33-39 The Drapery, Northampton

Heritage Statement

November 2020



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Redevelopment at
33-39 The Drapery, Northampton

Heritage Statement

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1. SUMMARY

1.1 Heritage designations

The proposed development site lies within the All Saints Conservation Area. The Debenhams building is not on the statutory list, and does not appear on the local lists published in the *All Saints Conservation Area Appraisal* (November 2007) and the subsequent amendments published in the leaflet *All Saints Conservation Area* (February 2010).

The site is adjacent to the Grade II listed bank at 41 The Drapery and opposite the Grade II listed New Testament Church of God on College Street. Two locally listed buildings adjoin the site at Nos 27 and 29-31 The Drapery.

1.2 History of the site

The Drapery appears to have developed out of the western side of the Market Square in medieval times. The western side of The Drapery comprised long and narrow burgage plots, approximately 10m wide by 60m deep. Following the major fire of 1675, The Drapery was rebuilt. Some plots were amalgamated in a bid to rationalise development in a loosely classical style. The consistent building line was interrupted in 1842 by the construction of the Northamptonshire Union Bank, which was recessed from the street immediately to the north of the site. In 1874 Frederick Adnitt purchased the drapery business at Nos. 37-39 The Drapery. Six years later, he took his brother Charles into business and expanded the shops to form a department store at Nos. 33-39 The Drapery. The family sold the business to Debenhams in 1952. The architects Deacon & Laing of Bedford designed a large replacement store for the site in 1954, but it was not until 1958 that the design was finalised and construction started. The name changed from Adnitt Brothers to Debenhams in 1973.

1.3 Heritage issues

Key issues for redevelopment of the site are:

Policy

Policy 32 of the *Northampton Central Area Action Plan* promotes the regeneration of The Drapery. Policy 32 and the accompanying Figure 6.13 and text at Para. 6.85 accept the principle of full demolition of the current Debenhams building and promote redevelopment of the site in a manner sympathetic to the Conservation Area.

Demolition

Demolition and redevelopment of the Debenhams building is proposed. Apart from the promotion of the redevelopment of the site in Policy 32 of the *Action Plan*, the principle of demolition is considered in accordance with Policy 27 of the proposed *Northampton Local Plan Part 2* on the grounds of:

- the modest interest of the building. As described in Section 14 below, the significance of the building is assessed as ‘low’. This assessment takes into account the reputation of the architects, the mediocre design, the broader architectural context of shop design in the 1950s, and the unexceptional social/communal interest.
- the negative impact of the current building as a whole on the Conservation Area, particularly in relation to Swan Yard and College Street.
- re-use of the current building or façade retention is both impractical and unviable.
- the social, environmental, design and economic benefits of a new building and mixed uses.
- recording of the building and any site archaeology is a proportionate means of recognising the modest interest of the site.

Redevelopment

The scheme for the redevelopment of the site is set out in the separate Design & Access Statement. The new building will be in accordance with the guidance set out in the *All Saints Conservation Area Management Plan* and Policy 27 of the *Northampton Local Plan Part 2 Proposed Submission* and support the ambitions of the *Northampton Town Centre Masterplan*.

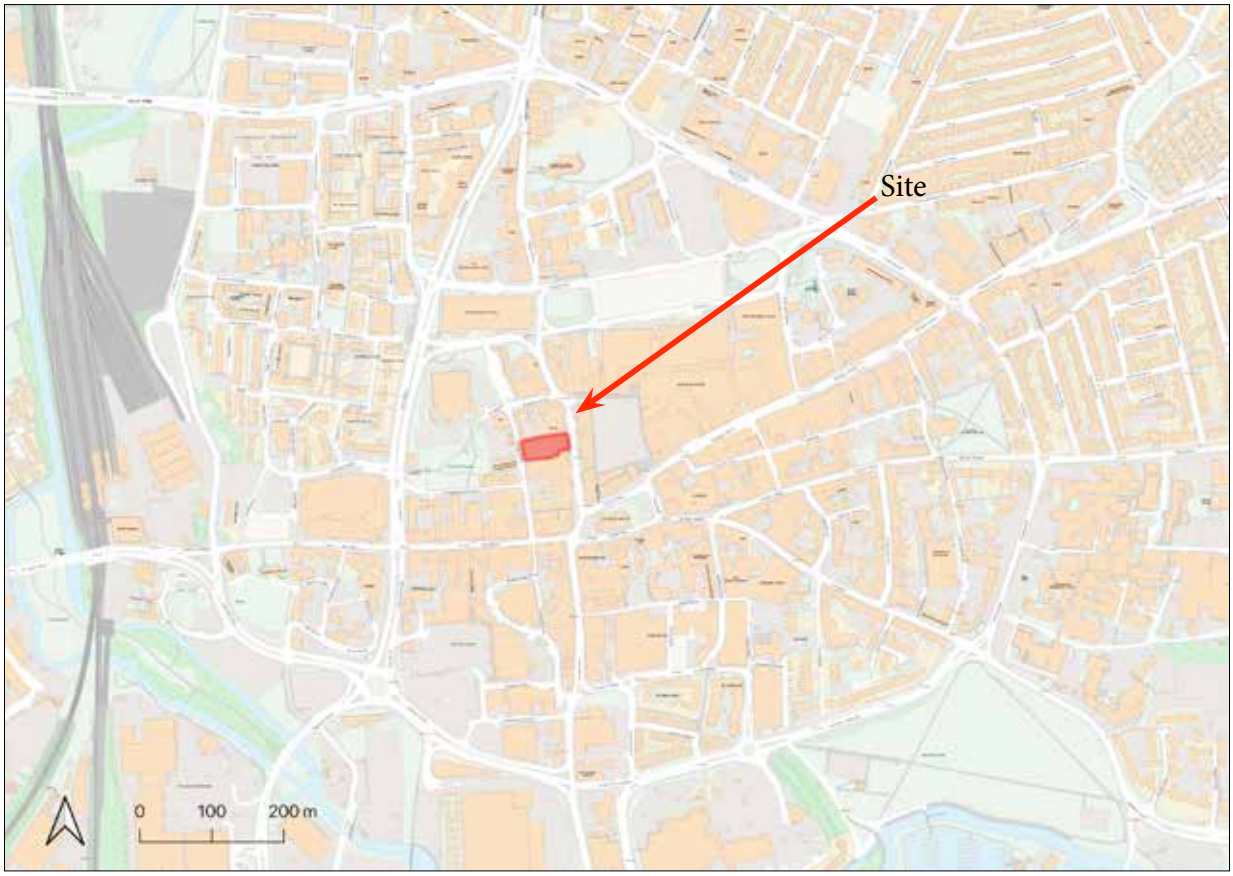


Figure 1. *Location plan within Northampton. Contains OS data © Crown copyright and database rights, 2020.*

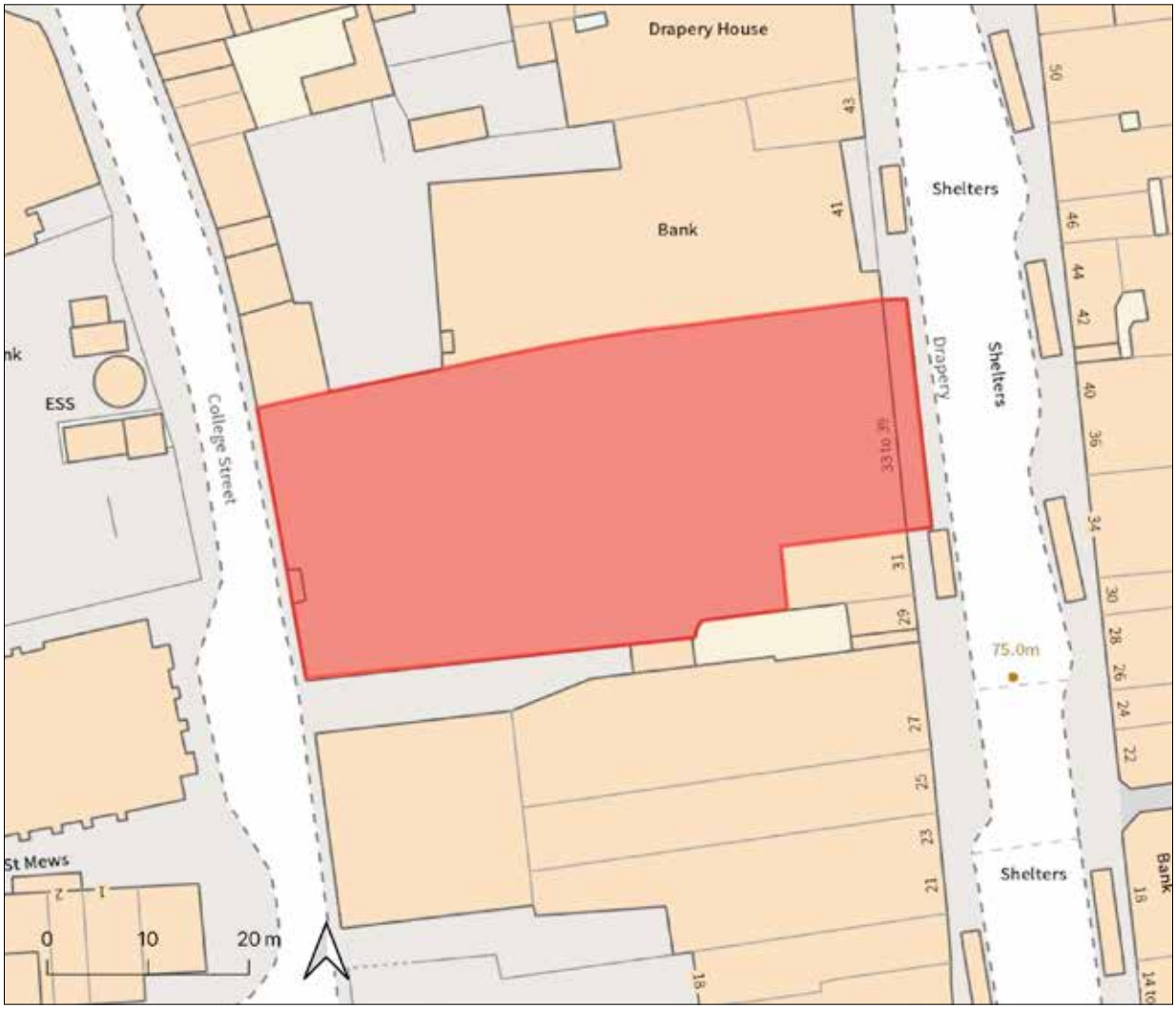


Figure 2. *Boundary of redevelopment site at 33-39 The Drapery. Contains OS data © Crown copyright and database rights, 2020.*

2. LIMITATIONS

This heritage statement is restricted to the built heritage issues relating to the proposed development site and its setting. A site visit was undertaken in early summer 2020. Historical research was undertaken using only internet, published resources and the Northamptonshire Record Office. During the preparation of this document, access to Northampton Library and the Local Studies Collection was not possible due to COVID-19 restrictions.

3. INTRODUCTION

This Heritage Statement is intended to inform the planning application for the demolition and redevelopment of the site of Nos. 33-39 The Drapery, Northampton. It should be read in conjunction with the Design and Access Statement, particularly in respect of the potential impact of the development on the All Saints Conservation Area.

4. DESCRIPTION OF THE SITE (2020)

The site is approximately 0.44Ha in total, and is located north of Swan Yard between the west side of The Drapery and the east side of College Street. The ground slopes slightly from south to north. The rectangular-plan site is fully occupied by a large department store of 1958-62. The site wraps around the back of No. 31 The Drapery. The store is 4-storey fronting both The Drapery and College Street, but 5-storey at the centre of the site behind the frontages. In terms of scale, the store dominates its



Figure 3. *33-39 The Drapery, Northampton, viewed from the east side of The Drapery.*



Figure 4. *33-39 The Drapery, viewed from the west side of College Street.*

immediate surroundings: adjoining buildings are 3-storey on The Drapery and single or 2-storey on College Street. The structural framework is of steel and it is clad with red brick and Portland limestone dressings. There are significant areas of staining and algal growth on the limestone. The main Drapery elevation is of Portland Stone with three large panels of gridded metal-framed casement glazing. All the curtain-wall glazing is now blocked internally. Each panel is divided by four vertical fins and there is an eaves cornice. Hanging baskets are attached to the fins at first floor level. A concrete canopy projects over the pavement. Roller shutters were added to the central entrance in 2006, but the arrangement of 3 large shop windows on either side remains as designed. Illuminated signage on The Drapery elevation dates from 2007 and 2014. The elevation to College Street comprises two elements: a lower southern block; and a taller northern block with strips of glazing. The roofs are all flat and hidden behind parapets.

5. HISTORIC ENVIRONMENT LEGISLATION, REGULATIONS, POLICY & GUIDANCE

There are numerous national and local plans, policies and guidance relating to the three types of designation and the design of new buildings. These have been taken into account in formulating the application for this site.

5.1. Legislation and Regulations

Planning (Listed Buildings and Conservation Areas) Act 1990

Planning (Listed Buildings and Conservation Areas) Regulations 1990

The Planning (Listed Buildings and Conservation Areas) (Amendment) (England) Regulations 2015

The Town and Country Planning General (Amendment) (England) Regulations 2015

5.2. Plans and Policies

National Planning Policy Framework (Ministry of Housing, Communities & Local Government, 2019)

Northampton Local Plan (Northampton Borough Council, saved policies from the adopted 1997 Plan)

West Northamptonshire Joint Core Strategy (Local Plan Part 1)(2014)

Northampton Local Plan Part 2 Proposed Submission (Northampton Borough Council, July 2020)

Northampton Central Area Action Plan (Northampton Borough Council, January 2013)

Northampton Town Centre Masterplan (Northampton Borough Council, October 2019)

5.3. Appraisals and Guidance

Planning Practice Guidance: Historic Environment (Ministry of Housing, Communities & Local Government, 2019)

Conservation Principles, Policies and Guidance For the Sustainable Management of the Historic Environment (Historic England, 2008)

Good Practice Advice Note 2: Managing Significance in Decision-Taking in the Historic Environment, (Historic England, 2015)

Good Practice Advice Note 3: The Setting of Heritage Assets (Historic England, 2017)

Advice Note 1 (Second Edition): *Conservation Area Appraisal, Designation and Management* (Historic England, 2019)

Advice Note 7: Local Heritage Listing (Historic England, 2016)

All Saints Conservation Area Appraisal (Northampton Borough Council, November 2007)

All Saints Conservation Area leaflet (Northampton Borough Council, 2010)

A Character Assessment & Tall Buildings Strategy for Northampton's Central Area (Northampton Borough Council, 2010)

6. HERITAGE DESIGNATIONS

The proposed development site lies within the All Saints Conservation Area. The Debenhams building is not on the statutory list, and does not appear on the local lists published in the *All Saints Conservation Area Appraisal & Management Plan* (November 2007) and the subsequent amendments published in the leaflet *All Saints Conservation Area* (February 2010).

