly around doors and window openings. The addition of features such as external shutters, window boxes and satellite dishes also detract from the historic character of individual buildings. Where there is a grouping of buildings that all have satellite dishes this detracts from the historic street scene.

8.5 Palette

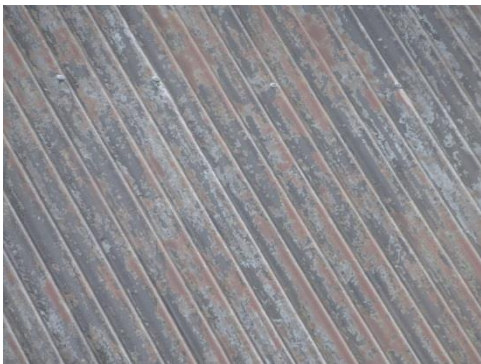
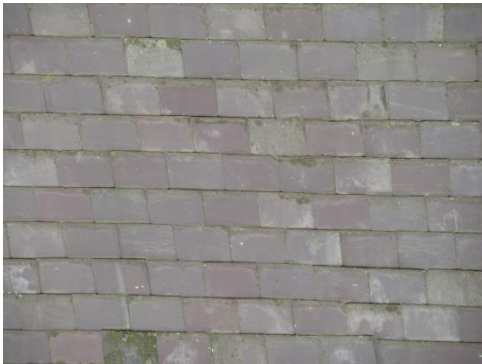
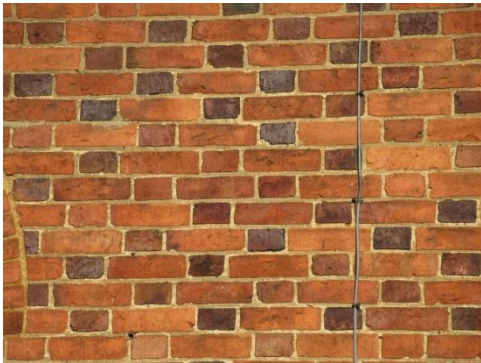




Figure 41: A selection of images showing typical materials, surfaces, boundary treatments and fixtures which form a representative palette for Creaton Conservation Area.

9 Design Guidance

The following policies set out key design principles. Advice should always be sought from Daventry District Council before commencing any works. A Design Guide for Northamptonshire has been produced by CPRE which provides useful advice¹³ and the Creton Village Design Statement should also be referred to¹⁴. The Supplementary Planning Guidance: Daventry Conservation Area Shop Fronts Guidance also provides advice on installing or altering shop fronts on historic properties.

9.1 Alterations and Extensions

There will be a presumption against proposals for alterations and extensions which adversely affect the character of the conservation area or its setting. Alterations and extensions should be sympathetic to the character of the building in terms of proportions, scale, materials, and detailing. New development, including extensions, should respect the appropriate pattern of historic plot formation.

9.2 Scale

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

Ridge lines are typically varied across the conservation area, and new development should see to be sympathetic to this style. Due to the

¹³ <https://www.cprenorthants.org.uk/media/pdf/cpre-ncdg.pdf>

¹⁴ Creton Village Design Statement (2004)

importance of the continuous built frontage, particularly along High Street, Welford Road and around the northwest and southwest edges of The Green, new development and alterations should not affect the established building line, nor create gaps where previously there were buildings or walls.

9.3 Materials

A variety of materials, such as ironstone, red brick, cob, thatch, corrugated metal, clay tiles and Welsh slate greatly contribute to the area's character and development must be sensitively designed with this in mind.

The use of local materials if possible is encouraged. The majority of properties within Creton Conservation Area are built using either ironstone, cob or red brick and later alterations to buildings have often been carried out using brick. A good example of where materials characteristic of the conservation have been used are the recently built 1-3 Litchfield Lane which use ironstone and roof tiles resembling slate (see Section 9.10 for more details).

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

Rendering and painting of external walls generally serves to detract from the visual amenity and uniformity of the street scenes in Creton and should be avoided. Exterior walls that display polychrome brickwork, such as The Manse, the United Reform Church and Woodbine Cottage on High Street, and 8 The Green, should not be clad, painted or rendered.

Masonry paints are often not acceptable for use on buildings which pre-date 1919 as they can have a damaging effect on stone and brickwork. In

these cases it is more appropriate to use a lime-based render or lime wash.