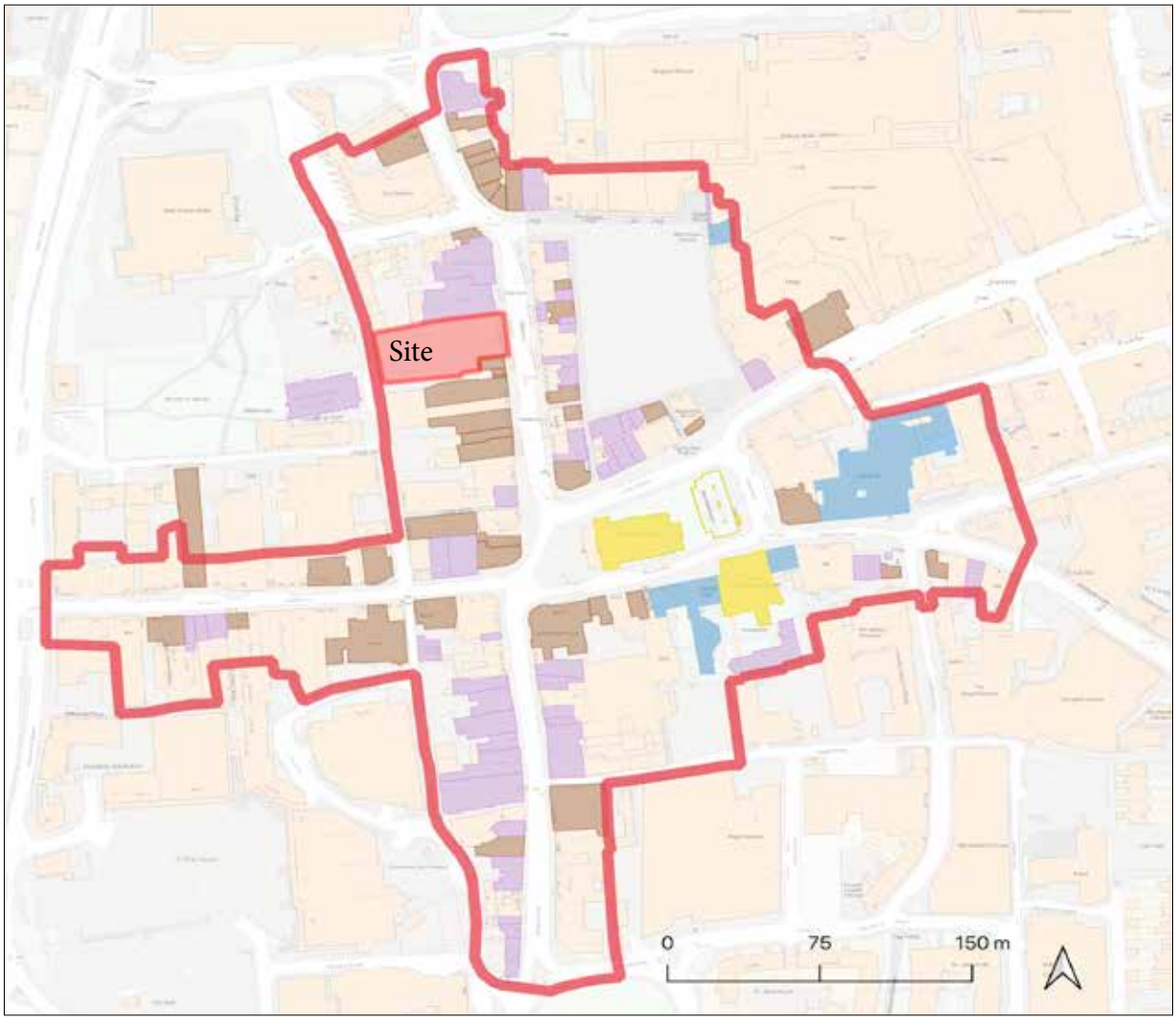


Figure 5. *All Saints Conservation Area boundary, listed buildings and locally listed buildings. Contains OS data © Crown copyright and database rights, 2020.*

Key

- Conservation Area boundary
- Site
- Locally listed
- Listed Grade I
- Listed Grade II*
- Listed Grade II

All Saints Conservation Area

All Saints Conservation Area was first designated on 20 January 1976. The boundary was expanded in November 2007. The revised boundary brought in the whole of the western side of College Street, including The Drapery site (previously the boundary ran through the middle of the Debenhams building).

The *All Saints Conservation Area Appraisal & Management Plan* was approved in November 2007, at the same time as the boundary amendments were approved.

The *Appraisal* outlines the history of the area (p. 2).

The town centre is the place that sees the majority of change within any town, and Northampton is no exception. There is not one style of architecture that dominates or unifies the town or streetscape. This provides visual diversity to the area. The character of the area is defined by the uses within it and how people use and move within this space. The All Saints Conservation Area is a vibrant part of the town, which is actively used by both pedestrians and vehicles. Although many of the buildings have been adapted to accommodate modern shopping trends, there are many fine examples of traditional shop fronts. This enhances the townscape, and although many examples are not on listed buildings, their retention is key in maintaining the character, Insensitive shop fronts can be found, and these have a detrimental effect on the character and appearance of the Conservation Area.

The architectural/townscape character is summarised through a description of each important street (pp. 2-9). The Drapery is characterised as follows:

The Drapery is one of the main shopping streets in Northampton, which runs north of the west end of All Saints' Church. It is one of the main shopping streets in the town, mostly due to the presence of banks and a large department store. Along the west side of Drapery, there are a number of notable buildings, dating from the 18th and early 19th century. As with other streets within the Conservation Area, there is more modern development, but some prime examples of buildings still survive.

The Appraisal then itemises each building in the street. The Debenhams store is mentioned at page 7, repeating the information from the *Buildings of England: Northamptonshire* that it is 'a purpose-built department store and was the first modern store of this kind built in Northampton. It dates from 1958-62 by Deacon & Laing'. The *Appraisal* makes no qualitative analysis of the building.

The *Management Plan* (p. 20) notes that 'Although the building ages vary, the "old building stock", which gives the area its character, is either 18th or early-mid 19th century'.

The *Character Assessment and Tall Buildings Strategy for Northampton* (pp. 140-47) fleshes out some of the basic characteristics identified in the *Conservation Area Appraisal*.

7. ADJACENT HERITAGE DESIGNATIONS

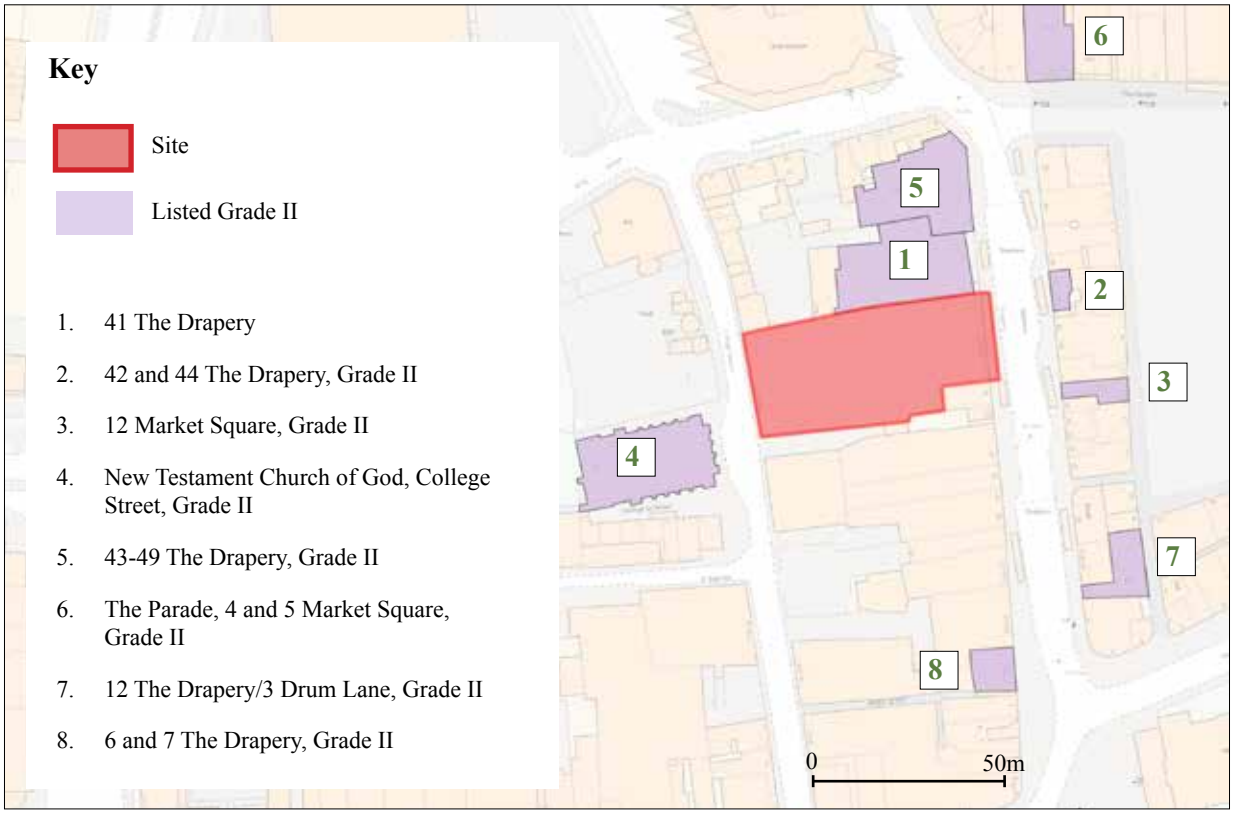


Figure 6. *Listed buildings that appear in views to and from the site. Contains OS data © Crown copyright and database rights, 2020.*

7.1. Listed Buildings

There are a number of listed buildings that appear in views to and from the site:

- 41 The Drapery
- 42 and 44 The Drapery, Grade II
- 12 Market Square, Grade II
- New Testament Church of God, College Street, Grade II
- 43-49 The Drapery, Grade II
- The Parade, 4 and 5 Market Square, Grade II
- 12 The Drapery/3 Drum Lane, Grade II
- 6 and 7 The Drapery, Grade II

The full list descriptions are included at Appendix A.

The site is adjacent to the Grade II listed NatWest Bank at No. 41 The Drapery. Historic England's list entry describes the interest of the building as:

Formerly the Northamptonshire Union Bank. 1841 by E F Law. Ashlar Neoclassical front with tall Composite order to upper floors. Basement and 3 storeys, balustraded roof parapet either side of pediment on 4 fluted half columns. Channelled ground floor has doorways either end, 3 sash windows in projecting centre. Upper floors have end pilasters; 5 sash windows in eared architrave surrounds, central window frieze, cornice on consoles. Entablature with dentil cornice, tympanum high relief of phoenix, logs and flames.



Figure 7. *Northampton Local Heritage List buildings that appear in views to and from the site. Contains OS data © Crown copyright and database rights, 2020.*

7.2. Northampton Local Heritage List (locally listed buildings)

The National Planning Policy Framework Guidance (para. 039) defines a non-designated heritage asset as:

Buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.

A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets.

The local heritage list do not bring any additional form of statutory protection. It is, however a material planning consideration and can help to influence the consideration of planning applications that may affect the significance of a heritage asset.

The National Planning Policy Framework Guidance (para. 040) offers the following advice on the identification of non-designated heritage assets:

There are a number of processes through which non-designated heritage assets may be identified, including the local and neighbourhood plan-making processes and conservation area appraisals and reviews. Irrespective of how they are identified, it is important that the decisions to identify them as non-designated heritage assets are based on sound evidence.

Plan-making bodies should make clear and up to date information on non-designated heritage assets accessible to the public to provide greater clarity and certainty for developers and decision-makers.

This includes information on the criteria used to select non-designated heritage assets and information about the location of existing assets.

It is important that all non-designated heritage assets are clearly identified as such. In this context, it can be helpful if local planning authorities keep a local list of non-designated heritage assets, incorporating any such assets which are identified by neighbourhood planning bodies. (Advice on local lists can be found on Historic England's website.) They should also ensure that up to date information about non-designated heritage assets is included in the local historic environment record.

In some cases, local planning authorities may also identify non-designated heritage assets as part of the decision-making process on planning applications, for example, following archaeological investigations. It is helpful if plans note areas with potential for the discovery of non-designated heritage assets with archaeological interest. The historic environment record will be a useful indicator of archaeological potential in the area.

In relation to determining applications, the relevant sections of the National Planning Policy Framework state:

196. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

197. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

200. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

201. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 [total loss of significance of designated heritage assets] or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

Northampton Borough Council included a number of locally listed buildings in the *All Saints Conservation Area Appraisal* (2007), and subsequently added more in their 2010 leaflet, *All Saints Conservation Area*. The locally listed buildings (set out in the 2010 leaflet) that appear in views to and from the site are:

29-31 The Drapery

27 The Drapery

14 Market Square

21-23 The Drapery

19 The Drapery

15-17 The Drapery

51 The Drapery

2-6 College Street

3 The Parade

1-2 The Parade

8 The Drapery/1 Mercers Row

1-2 The Drapery

16-20 Gold Street

Please see Figure 7 for a plan showing the above locally listed buildings.