9.4 Detailing

Detailing is common on buildings across the conservation area. A significant number of the older historic buildings incorporate timber lintels over windows and doors, usually painted black or white. Other buildings have brick flat-top segmental arches or stone flat gauged arches, occasionally with key stones.

Decorative brick dentil courses below the eaves are common on historic buildings throughout the conservation area. Good examples of this type of feature can be seen at The Manse and the United Reform Church, High Street. These two buildings also display polychrome brickwork, with chequered patterns created by the use of London brick and burnt brick respectively. Woodbine Cottage on High Street and 9 The Green also use the latter to create a chequered pattern. The Dial House in High Street has a diaper pattern of burnt bricks on the northeast gable end.

Morningside Cottage, High Street; The Manor House; and 28 The Green display date stones, the latter two having cornices and other decorative elements. A sun dial on the front elevation of Dial House, High Street, adds to the character of the building. At 7-11 The Green (the alms houses), sunken panels with a cornice and a swans neck pediment above are situated on the end gables. They commemorate sixty years of Queen Victoria's reign.

The features mentioned above greatly contribute to the character of Creaton and should be retained. New development should use

appropriate designs in order to be sympathetic to the existing form and detailing found within the conservation area.

9.5 Windows

The majority of historic window styles within the conservation area are 19th century sash and casement windows. There are, however, two examples of buildings with stone mullion windows; the Manor House and the Alms Houses, 7-11 The Green. These different styles enhance the historic character of the individual buildings and help interpretation of the village's development over time.

Traditional windows should be retained, maintained and repaired as far as possible. Dormer windows and roof lights are generally not acceptable on the front elevations of historic properties and if used on rear elevations should be designed so that they are in proportion with the building and do not dominate the roof slope. Roof lights should be fitted flush to the roof line. Simple eyebrow detailing should be used in situations accommodating thatch.

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

- sensitive to the original style;
- generally either flush timber or flush metal double casement;
- if painted, window frames should be either white or where possible a relevant sensitive colour based on the originals;

- original brick, stone and wooden lintels should be retained and every care taken not to damage them if the windows are being replaced and segmental arches should not be replaced with flat brick lintels;
- uPVC is generally not an appropriate material for use in an historic property.

9.6 Doors and Porches

Traditional doors within the conservation area are of timber and are mostly solid panelled doors, often with window lights above. There are also several examples that are of a vernacular plank form. There are two examples of properties within the conservation area that have door surrounds with classically detailed entablatures and moulding with bracketed flat canopies above, for example The Manse, High Street and 6 Welford Road. The Manor House has a stone cornice above the door way and Morningside, High Street has a stone Tudor-style door which it is suggested came from Holdenby Hall when it was demolished.

There will be a presumption against uPVC as a material for doors. Porches should not detract from or overwhelm the visual amenity of the relevant building elevation, and be appropriately proportioned and scaled.

9.7 Roofing

The predominant roofing material within the conservation area is Welsh slate. Just one building retains its thatched roof; 18 The Green. Historic photographs show a significant number of other buildings were previously thatched and they can still be identified by their steeply pitched roofs, for example, Woodbine Cottage and Morningside Cottage in High Street and

nos. 10 and 12 The Green. Corrugated metal was often used to replace thatch. An outbuilding at the northeast end of High Street now uses corrugated metal. Two examples of buildings with clay tile roofs exist in the conservation area; The Manor House on The Green and Dial House in High Street.

Traditional roofing materials such as slate, clay tiles, corrugated metal and thatch should be retained wherever possible. There are a significant number of buildings grouped together that have slate roofs that are important for consistency of character and appearance. These are illustrated in the figures below.



Figure 42: View of the roofscape of Brixworth Road and the High Street from the lane to Cottesbrooke, which is dominated by slate roofs.



Figure 43: Buildings with slate roofs on the north side of The Green, contrasting with the thatched roof of no. 18.



Figure 45: Slate roofs of buildings on the west side of The Green with their different pitches and ridge line heights



Figure 44: Slate roofs and varying ridge lines of cottages on Welford Road

Replacement of thatch with an alternative material is generally not acceptable.

Ridgelines should be carefully designed so as not to obscure views of historic buildings or surrounding countryside. Modern development should seek to sit subservient to historic properties rather than dominating them.

9.8 Setting

Creaton's location on a hillside that slopes gently down towards the east provides long views out from the village to the open countryside particularly to the east, northeast and north. The large open space provided by The Green enables views across the roofs of buildings further down the sloping hillside to the countryside. In addition, The Green

contributes to the setting of the historic buildings around its edges and the peaceful, rural character of the conservation area.

Individual and groups of trees contribute to views within the conservation area and its verdant character. They also enhance the street scenes and the setting of individual and groups of buildings.

There will be a presumption against developments which negatively affect the setting of a conservation area, particularly if they affect views into, out of and through the conservation area.

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

9.9 Public Realm

The public realm should enhance the character of the conservation area. Signage and street furniture should not detract from the visual amenity of the street scape; their design should be sympathetic and number kept to a minimum in order to avoid clutter whilst properly taking account of public safety. Public realm features that make a positive contribution to the character and amenity of the conservation area should be maintained. In Creton this includes the stone bench on the south east side of The Green and the spring and trough in the stone wall at Home Farm.

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

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

Green spaces within the conservation area, such as The Green and grass verges along High Street, are not delineated by kerb stones and this gives them an informal character, which contributes to the rural character of the village. Formalising the edges of The Green and grass verges within the conservation area with kerb stones should be resisted.

9.10 Larger Scale Development

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

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

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

Nos. 1-3 Litchfield Lane is a good example of a development where this has been achieved. The three houses form a terrace reflecting the built form of parts of High Street/Brixworth Road. They are built on a gentle slope which gives them a stepped ridge line which, again, is characteristic of the varying ridge lines throughout the conservation area. The building materials used in Litchfield Lane typify those in the village; ironstone and slate; some detailing in red brick such as chimneys and kneelers; timber lintels above the windows. They are built behind buildings that front The Green but this is not unusual in this part of the conservation area with the nearby no. 28 and 34 built in a similar position. At ground floor level they have a central door with a window on either side which matches the form



Figure 46: 1-3 Litchfield Lane



Figure 47: Use of ironstone and slate, materials typical of the conservation area



Figure 48: Brick kneeler (left) and timber lintel above window (right)

of the majority of buildings situated around the edge of The Green. Their scale and position set back from buildings fronting The Green complements the surrounding historic buildings and character of conservation area. The buildings stand directly next to the lane without enclosed front gardens, although there is some informal planting either side of the front doors, and the lane is surfaced with gravel rather than tarmac. This reflects the rural character of the village.

Creaton Primary School closed in December 2018 but the building is now used by Ducklings Pre-School. Should the site be redeveloped in the future the original 19th century school room should be retained, as should the brick wall to the east of the school site, which forms the boundary of the footpath between Welford Road and Violet Lane, and which has been identified as an important wall (see Figures 39 and 40). New development should use building materials identified in this appraisal which are characteristic of the village, for example ironstone, red brick and slate.

There are important views towards the school from the junction of Violet Lane and High Street that incorporate St. Michael's Church (Grade II* listed) and the war memorial (Grade II listed) and the 19th century school building. Development on the former school site should not detract from these views or, in the case of the 19th century school building, obscure them. Furthermore, any development of the site should respect the setting of the listed church and war memorial and seek to enhance it by, in particular, paying attention to the scale and siting of new buildings in that part of the site that is adjacent to the church and churchyard.

Development on the former school site should also not detract from views of the historic buildings as the conservation area is approached along Welford Road. The site is at the entrance to the conservation area from

Welford Road into Violet Lane and it is important that new development reflects the historic character of the village in terms of use of materials, scale and form.

10 Opportunities for Enhancement

10.1 Local List

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

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

Local List candidates are judged by criteria assessing their age; condition and quality; rarity; group value; and historic associations.

Adopted entries on the Daventry Local List in Creaton are shown below.

10.1.2 Adopted local list entries within the conservation area

Brixworth Road

- **Home Farm** is an 18th century ironstone farmhouse of three bays with a slate roof and a polychrome brick chimney. It has a central arched doorway with a solid panelled door and a fan light above. Either side of this there are sash windows and a further three sash windows on the first floor with stone flat arched lintels. It has a decorative brick dentil course below the eaves. The building has retained much of its historic detailing. It stands in a slightly elevated position and, along with the prominent stone wall to the front, it contributes to the view on the approach to the conservation area along Brixworth Road.
- A 19th century house and former outbuildings that formed part of the complex known as **The Old Bakery**. The buildings comprise a three-storey house built in ironstone dating to c. 1824. Adjoining it on the northeast side is a single-storey building that may date to the mid-17th century which includes an entrance wide enough for a horse and cart. The buildings are important for their link to a former use and the contribution they make to the historic street scene along Brixworth Road and rounding the corner into High Street.