8. POLICY

8.1. Northampton Local Plan Part 2 Proposed Submission (July 2020)

Although not yet formally adopted, the *Northampton Local Plan Part 2 Proposed Submission* is a material consideration. *Policy 27: Protection and Enhancement of Designated and Non-Designated Heritage Assets* relates to the historic environment:

The Council will require development proposals to conserve and enhance the historic environment and designated and non-designated heritage assets, including historic landscapes, by:

- *Ensuring that development proposals demonstrate a clear understanding of the significance of the asset and its setting, and the impact the scheme will have on that significance*
- *Ensuring that this enhanced understanding has been considered and incorporated into the development proposal demonstrating how the scheme preserves and/or enhances the asset*
- *Requiring a clear and convincing justification for any harm or loss of an asset, supported by demonstrating how harm is outweighed by public benefits*
- *Supporting high quality proposals which positively considers Northampton's local distinctiveness including aspects associated with siting, scale, massing, layout, form, materials and architectural detailing*
- *Being consistent with guidance from Historic England and heritage best practice*

Proposals which will result in an increased and/ or improved accessibility to heritage assets will also be supported.

This Heritage Statement is intended to demonstrate a clear understanding of the significance of the designated heritage asset (All Saints Conservation Area), the development site and its setting. The separate Design and Access Statement will evidence the design team's response to that understanding and the impact the scheme will have on that significance.

8.2. Northampton Central Area Action Plan (adopted January 2013)

The *Northampton Central Area Action Plan* forms the policy framework upon which the Borough Council assesses the merits of planning applications. It is intended to provide more certainty in helping the Council to meet its future development requirements up to 2026. *Policy 1: Promoting Design Excellence* of the *Action Plan* replaced the *Northampton Local Plan 1997 Policy E26 Conservation Areas: developments and advertisements*.

The Action Plan also contains a specific *Policy 32: Drapery* relating to the Debenhams site. Paragraph 6.85 and the accompanying Figure 6.13 provide the context in which it is clear that it is envisaged that the Debenhams building will be demolished and replaced:

There is a strong likelihood that some of the current occupiers of this area, Debenhams in particular, will relocate into the redeveloped Grosvenor Centre. This will provide an opportunity for the area to be redeveloped for additional comparison retailing floorspace of up to 17,000 square metres after the opening of the Grosvenor Centre extension. This floorspace will be more suited to retailers' requirements, provide an extension to the primary shopping area and enhance the role of the Drapery as a primary shopping frontage. It can also create a better connection to and setting for the St. Katherine's Gardens and the listed College Street Church.

It should be noted that neither Policy 32 nor the accompanying paragraphs and figure make any mention of the Debenhams building having historic or architectural significance in the context of the All Saints Conservation Area.



Figure 8. *41 The Drapery, NatWest Bank, adjoining Debenhams to the north. Listed Grade II. Built to designs by Edmund Francis Law in 1841-2 for the Northamptonshire Union Bank. The pheonix (in the pediment) was the comapny emblem.*

9. TIMELINE OF THE SITE AND SURROUNDINGS

Early history	No prehistoric or Roman remains are specifically associated with the site.
9th century	A Saxon burh pallisade and ditch possibly divided the site (north-south).
1189	Richard I grants charter to Northampton.
Medieval	Earlier period, the site formed the western side of the Market Square, then stall plots converted to buildings and Drapery formed as a separate street and specialist marketplace.
1675	September. Major fire in Northampton. Rebuilding to plans and designs by Edward Edwards and Henry Bell.
Later 18th century	Townhouses and shops re-developed at Nos. 33-35 and Nos. 37-39 The Drapery.
1841	Northamptonshire Union Bank designed by E. F. Law at 41 The Drapery.
1863	College Street Baptist Church designed by William Hall.
1873	Frederick Adnitt founds his drapery business at Nos. 37 and 39 The Drapery.
1880	Charles Adnitt joins Frederick and the business is re-named Adnitt Brothers.
1882	Nos. 33 and 35 The Drapery purchased, Nos. 33-39 reconstructed with new shopfronts, stonewotk, dormers and extensions to the rear.
1920s	Replacement shopfronts.
1952	Adnitt Brothers sold to Debenhams.
1954	First planning application to reconstruct the Adnitt Brothers' store. Design by Anthony Robert Laing of Deacon & Laing Architects & Surveyors, Bedford.
1958	Planning permission granted for third reconstruction scheme by Deacon & Laing. Construction begins.
1973	Name of store changed to Debenhams. New signage.

10. HISTORY OF DEVELOPMENT

10.1. Early History

No prehistoric remains are associated with the site in particular. Palaeolithic, mesolithic, neolithic, Bronze Age and Iron Age artefacts have been found in and around the town, suggesting early settlement in the fertile upper Nene basin.[1] The River Nene provided easy communication eastwards to the Wash, and the river crossing provided a convergence point for numerous routes, north, east, south and west. Although Roman coins and other artefacts have been discovered, there is no structural evidence for settlement sites.

10.2. Medieval

A Saxon burh, or fortified settlement developed in the area of St Peter's Church, off the Mare Fair, from about 440CE (Common Era). It was probably a significant centre of secular and ecclesiastical authority.[2] The town was held by both the Danes and Vikings in the late 9th and early 10th centuries. By the late Saxon period in the 10th century, the burh covered about 60 acres, and was probably fortified by a ditch and pallisade that is thought to have passed through the site.[3] Various archaeological investigations along the supposed line of the defences have proved inconclusive. Excavation to the rear of the NatWest Bank at 41 The Drapery in 1979 revealed no evidence of Saxon defences.[4] Similarly in 2001 no evidence was found during a dig to the rear of 6-7 The Drapery.[5] The substantial redevelopment of the Debenhams site on several occasions, most notably for the current building in 1958, makes archaeological survival of any Saxon defences unlikely. Late Saxon artefacts were uncovered during the excavation of a trench for telecommunications in front of Debenhams in 1975 (HER Event ID: ENN13021).

Simon de Senlis, a Norman knight and first earl of Northampton, established a magnificent castle in the early 12th century, where the station is now located, re-built the town further east and fortified it with walls and defensive gates. By the late 12th century, its strategic location made Northampton one of the largest and most wealthy towns in England. Richard I granted a charter to Northampton in 1189.[6] New religious houses were established, including a Cluniac Priory, Augustinian Friary, Carmelite Friary, Dominican Friary, Franciscan Friary, House of the Poor Clares and at least two hospitals.

From the surviving pattern of long narrow plots of land in the centre of the town, it is clear that the eastwards move entailed the planning of a new town with 'burgage plots' - enclosed manorial fields divided up into narrow strips. The burgage plots were rented by 'burgesses' from the Crown using cash, rather than the ancient feudal service. In Northampton they were about 10m wide by 60m deep. Over time, dwellings were constructed at one end of the plots, to create continuous terraces of buildings facing the street with ancillary structures and long gardens behind. It seems likely that the western side of The Drapery developed in this way, forming the western side of the Market Square. The town's 'jetties', or lanes between the main streets, seem to have originated from an early period. The term 'jetty' is probably derived from the overhanging parts of the buildings that covered the street entrances to the lanes.

The east side of The Drapery is a narrow slither of development without accompanying garden land. This probably developed later than the west side of the street, possibly from market stands that accrued land rights and then permanent structures. The street formed part of a continuous route between the North and South Gates. Evidence of a medieval road surface was found during excavations for a

1 'Northampton', in An Inventory of the Historical Monuments in the *County of Northamptonshire, Volume 5, Archaeology and Churches in Northampton* (London, 1985), pp. 321-397. British History Online http://www.british-history.ac.uk/rchme/northants/vol5/pp321-397 [accessed 5 October 2020].
2 Williams (1984), pp. 120-26.
3 See plan in Williams (1984), p. 116. Also HER No. 1160/2 - MNN8778.
4 HER Event ID: ENN7240.
5 HER Event ID: ENN100941
6 Bailey (2013), p. 430.

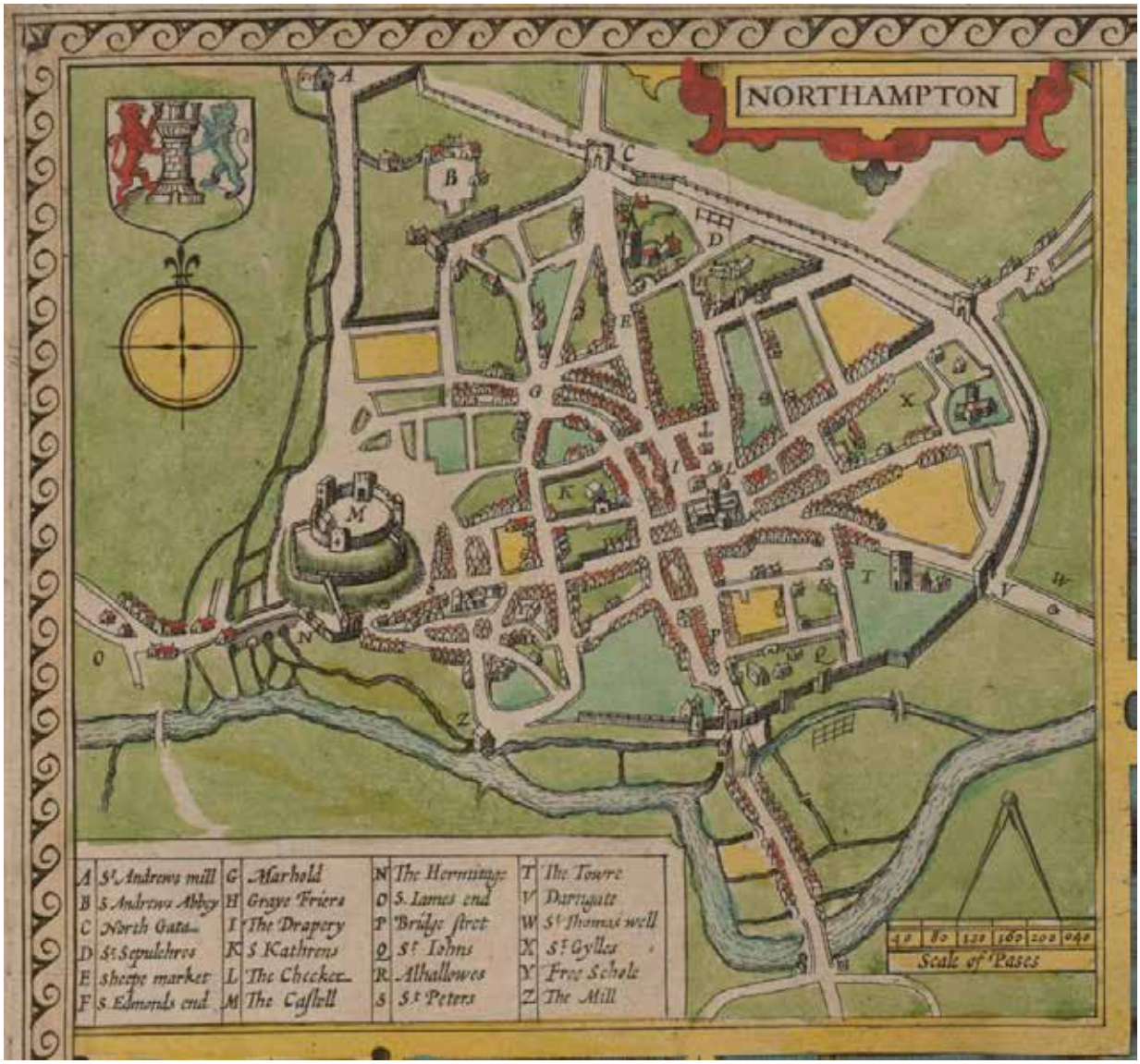


Figure 9. *Plan of Northampton from John Speed's 'Theatre of the Empire of Great Britaine', published in about 1611. The Drapery is marked as 'I'. University of Cambridge via Wikimedia.*

telephone cable trench outside Debenhams in 1975.[7] Several other medieval finds have been made between The Drapery and College Street, including a 13th-14th-century jug in Swan Yard in 1884.[8]

The name of College Street (College Lane until the 19th century) derives from the College of All Saints, a house founded for the various guild chaplains of All Saints' Parish Church in 1460. The College closed in 1548. A market cross was erected in1535. Three years later, the poet and antiquarian John Leland described the state of the town in his *Itinarium*: 'Al the old Building of the toune was of stone, the new of Tymbre'.[9]

Different parts of the town specialised in different trades. These trading districts gave rise to some of the street names that still survive, such as Gold Street (goldsmiths), Mercer's Row (mercers - silk, linen, cloth traders), Sheep Street and The Drapery (drapers - originally manufacturers of cloth, later wholesalers and retailers). The textile industry seems to have been a major source of the town's medieval prosperity. It was regulated by town guilds from the 15th century onwards.

7 HER no. 1160/167/2 - MNN19833.
8 HER no. 1160/198/0 - MNN26786 and Event ID: ENN7351.
9 Smith (1907), p.7.



Figure 10. *A copy of an engraving of the 1840s showing the west side of the Drapery looking south from the coner with The Parade. The current site occupies the two block to the left of the pedimented bank building. It seems likely that the swooping gables on either side of the bank were added on its contruction in 1841, to conceal the damage caused to the terrace by recessing the building back 14 feet from the old street line. Reproduced by kind permission of NatWest © 2020 [NW-B2761-14b].*

10.3. Seventeenth and Eighteenth Centuries

The antiquarian William Camden described the town in 1607: 'The Citie it selfe, which seemeth to have beene built all of stone, is, I assure you, for houses verie faire, for circuit of good largenesse, and walled about, and from the wall yee have a goodly prospect every way to a wide and spacious plaine country'.[10] John Speed's *Plan of Northampton* (Figure 9) of about 1610 shows that the street plan that we recognise today was largely in place at that date. The Drapery is indicated by the letter 'I'. A plan of the St Andrew's Priory estates of 1632 shows buildings lining the eastern part of Swan Yard and The Drapery.[11] By this period the town had become an established centre for the production of leather goods, in particular boots and shoes. Northampton sided with the Parliamentarians during the Civil War (1642-51). At the Restoration of the monarchy, the town's defences and part of the castle were dismantled. The remaining medieval town was largely destroyed by fire on 20 September 1675: 'in the Drapery it made a noise like thunder, to the terror of all those who were near that place'.[12]

An Act of Parliament of December 1675 established a body of Commissioners, like those of London after the Great Fire of 1666. The Commissioners were empowered to 'make Rules and Directions in the forms and Orders of Buildings; to enlarge or alter streets, Lanes, Roads and Passages' and to carry out specific improvements in the vicinity of the Market Square.[13] The surveyor Edward Edwards and

10 Philemon Holland's 1610 English translation of Camden's 1607 edition of *Britannia*.
11 Northamptonshire Record Office, ref. Northampton Maps SR3.
12 R. Conant, vicar of All Saints, quoted in Whellan (1849), p. 113.
13 Colvin & Wodehouse (London, 1961), p. 47.

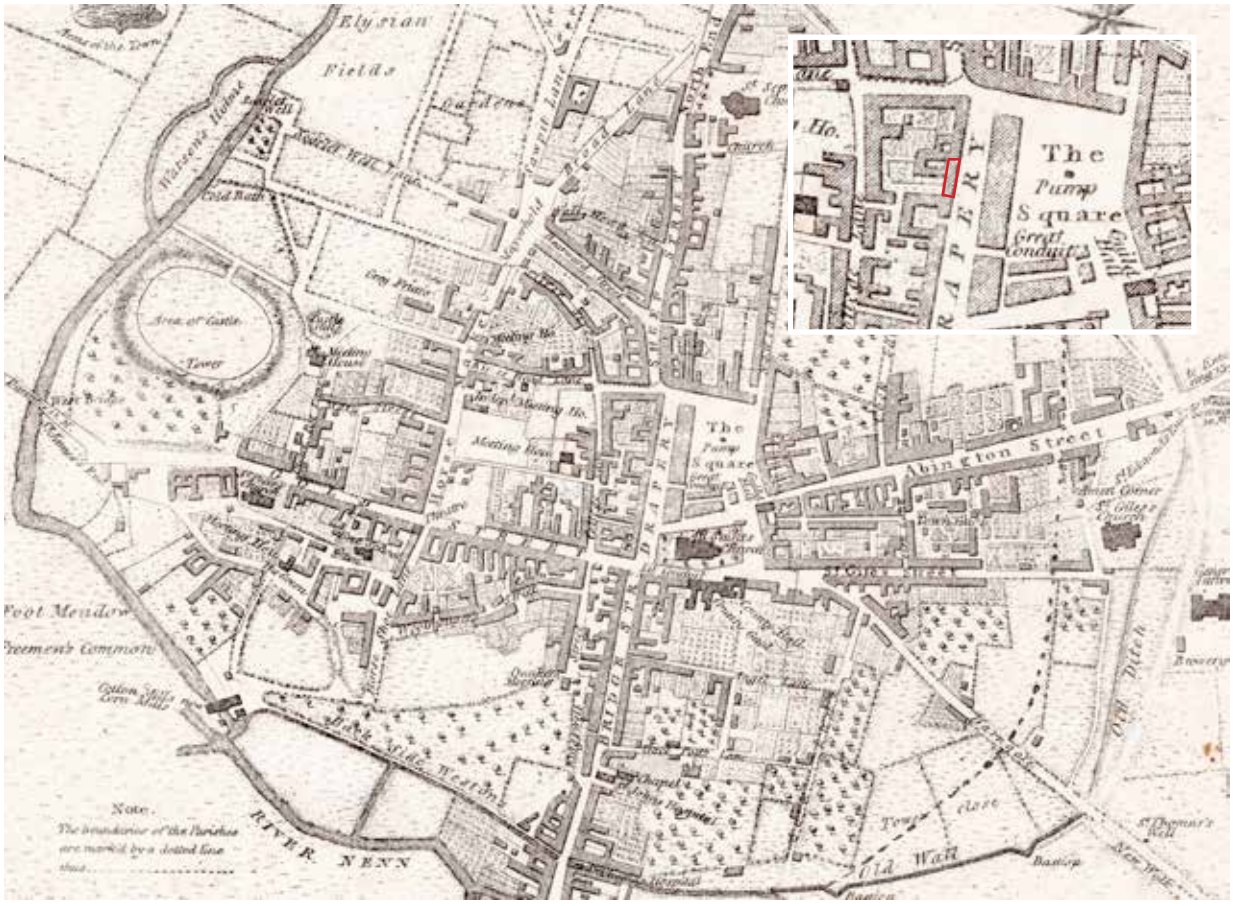


Figure 11. *J. Roper and G. Cole's Northampton Town Plan, 1807, with detail of The Drapery inset (approximate location of 33-39 The Drapery shown in red). Swan Yard is shown as a square courtyard, rather than in its current form as a linear lane, and related to the Swan Inn on The Drapery. Author's copy.*

gentleman architect Henry Bell appear to have significant involvement in the rebuilding: 'The Town of Northampton, which was Re-built agreeable to his [Bell's] Plan, and pursuant to his own Direction, is a Testimony sufficient to evince his Masterly Hand in that Noble Science to succeeding Ages'.[14] Bell is thought to be the author of the new All Saints Church, but exactly what else he designed is not certain.

It is clear from documentary evidence and the fragmentary survival of 17th-century structures (e.g.18 Market Square) and subsequent developments of the 18th century, that the 1675 Commission's Rules and Directions favoured a classical approach. The term 'classical' is used here in a very loose sense of 'consistency, regularity, proportion and order' with some antique detailing, such as cornices and pilasters, rather than fully classical symmetry. The regularity and order seems to have related to building lines, heights, and materials. The new buildings were predominantly of red brick and stucco or stone with 'lead, slate or tile' roofs and party walls to reduce the risk of fire spreading.[15] In spite of the modern constructions, the medieval burgage ownership patterns still prevailed, and some of the new buildings were only a single bay or two bays wide. 29 and 31 The Drapery, adjoining the site, are good later 18th-century examples.

The Debenhams site was occupied by four townhouses with shops below at Nos. 33 to 39 The Drapery. They formed part of a long and continuous terrace of similar buildings along the west side of The Drapery. It is not known when the now-demolished houses and shops were constructed, but it seems likely that they were contemporary with Nos. 29 and 31. It is also not known how the new buildings related to the old burgage plots. Nos. 37 and 39, nearest the bank, were five bays wide, with windows spaced in bays with a 2-1-2 pattern and had long and short quoins, or corner stones. Nos. 33 and 35,

14 Colvin & Wodehouse (London, 1961), p. 60.
15 Whellan (1849), p. 114.



Figure 12. *Elevated view of Drapery from the north looking towards George Row in 1937. Copyright unknown, image courtesy of the University of St Andrews Library, ID JV-G-7996.*

to the right of the surviving buildings, were also five bays wide, but grouped 2-3 with a space between the groupings of windows. They had a band course between the first and second floor and two small dormers. There were stables at the College Street ends of the plots.

10.4. Nineteenth Century

On 14 May 1841 Samuel Percival, manager of the Northamptonshire Union Bank, laid the foundation stone for a new banking house at 41 The Drapery. The *Northampton Mercury* described the building as follows:

The Northamptonshire Union Banking Company are about to erect a new banking house, of highly ornamental character, on the site of the present building in the Drapery. The structure will be 57 feet in height, and the front will present a rusticated base, supporting by three-quarter Greek-Corinthian columns. Upon the pediment will be carved in half relief the ancient crest of the bank - a phoenix. In front are two handsome entrances, one to the house and the other to the bank. The building will recede about 14 feet from the present line of houses, for the purpose of introducing a handsome balustrade, and will be wholly executed in Bath stone. The architect is Mr. E. F. Law; and Mr. Ireson, the builder, has undertaken the contract at £2,900. The structure will be a striking addition to the many improvements which have of late years been made in the architecture of the town.[16]

Edmund Francis Law's design was neo-Greek, in imitation of the earliest buildings associated with banking: Greek temples. The intention of this magnificent building for a recently-formed joint-stock banking company was no doubt to give an impression of history, wealth, solidity, stability and security.

16 *Northampton Mercury*, 19 September 1840, p. 3.

Originally it stood head and shoulders above its neighbours in the street. The design followed normal practice of the period by incorporating a manager's house alongside the banking hall. With the bank set back from the building line to include the 'handsome balustrade' (that still survives) the gables of the adjacent houses were left exposed. It seems likely that the swept gable ends were added to tidy up the exposed gables and lead the eye to the magnificent pediment of the bank.

Until about 1862, the shops at 33, 35, 37 and 39 The Drapery all operated independently. In that year, the draper Thomas Pressland moved from his premises in the Market Square to the amalgamated shops at 37 and 39 The Drapery.[17] No. 33 was operated as a fancy goods shop by Mrs Sabin, and No. 35 was owned by the vet and chemist, Thomas Merrick. In 1874 the Pressland business was sold to Frederick Adnitt, who immediately advertised for a housekeeper and servant.[18] This suggests that the upper storeys of the building were to be used as live-in dormitories for the male staff and apprentices, which was common in many draperies.[19] Above the shop floor there were also workrooms where tailoring, dressmaking and millinery work took place. Adnitt's various departments dealt in 'costumes' (fashion), Yorkshire long cloths, black silks, Danish skins (kid gloves etc.), ribbons and velvets, mourning clothes and ladies' underclothing.[20]

In 1880 Frederick Adnitt took his brother Charles into partnership, and the firm then traded as Adnitt Brothers and Co..[21] The same year, the brothers expanded the premises to the rear. Although the indexes to the Northampton Building Plan Register survive in the Northamptonshire Record Office and plans are registered for 1880 and 1882, the actual plans have been destroyed, so it is not possible to determine the precise nature of the additions and alterations.[22] However, Goad's Fire Insurance Map of 1888 (Figure 13) shows single storey structures with rooflights to the rear of 37 and 39 The Drapery. These are likely to be top-lit 'saloons', or showrooms for displaying goods. As part of the 1882 works, the brothers acquired Nos. 33 and 35 The Drapery and incorporated them into the store.[23] It seems likely that the entire Drapery frontage was remodelled at this time, unifying the design of the shopfronts (including a continuous fascia), replacing the 18th-century stonework and introducing architraved windows, a bracketed cornice, a parapet and a series of nine gabled dormers. The new shopfronts projected slightly into the street, forming a continuous balcony with wrought-iron railings to the first floor windows. The band course and long/short quoins shown in the early 19-th century engraving (Figure 10) are not present on the building as photographed in the late 19th century (Figure 12).[24] The Borough Council granted the brothers permission to erect seven lamps on the kerbside in front of the combined shops.[25] An open courtyard remained between the back of the shops and old seed warehouses that lined College Street. An archway led through the warehouses to the yard.

By 1899 further single storey showrooms had been added to the back of the shop, and the College Street seed warehouses had been replaced (see Figure 14). Interiors of the saloons are shown in the photographs at page 17 of *Life in Old Northampton*.[26] The plan of the building, which appears to have remained largely unaltered until its demolition in 1958, is shown at Figure 15.

17 Northampton Mercury, 01 March 1862, p. 1.
18 Northampton Mercury, 28 March 1874, p. 4.
19 Morrison (2003), p. 126.
20 Northampton Mercury,11 April 1874, p. 1.
21 Northampton Mercury,13 March 1880, p1.
22 Applications for 28 August 1880 and 10 January 1882 are noted in the Building Plan Register of 1873-88 held at Northamptonshire Record Office.
23 Northampton Mercury, 06 January 1883, p. 6.
24 See also 1887 Jubilee photo at page 18 of *Life in Old Northampton*.
25 Northampton Mercury, 11 February 1882, p1.
26 Northamptonshire Libraries (1976), p. 17.



Figure 13. *Detail from Charles E. Goad's Fire Insurance Map of Northampton (Sheet 3), 1888. At this date there was a large courtyard between the store and the old seed warehouse on College Street. By kind permission of the British Library..*

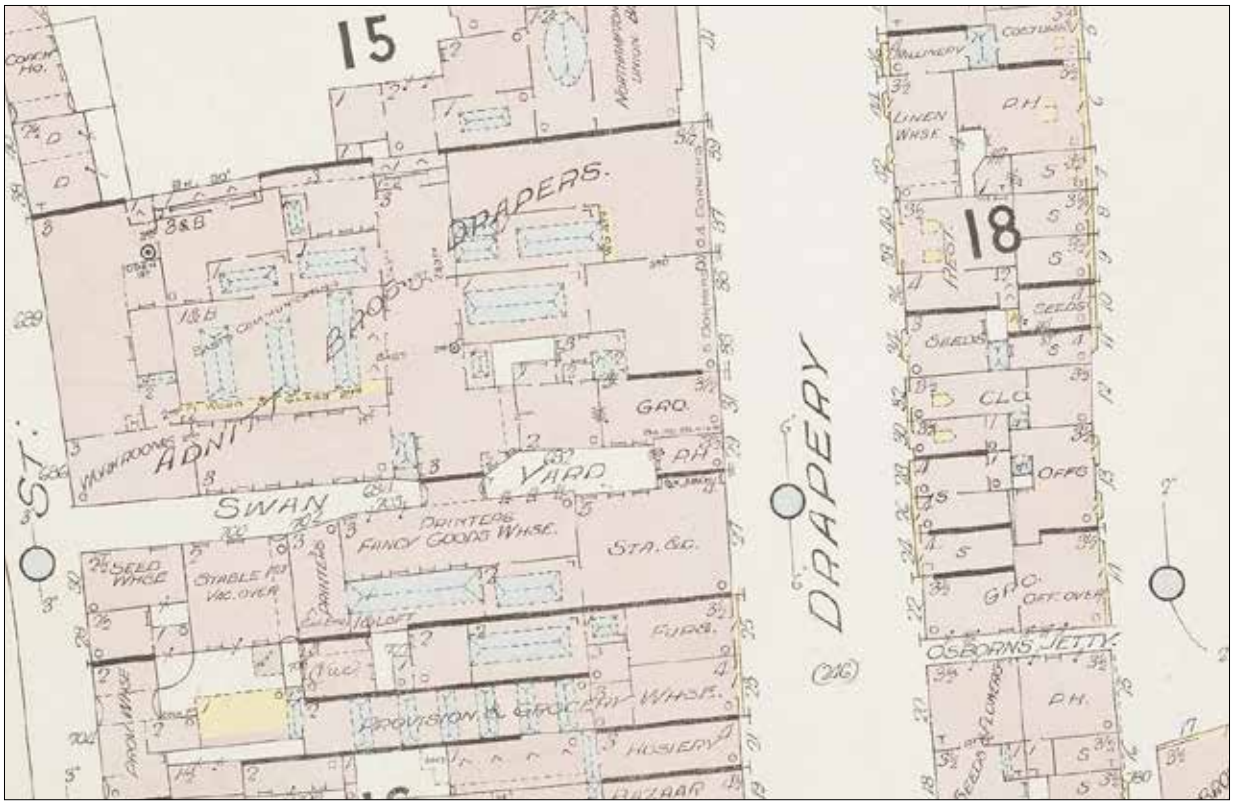


Figure 14. *Detail from Charles E. Goad's Fire Insurance Map of Northampton (Sheet 3), 1899. The entire plot between the Drapery and College Street is now filled. By kind permission of the British Library.*