High Street

- **The Manse** and associated outbuildings to the rear, was built in c. 1820 and was associated with the adjacent United Reform Church. It is an imposing three-storeyed building that draws the eye as the

High Street is approached from Violet Lane. It is built of brick and has a chequered brickwork front elevation. It is a good example of its type that retains many of its original external features and contributes to the historic street scene along High Street.

- **Woodbine Cottage**, a polychrome brick cottage with a Welsh slate roof and ashlar gable parapets. The steep pitch of the roof suggests it may have been thatched at one time. It is situated between Morningside Cottage and Dial House, both Grade II listed buildings and, therefore, makes a positive contribution to their setting and the overall street scene.

The Green

- **18 The Green** is the only surviving thatched building within the conservation area. It probably dates to the 18th century. It is an important member of the group of historic buildings at this end of The Green, which also includes 8, 10 and 12 (Grade II Listed, and 16 and 18, and makes an important contribution to views of this group of buildings.
- **Nos. 7-11 The Green**, a row of three single-storey alms houses built in 1899. The row was originally built as six smaller properties. They display some characteristics of the Arts and Crafts movement with their stone mullion windows, mock-Tudor timber frames in four of the gables facing The Green, and their large chimney stacks. Gaps between the front gables have been infilled to form entrance porches. Other than that they have retained much of their original form and fabric. They make a positive contribution to the historic character of the conservation area and enhance views of The Green. Their single storey height

enables long views from The Green over their slate roofs towards the countryside to the east of the village.

- **College Farm** is an 'L'-shaped farmhouse built of ironstone with a slate roof and three brick chimney stacks. It probably dates to the 18th century and takes its name from that fact that it was part of the Queen's College Estate. It is an important building in the grouping of buildings around the edge of The Green and contributes to the overall historic character of The Green.
- **Creaton House** is an 18th century two-storey, three bay house built from coursed ironstone with a slate roof. It is L-shaped in plan, the rear wing having been demolished in the 1950s. The front elevation has a central doorway with casement windows either side. There are three casement windows on the first floor and above the central window there is a gabled dormer with kneelers and a small casement window. The larger scale, the detailing of the building and its elevated position gives the impression of a higher status building than many others around the edge of The Green and it therefore contributes to the visual interest, variety and historic character of the area.

Welford Road

- The **original school room of Great Creaton Primary School** was built in 1844. It is a single storey building of red brick with a slate roof. The northeast facing gable end of the building has three large rectangular sash windows with a continuous stone lintel across the width of the building and stone sills. Either side of the windows there is a single brick buttress. Later school buildings have been constructed adjacent to the school room on the remaining three

sides but the building, especially the north east gable end, is visible from the footpath between Violet Lane and Welford Road. As such it contributes to the historic character of this part of the conservation area.

10.1.3 Adopted local list entries outside the conservation area

Court House Close

- **Court House, 4 Court House Close**, is a large, three-storey ironstone building, formerly a farmhouse with associated outbuildings that have since been demolished. It may date to the 18th century. It is a good example of a typical farmhouse to be found in Creaton in terms of its scale and use of materials and reflects a time when farms were situated within the village rather than in isolation within their land holding. The building gets its name from the fact that an indoor tennis court was built adjacent to the house in the late 19th century. The tennis court no longer exists.

Grooms Lane

- **Willow Brooke House** (formerly Ann's Cottage) is a cob-built cottage with a thatched roof with a later extension constructed in brick and tile. The earlier building may date to the 16th century; a date stone set into the hearth records a date of 1540. This is one of only two remaining thatched cottages in Creaton and is important due to the vernacular structure of the earlier part of the building.

- **Creaton Grange** is a three-storey ironstone farmhouse with a slate roof. It has a wooden door surround with classic entablature and an arched canopy. The building is situated at the northeast edge of the medieval settlement earthworks of Little Creaton and therefore, may have earlier origins. A house existed on this site in 1539 and elements of this earlier building may still exist in the fabric of the current building. The frontage was altered in 1712 by the then owner, William Brown¹⁵.
- **Highgate House** is built on the site of an earlier inn. The oldest parts of the building date from 1663. It benefited from the turnpiking of the Welford Road in 1721 and became an important coaching stop and posting station on the London to Liverpool and Holyhead mail routes during the 18th and 19th centuries. The building is built of ironstone with a clay tile roof. It has five bays with projecting gables at each end and a central entrance. A painting¹⁶ shows the building in the late 18th century, prior to the addition of the present bay windows, stone mullion windows and Tudor-style stone door surround. These changes are likely to be late 19th century alterations to the building and they are depicted on the 1885 Ordnance Survey map. To the front of the building is an ironstone wall with gate piers at either end with acorn finials and ornate wrought iron gates. Highgate House is a prominent historic building on the approach to Creaton village along Welford Road.

¹⁵ Creaton Past and Present (2002), Creaton Appraisal Group

¹⁶ Ibid.