Figure 15. *Planning application ref. 54/0307. Plans of existing Adnitt Brothers building, 1954. Courtesy of Northampton Borough Council Planning Department.*



Figure 16. *The Drapery in 1953 looking north from No. 25. Adnitt Brothers' department store is on the left, before the pediment of the bank. Copyright unknown, image courtesy of the University of St Andrews Library, ID JV-K-5558.*

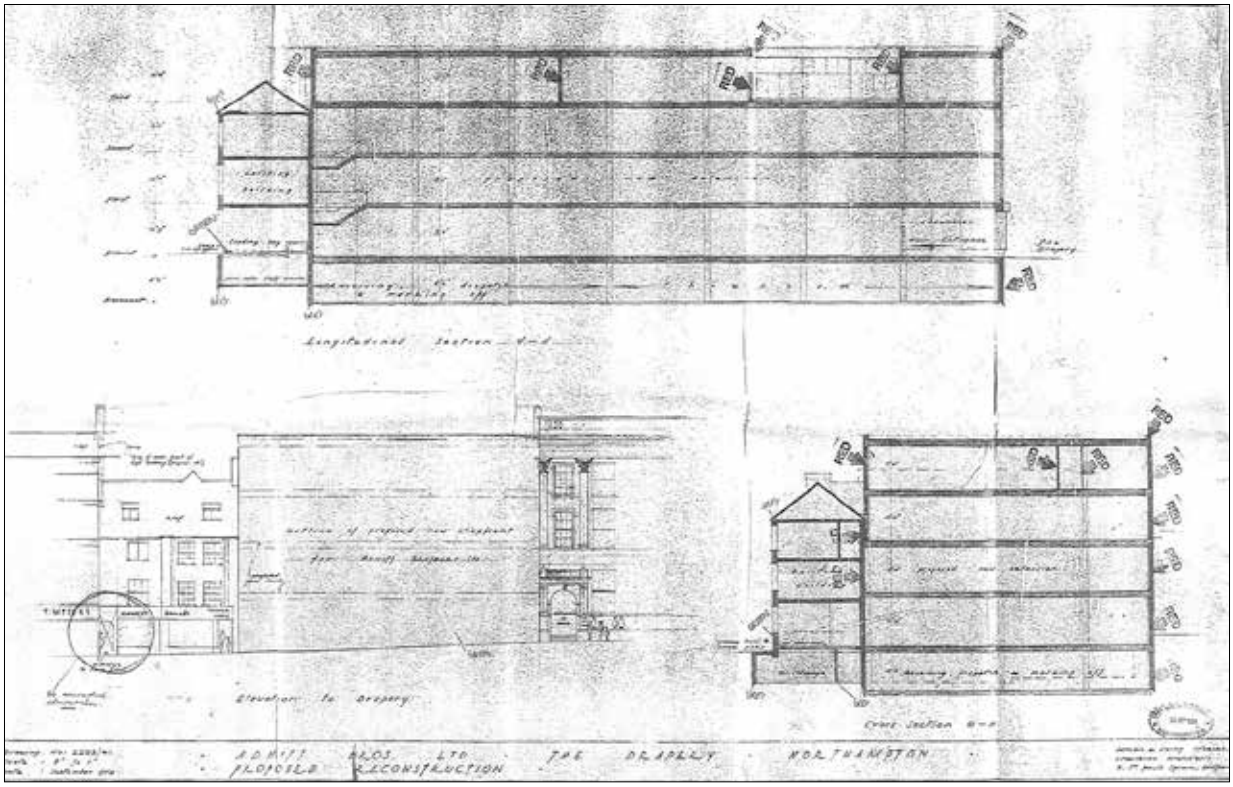


Figure 17. *Planning application ref. 54/0307. Design by Anthony Robert Laing of Deacon & Laing Architects for the proposed reconstruction of Adnitt Brothers, The Drapery, dated September 1954. It should be noted that no design for The Drapery elevation was supplied or approved at this date. The existing building to College Street was retained under this scheme. Courtesy of Northampton Borough Council Planning Department.*

10.5. 20th century to present

Adnitt Brothers continued to trade as a family firm throughout the first half of the 20th century. The shopfronts were replaced, with granite-faced frontages, probably in the 1920s.

Trading conditions after the Second World War were extremely difficult and many independent firms struggled to rebuild their businesses. Sourcing stock was a major problem. Debenhams, the London-based department store chain, established by William Debenham with William Clarke at Wigmore Street in 1813, took advantage of their scale and corporate financing to acquire a large number of independent firms after the War. Self-service, open-plan, standardisation, central buying and American-style modernisation were the way forward, and these required significant investment in updating antiquated building stock. In January 1952, the Chairman of the Directors, Sydney Charles Adnitt, came to an 'arrangement' with Debenham & Freebody.[27] In fact the arrangement was effectively a sale. Although now owned by Debenhams, the business was a semi-autonomous body within the larger group, and continued to trade under the Adnitt Brothers name until 1973.

Although Debenhams wanted to modernise the Northampton store immediately, numerous wartime restrictions remained in place, and building materials were still rationed. Building restrictions were finally lifted in 1954. Adnitt's Chief Architect, Anthony Robert Laing of Deacon & Laing Architects of Bedford, was appointed to draw up a scheme for what was described as 'reconstruction of retail department store at the Drapery' (Figure 17).[28] The scheme involved covering almost the whole site between The Drapery and College Street with a huge 5-storey, steel-framed, flat-roofed box. The only part of the existing complex to be retained was the narrow 4-storey block lining College Street. No design was shown for The Drapery elevation, just an outline of the proposed new shopfront. Planning permission was granted on 31 January 1955, but subject to a number of conditions, including

27 Northampton Mercury, 25 January 1952, p. 5.
28 Northampton Borough Council, Planning Application ref. 54/0307.

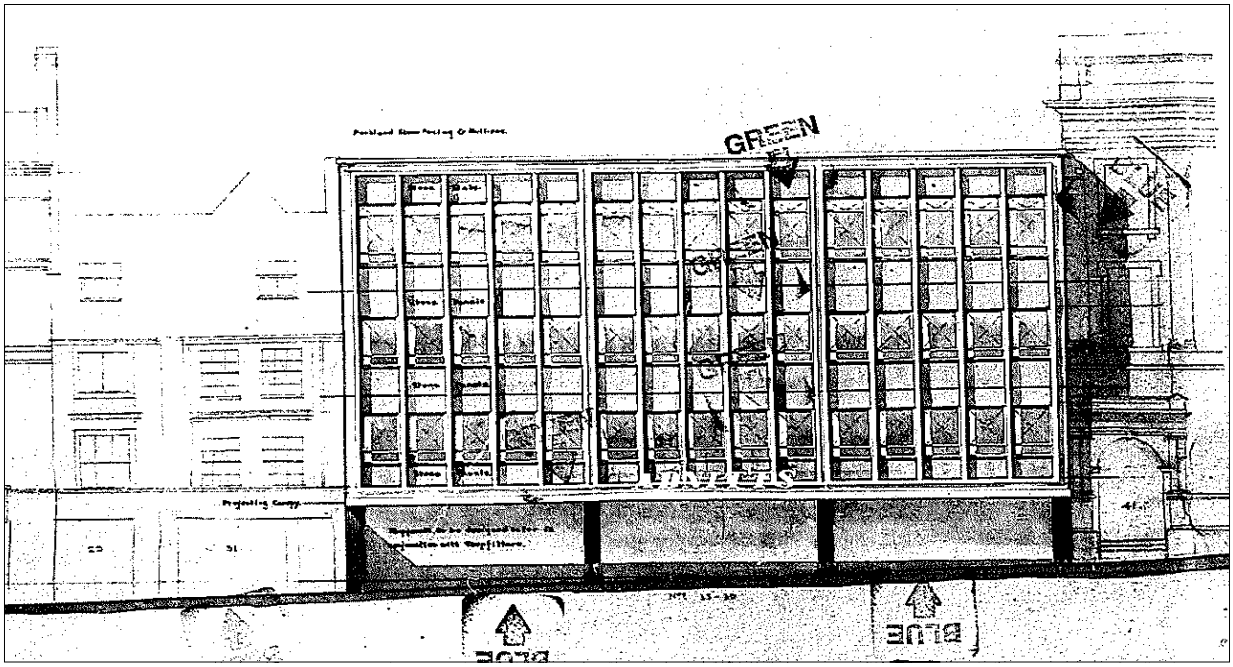


Figure 18. *Planning Application ref. 58/0263. Design by Anthony Robert Laing of Deacon & Laing Architects for the East (Drapery) elevation of Adnitt Brothers department store, The Drapery, dated June 1958. The plans were copied in black and white, but the rows of coloured glazing panels are marked 'green'. The parapet and cornice on the current building are not shown on this proposal drawing. The drawing shows the building height level with the top of the bank pilasters on the right. Courtesy of Northampton Borough Council Planning Department.*

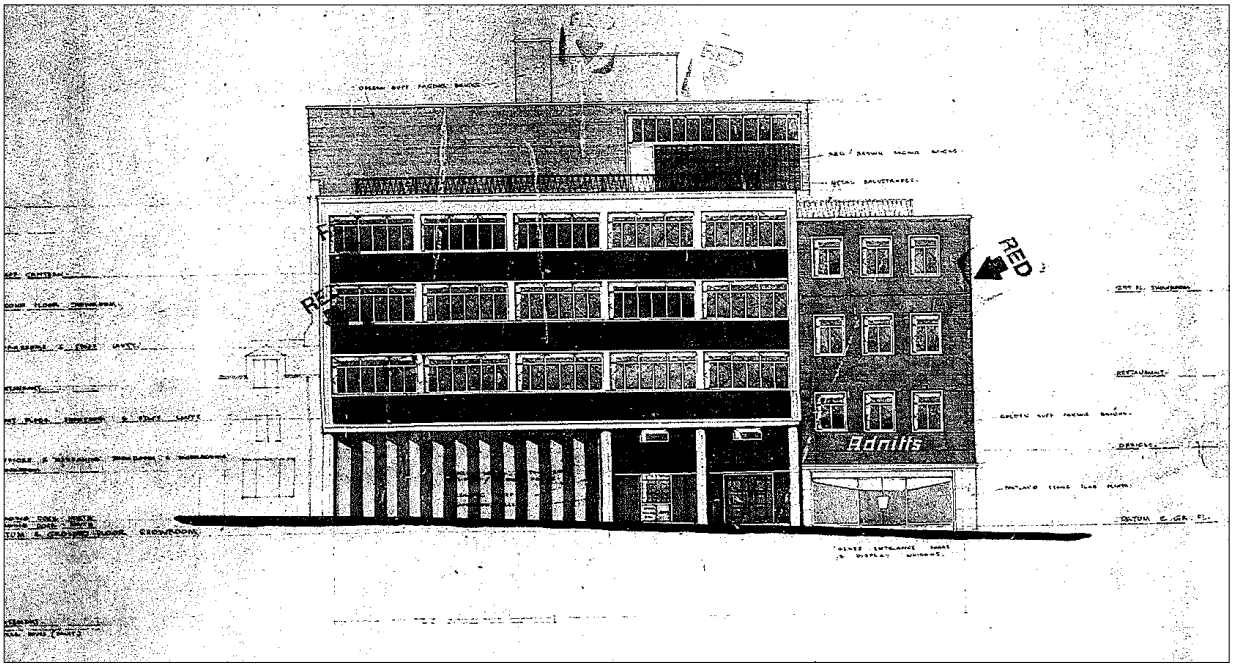


Figure 19. *Planning Application ref. 58/0263. Design by Anthony Robert Laing of Deacon & Laing Architects for the West (College Street) elevation of Adnitt Brothers, dated March 1958. Courtesy of Northampton Borough Council Planning Department.*

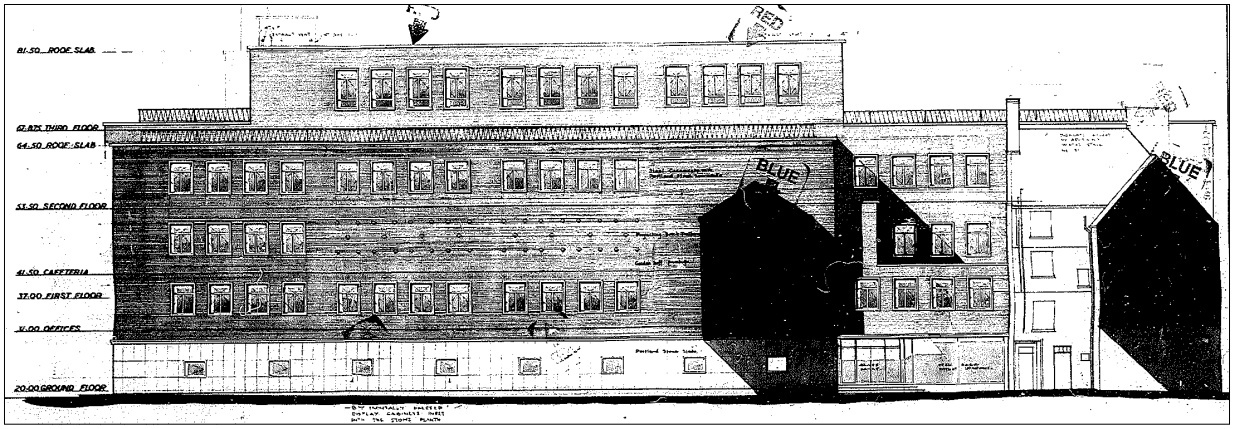


Figure 22. *Planning Application ref. 58/0263. Design by Anthony Robert Laing of Deacon & Laing Architects for the south (Swan Yard) elevation of Adnitt Brothers, dated March 1958. Courtesy of Northampton Borough Council Planning Department.*