Images of local list candidates



Figure 49: Home Farm, Brixworth Road



Figure 51: Woodbine Cottage, High Street



Figure 50: The Manse, High Street



Figure 52: The Old Bakery, High Street



Figure 53: 18 The Green



Figure 55: College Farm, The Green



Figure 54: Alms houses, 7-11 The Green



Figure 56: Creaton House, The Green



Figure 57: 19th century school house, Great Creaton Primary School



Figure 59: Willowbrooke Cottage, Grooms Lane



Figure 58: Court House, 4 Court House Close



Figure 60: Creaton Grange, Grooms Lane



Figure 61: Highgate House, Welford Road

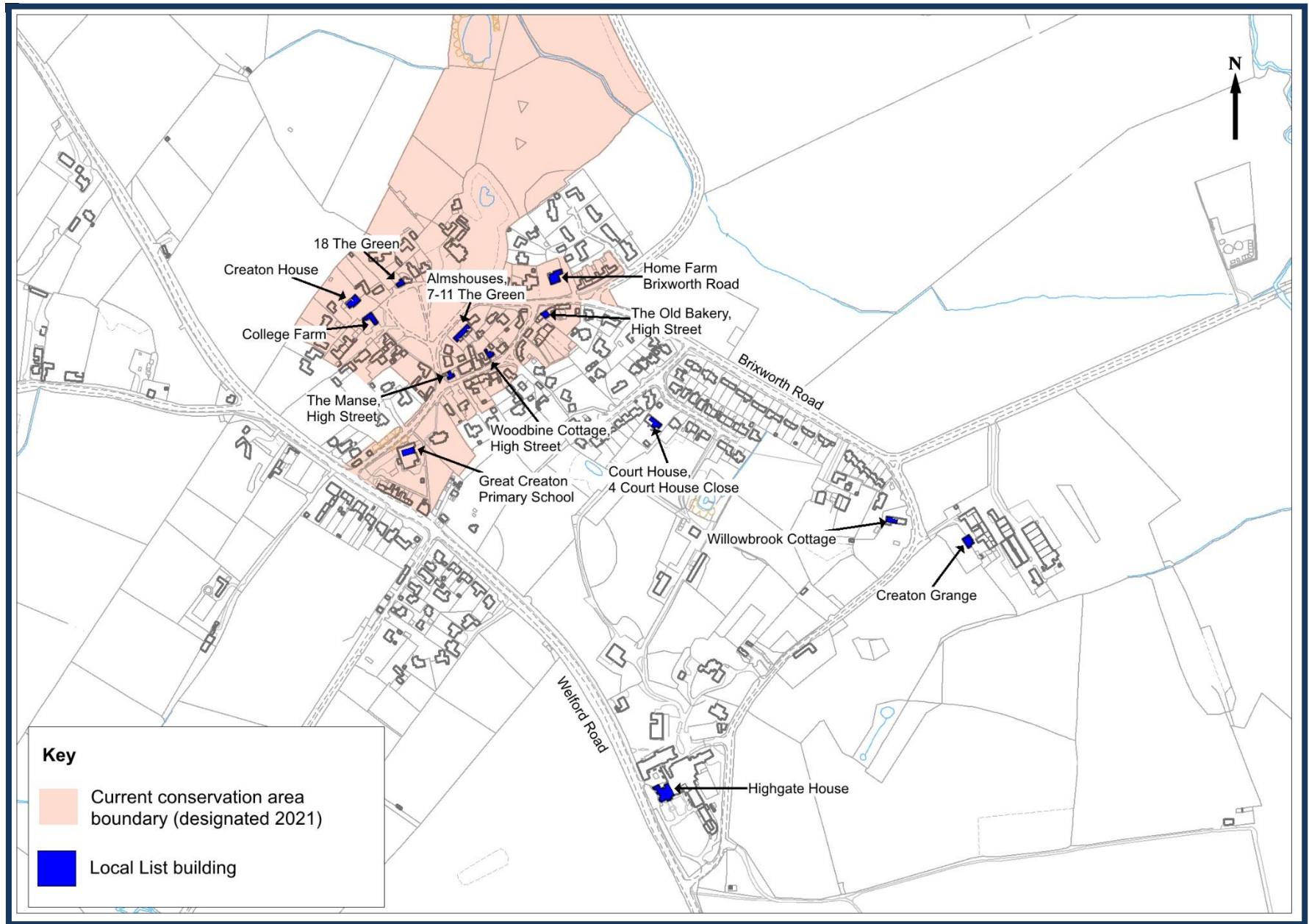


Figure 62: Adopted local list entries in Creton

10.2 Article 4 Directions

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

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

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

Permitted Development Rights to be withdrawn	Location
Alteration of windows	Home Farm, Brixworth Road The Manse, High Street The United Reform Chapel, High Street 27 High Street Corner Cottage, 30 High Street The Old Bakery, High Street 1 -4 The Old Rectory, High Street 7 – 11 The Green 8 The Green 32 The Green Creaton Lodge, The Green College Farm, The Green Creaton House, The Green Creaton School, Welford Road Highfield House, Welford Road
Alteration of doors	Home Farm, Brixworth Road College Farm, The Green 18 The Green The Old Bakery, High Street 6A Welford Road Highfield House, Welford Road

Permitted Development Rights to be withdrawn	Location
Alteration of roofs	<p>The Paddock, Brixworth Road Kimberley, Brixworth Road Oak Cottage, 10 Brixworth Road Home Farm, Brixworth Road 4 Court House Close Willowbrook House, Grooms Lane The Manse and associated outbuildings, High Street The United Reform Chapel, High Street Woodbine Cottage, High Street Corner Cottage, 30 High Street and associated outbuilding Church House, High Street The Old Cottage, 22 High Street 1 – 4 The Old Rectory and associated buildings, High Street The Old Bakery, High Street 1-3 Litchfield Lane 5 – 11 The Green Creaton Lodge, The Green 8 The Green 16-18 The Green Creaton House, The Green College Farm, The Green 28 – 38 The Green 1 Violet Lane The Stables and outbuildings, Violet Lane The Bricklayers Arms, Welford Road 6A - 16 Welford Road Highfield House, Welford Road</p>

Permitted Development Rights to be withdrawn	Location
Painting of exterior walls	<p>The Paddock, Brixworth Road Oak Cottage, 10 Brixworth Road Home Farm, Brixworth 4 Courthouse Close Creaton Grange, Grooms Lane The Manse and associated outbuildings, High Street The United Reform Chapel, High Street 27 High Street Woodbine Cottage, High Street 1-4 The Vicarage and associated buildings, High Street The Old Bakery, High Street 21-22 High Street, The Old Cottage and Cob Cottage, High Street Lilac Cottage, High Street Church House, High Street 1-3 Litchfield Lane 5-11 The Green 8 The Green 16-18 The Green Stoneacre and associated outbuildings, The Green Creaton Lodge and associated outbuildings, The Green College Farm, The Green 28 The Green 32 The Green 36-38 The Green Bricklayers Arms, Welford Road</p>

Permitted Development Rights to be Withdrawn	Location
Painting of exterior walls (contd.)	Great Creaton Primary School (19 th century brick building), Welford Road Highfield House, Welford Road
Alterations to boundary walls and gate piers	Home Farm, Brixworth Road The Manse, High Street United Reform Church, High Street Woodbine Cottage, High Street Corner Cottage, 30 High Street 1-4 The Old Rectory, High Street Chimneys, High Street Church Lodge, Farm Street 9 Home Farm Close 1 Litchfield Lane 4 The Green Creaton Lodge, The Green 8, 10 and 12 The Green Stoneacre, The Green Creaton Lodge, The Green College Farm, The Green 28 The Green The Manor House, The Green The Stables, Violet Lane Mulberry House, Violet Lane Creaton Primary School, Welford Road