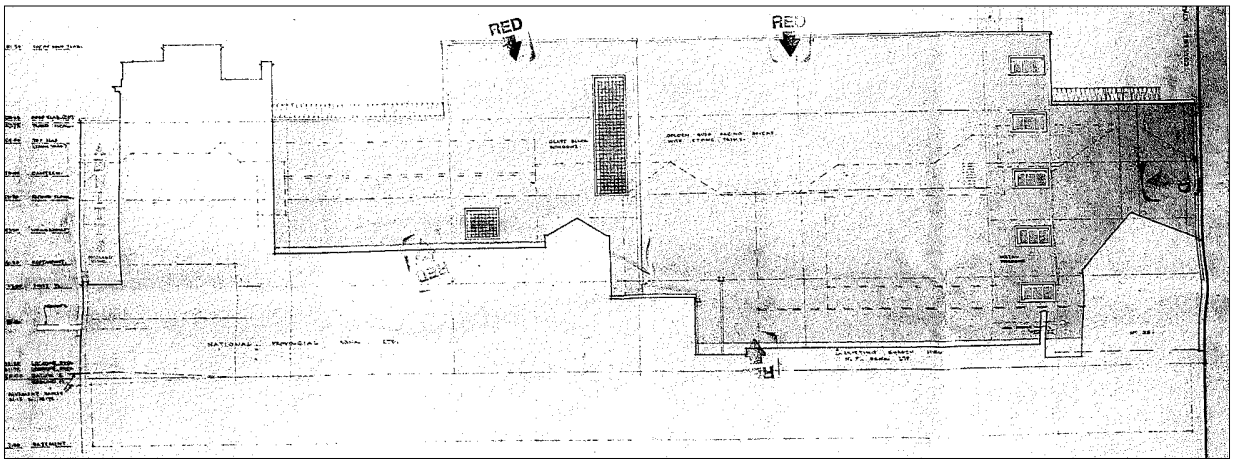


Figure 20. *Planning Application ref. 58/0263. Section from the north showing the height of the previous buildings and the neighbouring bank building (left) at 41 The Drapery. The height of the new building is shown at chimney height of the bank. Courtesy of Northampton Borough Council Planning Department.*

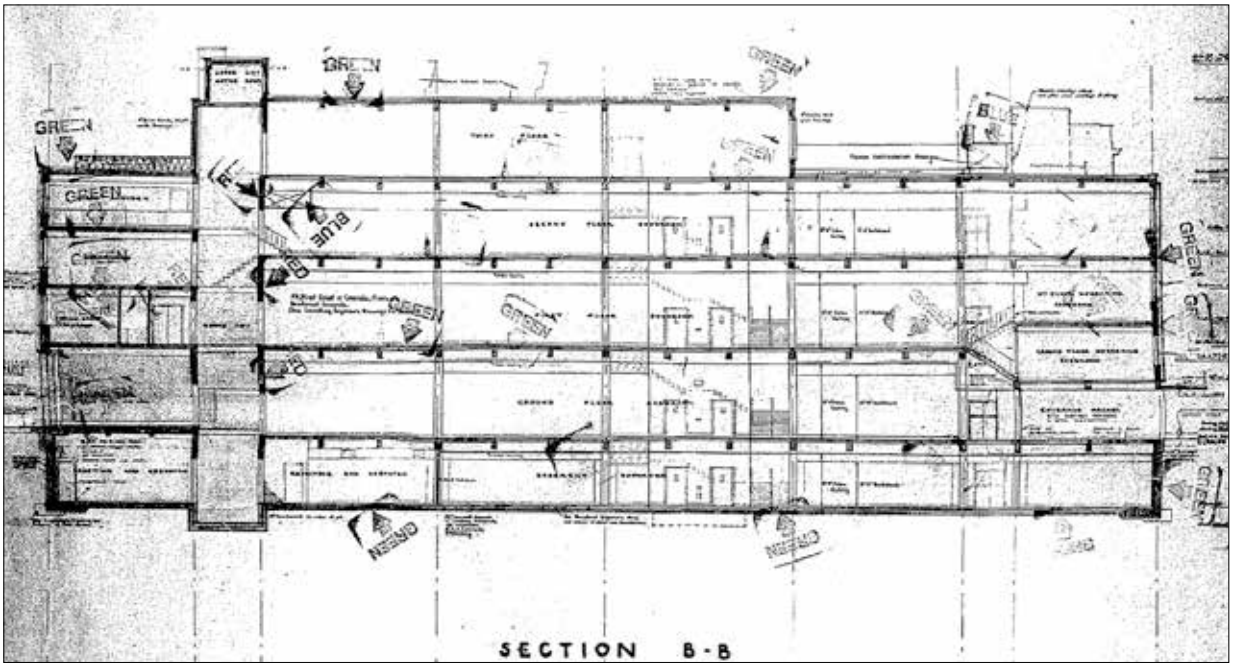


Figure 21. *Planning Application ref. 58/0263. Section through the building along Swan Yard: The Drapery is on the right hand side of the image and College Street on the left. Courtesy of Northampton Borough Council Planning Department.*

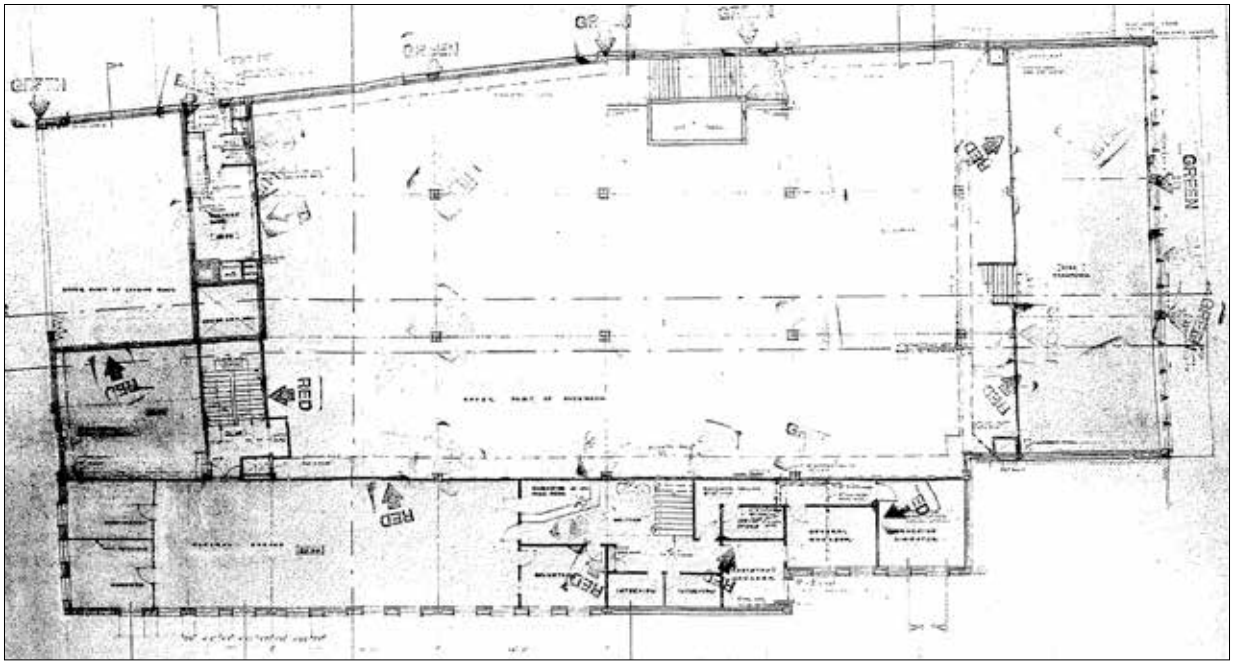


Figure 23. *Planning Application ref. 58/0263. Plan of the first floor. The Drapery is on the right hand side of the image and College Street on the left. The offices were arranged along the south side of the building. Courtesy of Northampton Borough Council Planning Department.*

subsequent approval of the 'siting, design and external appearance' of the building.

Deacon & Laing appear to have submitted a similar scheme in 1955.[29] The planning records have been copied in black and white onto microfilm, and are not clearly legible, but there seems to have been some muddling of drawings during the copying. Drawings that are clearly marked '1957' appear in the bundle for the 1955 application.

A third, and final, application for planning permission was submitted on 24 June 1958 and approved on 11 July 1958.[30] The scheme relates closely to the building that currently occupies the site. The principle of the scheme was similar to that submitted in 1954, only this time an elevation to The Drapery was shown (Figure 19), and the new building was to cover the entire site, leaving nothing of the earlier structures. A further difference was that the building was reduced in height to four storeys at the front (Drapery) and back (College Street), but the centre (above Swan Yard) was 5-storey (Figure 21).

The design of The Drapery elevation is a glazed curtain wall, set above shopfronts and within a tripartite Portland Stone frame with stone fins. The drawing at Figure 19 shows bands of the steel-framed glazing marked as 'green'. It is likely that these bands indicate opaque coloured film, applied to hide the floor structure behind the glazing. The cornice level was intended to tie in at the top of the pilasters of the adjacent bank. In execution, a parapet and cornice were added, increasing the height.

The back of the building, facing College Street is articulated in two parts: on the left another Portland stone frame with banded steel-framed glazing over the delivery bay and staff entrance; on the right a lower 3-bay block faced in brick with Portland Stone window surrounds over a shopfront and entrance. The shopfront to the rear of the building was incorporated after Debenhams purchased land north of the former Baptist Chapel on the west side of College Street for a car park to serve the store. The parapet of the lower block appears at approximately the same height as the cornice level of the former Baptist Chapel opposite. Both the Swan Yard and north elevations are faced in red brick, with Portland Stone surrounds to the windows and zigzag railings to the parapets.

Internally, the building was a precursor of modern retail sheds, with no decoration and just moveable

29 Northampton Borough Council, Planning Application ref. 55/0229.
30 Northampton Borough Council, Planning Application ref. 58/0263.

display units and racks. Even the staircases, one to south and one to north, and the lift were of basic utility design. The structural columns that pepper the retail floors are similarly unadorned. The ground, first and second floors were largely occupied by open-plan showrooms, enclosed by staff offices, restaurant etc. on the south and west. Receiving and dispatch rooms were in the basement and plant rooms were on the top floor.

Throughout the second half of the 20th century and up to the present day, various minor alterations have been made, such as changes to signage. These alterations are itemised at Appendix B. Essentially though, the building remains little-altered since its construction.

11. ARCHITECTS AND ARCHITECTURE

11.1. Deacon & Laing Architects

Deacon & Laing Architects, the practice responsible for the Northampton Adnitts', was a Bedford architectural and surveying practice, originally established by John Usher in about 1850[31]. Usher recruited his nephew, Alfred Ernest Anthony, in the 1870s and made him a partner in the business in 1880. Usher & Anthony was the main architectural practice in Bedford and Bedfordshire during the second half of the 19th century. Anthony's son-in-law, Charles Gude, took on the practice in 1920, but retained the name Usher & Anthony. After the Second World War, Gude joined forces with fellow Royal Engineer, Major Basil Charlton Deacon (b. 26 April 1878; RIBA 1914; retired 31 Dec 1954; d. 24 November 1958).

Basil Deacon had been articled to his father, Charles E. Deacon, in Liverpool and started private practice in Luton in 1914 after winning an open competition for Luton Public Library. Between 1920 and 1924 Basil Deacon worked with his older architect brother, Wilfred Thor Deacon (b. 8 March 1877; d. 20 March 1958) in Bedfordshire. The firm of Franklin & Deacon operated in Luton until 1946, when Deacon moved to Bedford.[32] Charles Gude died in May 1946, and shortly afterwards, Deacon formed a new partnership with Anthony Robert Laing, ARIBA.[33] Deacon retired at the end of 1954, but Laing retained the practice name until about 1973, when it was absorbed into Charter Building Design Partnership. This in turn was acquired by SMC Group/Archial in 2006. Laing retired in June 1974.

The practice archives survive in the Bedfordshire Archives Service, and the catalogue can be found online. It has not been possible to access the archives during the COVID-19 restrictions, but the online catalogue suggests that no records survive for the Adnitts' job. Much of the Deacon & Laing work was undertaken in Bedford or neighbouring towns, with occasional outlying jobs, such as an extension to the Franco-British Electrical Factory in Hendon, London.[34] The firm seems to have executed the whole gamut of day-to-day architectural work from small extensions, to large commercial work.

The firm's work seems to have attracted little or no contemporary critical attention. All the main UK architectural and engineering journals and books have been indexed by the Royal Institute of Architects Library. Not a single project can be traced in a journal or book by using the online catalogue and the search terms 'Deacon & Laing', 'Bedford Architects', 'Basil Deacon' or 'Anthony Robert Laing'. The RIBA holds no drawings by the practice.

The Buildings of England: Northamptonshire describes the Debenhams building as follows: *On the west side* [of the Drapery]*, built for Adnitt's (now Debenhams), 1958-62 by* Deacon & Laing*, Northampton's first large store in the Modern idiom*.[35] One of the practice's few other projects to merit a brief mention in *The Buildings of England* (Pevsner) series is St Mary Magdalene in the High Street, Stony Stratford, Milton Keynes in the Buildings of England: Buckinghamshire volume.[36] The Catholic Church's Taking

31 Info from Bedfordshire Archives Service: *http://bedsarchivescat.bedford.gov.uk/Details/archive/110160415*
32 RIBA Journal, vol. 66 (London, 1959), p. 332.
33 Bedfordshire Times and Independent, 17 May 1946, p.10.
34 London Metropolitan Archives, ref. *LMA/4070/03/B08376*.
35 Bailey 2013, p. 446.
36 Williamson (1994), p. 553.

Stock project described it as: ‘A plain structure of the 1950s occupying a fairly prominent position in the local conservation area, but not making a particularly positive contribution to the character of the area. There are some furnishings of note’.

No buildings by the firm are traceable through Historic England’s online listed buildings search facility, and nothing appears in their encyclopaedic publication, *England’s Post-War Listed Buildings*.[37] Similarly, there are no records of the building in the Historic England Archives, and very little in the Northamptonshire Record Office.[38]

11.2. Architecture

If Debenhams was Northampton’s ‘first large store in the Modern idiom’ (Bailey, p. 446), it was not the town’s first large store in the *Moderne*, or Art Deco, idiom. A number of large inter-War stores and offices in Moderne style can be found along Abington Street. These include 7-9A Abington Street (1936, Hillier, Parker, May & Rowden), 20-30A Abington Street, and 42-46 Abington Street (1936, originally Woolworth’s, now Tesco).

Northampton’s post-War Borough Architect, J. Lewis Womersley, was a thoroughgoing Modernist, who drew up a major redevelopment scheme for the town centre, but left for a post in Sheffield before it could be implemented. Rather than a cutting edge Modernist design, the Deacon & Laing scheme for Adnitts’ seems to accord more with Morrison’s description of the timid, derivative and ‘somewhat dull’ shop buildings that the chains adopted throughout the country. Morrison’s later book on Woolworth’s provides several comparable contemporary or earlier schemes, such as those for Plymouth (1950), Norwich (1950), Southsea (1951), Bristol Broadmead (1951-2), Coventry (1952-4), Birmingham Handsworth (1955), Swansea (1958-9), and Leeds (1959).[39] Of these, only Coventry is listed for its broader group contribution to the wider city centre post-War redevelopment.

There is relatively little written about the architecture of 1950s shops at a national level. Kathryn A. Morrison’s prize-winning *English Shops & Shopping - An Architectural History* covers a wide period from medieval times to the current day, and contains a relevant section on post-War department stores. Although the Adnitt building is not specifically included, the type is described:

As multiples traded up, so department stores realised the savings to be made from standardisation, and traded down. In 1957-66 even Debenhams switched to central buying, bringing corporate awareness to the sales floor and shopfront for the first time. This trend established a broad middle market, and helped to produce a rash of somewhat dull buildings.

... New stores in historic towns often combined framed expanses of glass with regular fenestration which could still, at a push, be described as pseudo-Georgian. Such stores, usually faced with Portland stone, rose from the rubble of central Plymouth, Portsmouth and Southampton. In New Towns and industrial cities, architects were encouraged to produce more modern designs.

... A more popular stylistic choice, however, was the glass curtain wall, continuing where Peter Jones and Kingstone’s had left off. ... It was already clear, however, that such façades admitted more daylight than retailers desired and modifications were introduced to remedy this.[40]

Debenhams itself does not appear to have had a central architectural team in the 1950s, rather each store appointed its own architect for modernisation or rebuilding. There is therefore no coherent architectural direction, or ‘house style’, across the large Debenhams estate in the 1950s. Wartime shortages limited the available materials, so there is a certain consistency in that respect.

37 Harwood (2015).
38 Historic England Archives (National Buildings Record) online *search*. Northamptonshire Record Office hold very little material relating to the current store building. The *Chronicle and Echo* Photographic Collection contains a small number of interior photographs: NCEP/1/429 and NCEP/9/907.
39 Morrison (2015), pp. 136-52.
40 Morrison (2004), pp. 185-88.

12. CHARACTER OF THE SITE AND ITS SETTING

12.1. Introduction

An understanding of the character of the site and its setting will help to identify the interests that should be protected in redevelopment of the site.

Historic England defines the historic character of a place as: *the group of qualities derived from its past uses that make it distinctive. This may include: its associations with people, now and through time; its visual aspects; and the features, materials, and spaces associated with its history, including its original configuration and subsequent losses and changes. Character is a broad concept, often used in relation to entire historic areas and landscapes, to which heritage assets and their settings may contribute*.[41]

'Setting' is defined as: *the surroundings in which an asset is experienced, and may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. ... The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.*[42]

12.2. Character of the Site

The site is filled entirely by a monolithic 1950s department store. The building has a dual aesthetic of a light, glazed show front towards The Drapery and a dark, heavy utilitarian brick block behind. The building has something of the character of Inter-War cinemas, which announced their presence in the street with Art Deco and Jazz Moderne frontages, but the auditorium behind was encased in a large and utilitarian brick box. Occupying four traditional townhouse plots (perhaps eight medieval burgage plots), the building is one of the widest in the street. The Drapery elevation is approximately the same height as the frieze level of the adjacent NatWest Bank.

The principal activity relating to the site is shopping during normal opening hours. There is little after-hours activity. The Drapery provides the main entrance and shop windows. By comparison, the secondary shopfront/entrance on College Street is small and relatively little-used. The vehicular access from College Street is used for deliveries. The pedestrian route along Swan Yard is also quiet.

Facing The Drapery, the store has a 'lightweight' Modernist glazed curtain wall with Portland Stone frame and fins, and a concrete canopy over glazed shopfronts. There is a slim, lightweight cornice to a parapet that disguises the flat roof behind. The design here might be considered 'Festival Style', after the 1951 Festival of Britain. The Festival was promoted as a 'beacon for change' to celebrate British industry, arts and science, and to inspire the construction of a better Britain after the turmoil of war. Under the Director of Architecture for the Festival, Hugh Casson, designers showcased their vision for a new, light, elegant and futuristic architecture on London's South Bank. The resulting Festival Style, (also called 'Contemporary') combined modernism with whimsy and Englishness, and had an enormous influence on architecture, interior design, product design and typography throughout the 1950s.

The design of The Drapery elevation is very simple in its three symmetrical panels of steel-framed, vertical strip glazing. The light-coloured Portland Stone framework is attached to the floorplates of the steel-framed construction behind. Portland Stone was widely used in the period to add quality details and bright contrast to dreary brickwork. The stone was not used elsewhere in the street, and must have appeared alien compared with the more muted tones of the local stonework. In the depths of winter, the large area of street-facing glazing was intended to lure customers to the warm and bright interior

41 Historic England, *The Setting of Heritage Assets (London, 2015), p. 3.*
42 Historic England, *The Setting of Heritage Assets (London, 2015), p. 2.*

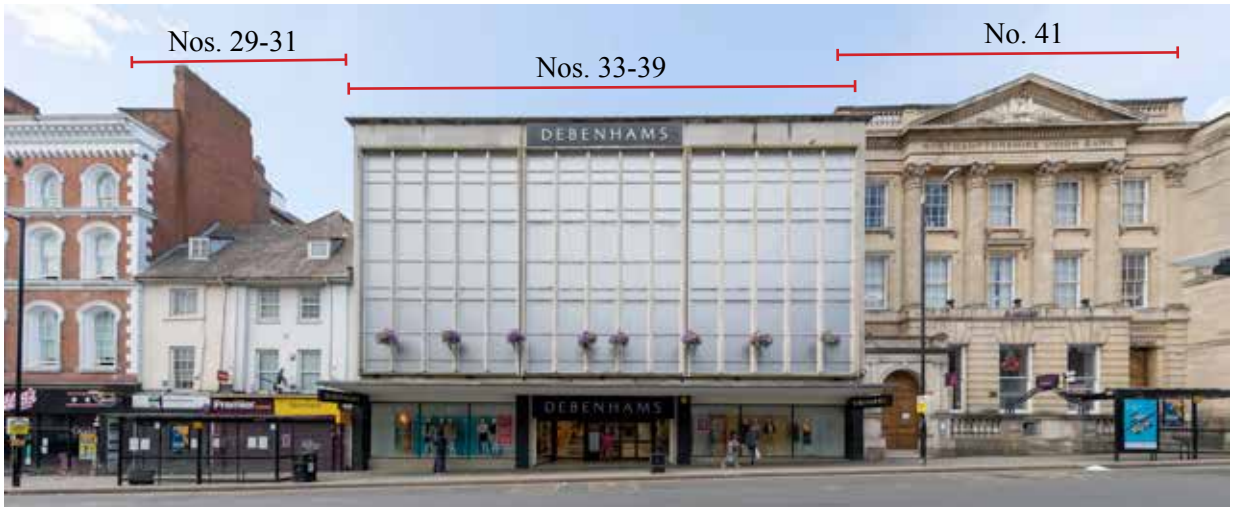


Figure 24. *Nos. 29 to 41 The Drapery. The street slopes gently from south to north. There is a great variety of styles, materials, heights and ages of building throughout the street.*



Figure 25. *View from College Street of the rear of the Debenhams building. The design is very rectilinear, repetitive and lumpen from the back, with unbroken brick walls hard up against the boundary of the site and little variety in treatment. The building contrasts with its more varied neighbours.*

of the store. In fact the large area of east-facing glazing soon proved impractical for retail purposes, where direct sunlight can fade goods and distract from display lighting. The glazing is now completely obscured.

Behind The Drapery frontage, the steel-framed structure of the store is clad in red brick with Portland Stone window surrounds over a rendered base. The design is very long and blockish, with large areas of unrelieved brick and monotonous rows of single windows, particularly along Swan Yard and the boundary with 41 The Drapery.

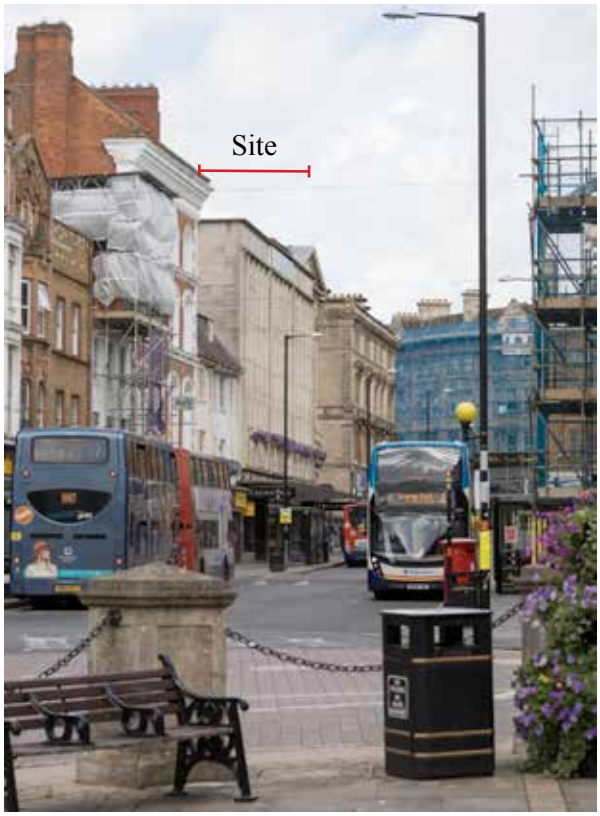


Figure 26. *The Drapery from All Saints Parish Church. In normal times, The Drapery has the character of a bustling High Street. When this photo was taken in June 2020 coronavirus restrictions were having a significant effect on street activity.*



Figure 27. *Swan Yard from College Street. The high render and brick walls of Debenhams are on the left of the image.*

12.3. Character of the Setting

The character of the setting of the site is varied: a wide and busy commercial/retail street in The Drapery to the east; a dark and narrow lane (Swan Yard) along the south; a quiet back/service street (College Street) along the west, and private backlands to the north.

The Drapery is one of the town's principal shopping streets, and in normal times is a busy transport hub and pedestrian area. The street is closed to through traffic apart from buses and delivery vehicles. There are numerous bus stops along both sides of the road, including to the north and south of the Debenhams building.

The Drapery is about 18.5m wide and has hard urban edges. It is lined on both sides by buildings of varying ages, materials, sizes, architectural styles and qualities. The 20th-century contribution to the street is notably poor, and there are no 21st-century buildings. The building lines are largely consistent throughout the street, with the exception of No. 41 The Drapery, NatWest Bank, which is set back by about 4m. There are no trees in the street. The frontages on the west side of the street catch the morning light.

It is clear that following the fire of 1675, The Drapery was redeveloped to a plan that established consistent building lines and a standard domestic 3-storey height. As the 19th century progressed and commercial uses grew, the height of new buildings increased by a full storey, and in some cases a storey and a half. Although some of the narrower and lower domestic buildings still survive, the street now has a decidedly more commercial and retail character.

Immediately to the north of Debenhams is the former Northamptonshire Union Bank, listed at Grade II. It is certainly the most significant building in the street. As a specialist building type, a bank, it is atypical of the other buildings in The Drapery. From its construction in 1842, it was the tallest building



Figure 28. *No. 41 The Drapery, NatWest Bank, built iin 1841-2 for the Northamptonshire Union Bank.*



Figure 29. *Nos. 29 and 31 The Drapery, 18th-century remnants of the townhouses that lined both sides of the street.*

in the street, and with the possible exception of the corner building at Nos. 1-8 The Drapery it remains so. The fine blonde Bath limestone was an exotic and expensive import to the area. The design takes the form of a 5-bay classical temple, with four fluted columns, a frieze and overhanging cornice, a heavy pediment, and a balustrade behind. The roof is not visible from the street. The recessed position of the bank reduces its street presence and visibility in views along The Drapery.

To the south of Debenhams, a pair of locally listed 18th-century houses survive at Nos. 29 and 31 The Drapery. These are remnants of the loosely classical houses that once lined the entire street (see Figure 10). They have rendered frontages with red brick to the rear, they are three storeys in height, and three bays wide in total (grouped 1-2). The pitched slate roofs are visible from the street.

College Street has a mainly ‘backland’ character, still reflecting its early origins as a lane along the rear of the burgage plots of The Drapery. Until the end of the 19th century, the long, narrow burgage plots were still legible on the east side of the street, but later development has erased much of the burgage plot character. College Street is mainly parallel to The Drapery, but there is a slight bend in the road westwards at the Debenhams site. The street does not appear to be planned in the way that The Drapery is. Rather, it seems to be a more haphazard assembly of structures over a period of time. There are gaps in development and the building lines on both sides of the street. There is a very varied mix of buildings, mostly of brick and originally light industrial, generally of one or two storeys. There are car private parks leading off the street. The boundary of the All Saints Conservation Area runs along the middle of the road, including only the lands to the east.

The principal exception to the backland character of the street is the Grade II-listed New Testament Church of God, originally built as a Baptist Church in 1863 to designs by William Hall. As can be seen in Figure 31, the front of the church is a sumptuous façade of stone, disguising a cheaper brick hall behind. Like the bank at 41 The Drapery, the building is cast as a classical temple. Clearly the scale and grandeur of the frontage is out of character with the rest of the street. It seems likely that William Hall and the congregation expected College Street to develop in a more comprehensive and fashionable way, but nothing of the anticipated development followed.

The brick archway from The Drapery to Swan Yard is attractive and inviting, but beyond the lane is dominated by the scale of the Debenhams building with its cliff-like wall on the property boundary (see Figure 27), making it feel dark, narrow and unattractive. The paving is badly patched, and the storage of waste detracts from the quality of this ancient passage. Similarly on the north side of Debenhams, the backlands of the NatWest Bank are overshadowed by the high and unrelieved side wall of the 1958 building.