Permitted Development Rights to be Withdrawn	Location
Alteration to boundary walls and gate piers (contd.)	Highfield House, Welford Road
Alterations to date stones and commemorative plaques	7 and 11 The Green 28 The Green

10.3 Public Realm Enhancements

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

These are as follows:

- Street lights are of a modern design. A design that compliments the historic character of the conservation area should be considered.
- Galvanised steel barriers adjacent to Violet Lane at the north end of Footpath 1; and similar barriers adjacent to the Manor House, The Green are not in keeping with the historic character of the conservation area. A more appropriate design should be considered if the barriers are to be replaced.
- Some historic walls, in particular the cob wall that forms the boundary of Mulberry House, Violet Lane, are covered by vegetation. This obscures them from view and could also be damaging to their fabric. Vegetation should be removed and further growth controlled so that the walls contribute to the historic character of the conservation area and their fabric is not damaged.
- Telegraph poles and their overhead lines, particularly along Violet Lane, High Street and the southwest side of The Green, detract from views of individual buildings and the street scene as a whole, and contribute to street clutter. Should the opportunity arise to replace them with below-ground transmission lines this would enhance the conservation area.



Figure 63: Galvanised steel barriers, Violet Lane



Figure 64: Telegraph poles and overhead lines, High Street

11 Management Plan

Local planning authorities have a duty placed on them under Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to draw up and publish proposals for the preservation or enhancement of conservation areas.

Conservation area appraisals undertaken within Daventry District help to identify threats to the character of the conservation area and opportunities for enhancement, which can then be developed into Management Plans which seek to address these issues through recommendations.

The following threats to the character and appearance of the Creaton Conservation Area have been identified through the appraisal. Each threat is accompanied by a recommendation which should be used to guide future management and address key issues.

11.1 Threats and Recommendations

Threat 1: Inappropriate development

Piecemeal and large-scale development, both on the fringes of the village as well as within the conservation area boundary, has the potential to harm the character of the conservation area as well as its setting. Development has led to the erosion of some historic character, the gradual effect of which is a threat to the general character and appearance of the conservation area.

Recommendation 1: Development proposals should have regard to the established form, scale, design and materials used within the conservation area as highlighted in this appraisal and other planning documents. Development should preserve and enhance the character of the local vernacular.

Development proposals should avoid creating gaps in the continuous building line by setting new development back from the street frontage. This is particularly the case in High Street and around the edges of The Green.

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

There are important long views of the rural landscape from The Green and along High Street towards the east and south east. Views across The Green to the historic buildings around its perimeter, as well as views of The Green itself, are also an important contributor to Creaton's historic character. Development that interrupts or detracts from these views would be detrimental to the character and amenity of the conservation area and should be resisted.

Threat 2: Threat to the character and appearance of the conservation area through the loss of traditional features of value

The character of Creaton is greatly enhanced by the presence of traditional architecture and the survival and maintenance of historic features of value, such as its street pattern, historic open spaces and vernacular buildings, which directly contribute to its historic interest and significance. A review of the historic core of the village has identified some threats to traditional features and historic fabric, such as the replacement of traditional fenestration and doors with modern UPVC counterparts, loss of original lintels, roofing materials and other detailing. The piecemeal loss of traditional features that contribute to the historic or architectural interest of the conservation area forms a threat to its overall character and appearance and should be discouraged.

Individual buildings and structures that make a positive contribution through the architectural or social value are also at risk from gradual or wholesale loss. These buildings and structures may be deemed non-designated heritage assets (neither listed nor scheduled); the loss of these assets forms a significant threat to the character and appearance of the conservation area.

Recommendation 2: Development proposals should have regard to the design principles set out on Section 9 of this document in order to preserve the architectural interest of the conservation area. Through the appraisal process, the Council will explore the use of Article 4 Directions which remove permitted development rights, in order to preserve or

enhance the character and appearance of the conservation area. See Section 10.2 of the Appraisal for more details.

Work to listed buildings will require consent in most cases.

Heritage assets which make a particular contribution to the character and appearance of the conservation area will be recognised through the Local List. Recognising the contribution made by these assets allows them to be appropriately preserved and re-used, securing their long-term future. The Council will seek to adopt and maintain a Local List of local special buildings and structures for Creaton. Once adopted a Local List becomes a material consideration in the determination of planning decisions. See Section 10.1 of the Appraisal for more details.

Threat 3: Impact on Trees

Trees make an important contribution to the character of Creaton. They form an important aspect of views within and towards the conservation area. Trees help to soften views of the built environment and contribute to Creaton's rural character. There are a significant number of Tree Preservation Orders within the conservation area. Numerous trees that are not protected by Tree Preservation Orders also contribute directly to the rural character and special interest of Creaton. Inappropriate or incremental loss of important trees risks harming the character and setting of the conservation area.

Recommendation 3: Under Section 211 of the Town and Country Planning Act 1990 permissions are required to carry out works to trees over a certain size within a conservation area. This includes topping, lopping, pruning and felling.

Development proposals should have regard to the contribution of trees throughout the conservation area as well as their effect on its setting.

Threat 4: Impact on archaeology

Creaton has been inhabited for many centuries. It is recognised that evidence for past occupation may survive as buried archaeological remains within the modern settlement and on its fringes (see Section 7.2).

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

Recommendation 4: Development which involves below-ground excavation should have regard to the potential for remains of archaeological interest. Professional advice should be sought and appropriate assessment undertaken to assess the extent and significance of any remains which may be affected by proposals.

Threat 5: Highways

Controls over highways are not within the remit of Daventry District Council. It is recognised that highways and the public realm directly contribute to the character of conservation areas, however there is little which can be achieved by the District Council in the short term. Northamptonshire County Council is responsible for the majority of highway matters. There are also strict regulations surrounding the safety of the public realm, to which the councils must adhere.

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

A lack of available off-road parking, especially along High Street, detracts from the public realm.

The trackways across The Green and the edges of grass verges elsewhere in the conservation area are not delineated by kerb stones and this contributes to the informal, rural character of the village. The addition of kerb stones to these areas would damage the rural character of conservation area.

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

Daventry District Council will seek to ensure that works to the public realm do not detract from the character of the conservation area, where possible.

Formalising trackways across The Green and grass verges elsewhere within the conservation area by adding kerb stones would be to the detriment of character of the conservation area and should be avoided.

Threat 6: Public Realm

The condition of the public realm has a great effect on the quality of the conservation area. Poor maintenance of the public realm, and street clutter, could detract from the character of the conservation area. Areas

of the public realm which currently detract from the appearance of the area and are therefore a threat to its character have been identified in Section 10.3.

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

Proposals should take the opportunity to enhance areas identified as detracting from the character and appearance of the conservation area at Section 10.3 by using designs and materials appropriate to the historic character and appearance of the conservation area.

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Internet Sources

<https://www.oldmapsonline.org/>

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

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

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

Further Information and Contact Details

Information regarding conservation areas can be found on our website at:

<https://www.daventrydc.gov.uk/living/planning-policy/conservation-areas/>

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

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

Email: plancare@daventrydc.gov.uk or

Telephone: 01327 871100.

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

www.historicengland.org.uk/advice/your-home/owning-historic-property/conservation-area/.


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Appendix A: Listed Buildings

List Entry Number	Name	Grade	National Heritage for England web page	Image
1038315	Morningside Cottage, High Street, Creton	II	https://historicengland.org.uk/listing/the-list/list-entry/1038315	

1067103	The Manor House, The Green, Creton	II	https://historicengland.org.uk/listing/the-list/list-entry/1067103	
1067104	The Dial House, High Street, Creton	II	https://historicengland.org.uk/listing/the-list/list-entry/1067104	

1067105	Church of St. Michael, Violet Lane, Creaton	II*	https://historicengland.org.uk/listing/the-list/list-entry/1067105	
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1356895	10 and 12, The Green, Creaton	II	https://historicengland.org.uk/listing/the-list/list-entry/1356895	
1374514	The Orchard House, The Jetty, Creaton	II	https://historicengland.org.uk/listing/the-list/advanced-search-results	

1426569	Creaton Memorial Cross, Churchyard of St. Michael's Church, Violet Lane, Creaton	II	https://historicengland.org.uk/listing/the-list/list-entry/1426569	
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