Figure 30. *The east side of College Street from the junction with Gold Street. The image shows the gappy and uneven nature of development in the 'backlands' to the rear of The Drapery. Two lanes link through to The Drapery: Swan Yard beside Debenhams; and Jeyes Jetty beside No. 6 College Street.*



Figure 31. *College Street looking north from the junction with St Katherine's Street. Debenhams is on the right. The Conservation Area boundary runs along the centre of the road. The New Testament Church of God is on the left of the image. In normal times the street is busier than the photo suggests, but still significantly less busy than The Drapery.*

13. VIEWS

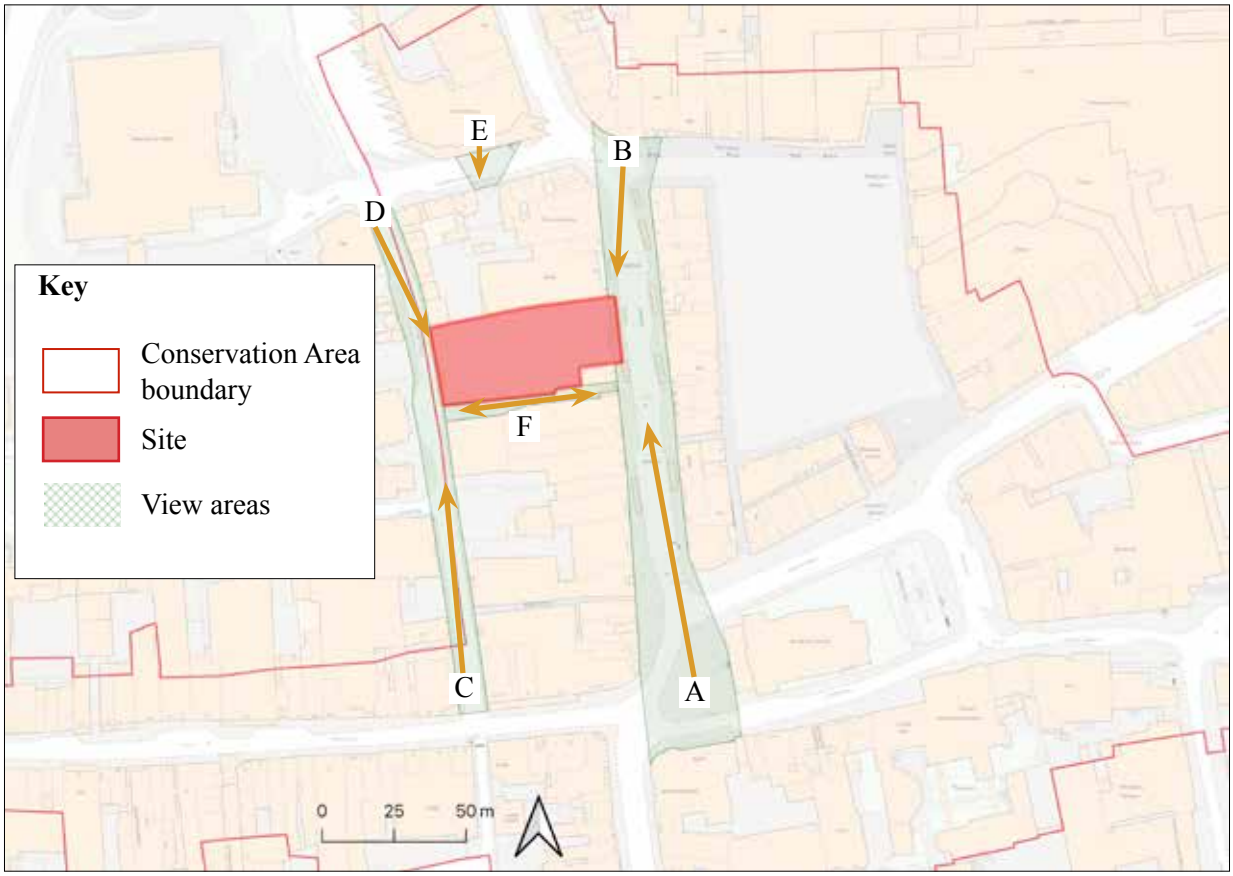


Figure 32. *Map showing areas where views can be had to and from the site. Orange arrows indicate the direction of view, and the letters refer to the accompanying photographs and view descriptions. Contains OS data © Crown copyright and database rights, 2020.*

13.1. Introduction

In general, views can be obtained either from a single 'viewpoint', or 'view places', where the observer can move. Two terms for types of view are used: **panorama**, when there is an unrestricted view of the landscape giving a continuous and unbroken survey of the surrounding region; and **vista**, when the view to/from a specific object is restricted and controlled by a firm containing edge, or edges. Views are both to and from a feature, and can be affected by elevation (viewing height), times of day, different climatic conditions, and seasonal variations. The views to the site were assessed from publicly accessible locations in early summer 2020.

13.2. Policy and Guidance

Policy 2 - Placemaking of the Northampton Central Area Action Plan sets out the Borough Council's policy on views:

- *Retaining, enhancing and creating important views and vistas into, out of and through the site responding to topography and landform where such opportunities arise.*

Further guidance on important landmarks is contained within the *Character Assessment and Tall Buildings Strategy for Northampton*:

Landmark buildings play an important role in the structure of a town or city. They are best described as a prominent or conspicuous. These buildings can be of outstanding historical, aesthetic, or cultural importance and are often declared as such and given a special status. Landmark buildings are also an integral part of key views as they help to encapsulate the essence of an area and therefore play an important role in the identity of Northampton Town.

The *Strategy* identifies All Saints Church as a positive landmark building (No. 21). While All Saints is not directly visible from the site, the piazza in front (west) of the church can be seen.

13.3. Public Views

Figure 32 identifies public 'view places' in which the application site might be visible. The viewing areas are relatively constrained by the surrounding buildings. The principal views (A and B) to the site are from The Drapery, and these are mainly oblique. None of the views are controlled vistas.

13.4. View A (north along The Drapery)



Figure 33. *View A1 from the square in front of All Saints Church . This is a key view within the town centre that incorporates the site. All the buildings on the west side of The Drapery are visible obliquely. The tallest buildings appear to have a common eaves level. All but Debenhams have horizontal bands of single windows.The recessed nature of the NatWest Bank at 41 The Drapery makes it largely invisible with the exception of the top of the pediment.*



Figure 34. *View A2. As the viewer moves towards the site, the bank becomes more visible.*



Figure 35. *View A3. Straight-on view of the site. This is probably not the most common view of the site and its neighbours.*

13.5. View B (south along the Drapery)



Figure 36. *View B1. The second key view incorporating the site, looking from The Parade southwards along the centre of The Drapery towards the square in front of All Saints Church. It is noticeable that the western buildings on the right of the image are taller than those on the left (east). The Debenhams building appears to jut out, but in fact it is the neighbouring bank that is recessed from the established building line.*



Figure 37. *View B2. An oblique view of the Debenhams building from The Parade. The lack of a horizontal articulation, as in the bank frontage and at No. 27 The Drapery, is noticeable.*



Figure 38. *View B3. Detail of No. 27 The Drapery, a fine red brick and (painted) stone Italianate design of 1901 by Herbert Norman.*



Figure 39. *View B4. A view of the west side of the Drapery from the corner entering Market Square. Key characteristics of this side of the street are the consistent eaves/cornice lines of the taller buildings and, with the exception of the bank, the building line. Otherwise, there is great variety in the materials, ages and designs of the buildings.*



Figure 40. *View B5. Grade II listed Drapery House at 43-49 The Drapery dates from 1894. It was designed in Italianate style, with classical detailing and round-headed windows to the 3rd floor. Dividing pilsaters (that evoked the division of the building into burgage plot widths) have been effaced between the 2nd and 3rd and 4th and 5th bays. The parapet level appears consistent with the recessed bank at 41 The Drapery.*

13.6. View C (north along College Street)



Figure 41. *View C1. View from the junction of St Katherine's Street looking north-east along College Street towards the site. The Debenhams building is very obtrusive in the view through its sheer scale and monolithic design, which is at odds with the more varied profiles of its neighbours. Development is not continuous on either side of the street, and there are numerous gaps in the street boundary with ad-hoc parking areas and spaces behind. Red brick is the predominant building material*



Figure 42. *View C2. College Street, looking north along the centre of the road, with the Grade II-listed New Testament Church of God on the left and Debenhams on the right. The church is the outstanding building on the street. It stands on an axis with Swan Yard as an accidental and over-grand eyecatcher. The street has an assortment of light industrial and retail buildings.*

13.7. Views D (south along College Street)



Figure 43. *View D. Looking south along College Street from Bradshaw Street. The westward curve of the street is apparent in this view. On the left of the image is a continuous row of ancillary buildings, probably dating from the 19th century. A similar sort of building was replaced by the Adnitts' building in 1958-62.*

13.8. View E (from Bradshaw Street to the north side of Debenhams)



Figure 44. *View E. There is a gap in Bradshaw Street through which the site can be glimpsed. The north side of the current building is predominantly plain red brick with few window openings.*

13.9. View F (west and east along Swan Yard)



Figure 45. *View F1. The arched brick entrance to Swan Yard taken through No. 27 The Drapery.*



Figure 46. *View F2. Beyond the arched brick entrance, Swan Yard widens before passing beneath a 2-storey 'bridge' connected to Debenhams. The 1958 building wraps around the back of the two later 18th-century townhouses at 29-31 The Drapery.*



Figure 47. *View F3. The entrance from College Street to Swan Yard, marked by a 1980s 'heritage gateway' (matching that at Jeyes Jetty).*

14. SIGNIFICANCE

There is considerable debate about the range of cultural, social and economic values encompassed by the built heritage environment, and the ways in which these can be identified and measured. For the purposes of this heritage statement, the level of significance of the site and the various heritage assets surrounding it are assessed in terms of their architectural or historic interest and measured as follows:

- **Outstanding** - international or national importance (e.g. Grade I-listed - exceptional interest, Scheduled Monument, Register of Parks & Gardens)
- **High** - regional importance or group value (e.g. Grade II*-listed - particularly important buildings of more than special interest)
- **Moderate** - local importance or group value (e.g. Grade II - buildings that are of special interest - and locally listed buildings)
- **Low** - little evident significance
- **No/Unknown** - no evident significance/insufficient information

14.1. Significance of Nos. 33-39 The Drapery

The significance of the Debenhams building at Nos. 33-39 The Drapery is assessed as **low**.

The building is not on the statutory list and it is not listed locally. It is mentioned in the *Buildings of England: Northamptonshire* as ' Northampton's first large store in the Modern idiom', and the *All Saints Conservation Area Appraisal* repeats the information, but neither description makes any qualitative assessment.[43] The first or last of any building type in a particular location is not necessarily the best, or of any quality at all. It is arguable whether the building is actually 'in the Modern idiom'. The RIBA describes Modernism as 'associated with an analytical approach to the function of buildings, a strictly rational use of (often new) materials, structural innovation and the elimination of ornament'.[44] Rather than evolving from an analytical and rational approach to the function of the building, the design of the building seems more a Festival Style reworking of the inter-War model of Art Deco and Moderne, with a facade of traditional stone and steel-framed windows masking a utilitarian box behind. It appears entirely typical of department store design by the big chains in the 1950s, and seems to belong to the *'rash of somewhat dull buildings'* described by the pre-eminent historian of English shops and shopping, Kathryn A. Morrison.[45]

As set out in Section 11 above, it has not been possible to find any contemporary assessment of the building in architectural or engineering journals through the RIBA Library's indexes, nor in later publications. Similarly no information is to be found in Historic England's archives, and very little information in the Northamptonshire Record Office. The lack of material relating to both the current building and its designers suggests that they have not merited critical attention.

An initial design by Deacon & Laing Architects for the site, granted planning permission in January 1955 (see Figure 17), began the process by which the current building was erected. This initial design covered almost all of the site with a steel-framed brick box, but the architectural treatment of The Drapery frontage was left blank for later negotiation. It can be seen from this approach that the design team treated The Drapery frontage as a superficial screen, literally a façade, to hide the size, bulk and utilitarian qualities of the block behind. There appears to have been very little attempt to create an overall design that would be more sympathetic in design and articulation to the qualities of The Drapery and more particularly of College Street and Swan Yard.

When a design for The Drapery frontage emerged in the final iteration of the scheme in 1958 (see Figure 19), it was not entirely without interest and was not over-assertive in oblique views of The

43 Bailey (
44 RIBA website: www.architecture.com/explore-architecture/modernism
45 Morrison 2003, p. 185.

Drapery. As suggested above, the frontage is characteristic of 1950s Festival of Britain-derived design, with its bright Portland Stone frame and finned panels of steel-framed glazing. The cornice height tied in with the frieze level of the adjoining bank at No. 41 the Drapery and the height of the fine later 19th-century block at No. 27 The Drapery. While The Drapery façade is of higher quality than the structure it masks, the architecture is wafer thin, and of genuinely modest interest.

The *All Saints Conservation Area Appraisal* notes that 'Although the building ages vary, the "old building stock", which gives the area its character, is either 18th or early-mid 19th century'.[46] By this definition, the mid 20th-century Debenhams building is not a significant contributing factor to the wider character of the Conservation Area.

There is some local social/communal history interest to the current building, as a place where people have worked and shopped for nearly 60 years, and an association between the site and the Adnitt name for 100 years (before acquisition in 1952 and renaming by Debenhams in 1973). Again, it is considered that this interest is low-level (not relating to significant events in the Conservation Area.

14.2. Significance of the site context

The table below assesses the significance of the heritage designations and locally listed buildings within view.

Name	Designation Type	Level of Significance	Comment
33-39 The Drapery, Development Site	Unlisted building within Conservation Area	Low	See above. Not statutorily or locally listed.
All Saints Conservation Area	Conservation Area	High	A large and historic town centre CA preserving an early street pattern and numerous buildings of high architectural quality..
41 The Drapery	Listed Grade II	Moderate	Fine classical bank, 1841 adjacent to site. A key building in views to the site. Described by *The Buildings of England: Northampton* as 'one of the town's most remarkable and finest façades'.
New Testament Church of God, College Street	Listed Grade II	Moderate	Classical church building of 1863. Predominant structure in College Street..
43-49 The Drapery	Listed Grade II	Moderate	
42-44 The Drapery	Listed Grade II	Moderate	
12 Market Square	Listed Grade II	Moderate	
12 The Drapery	Listed Grade II	Moderate	
6-7 The Drapery	Listed Grade II	Moderate	
The Parade, 4-5 Market Square	Listed Grade II	Moderate	
29-31 The Drapery	Locally listed	Moderate	The Debenhams building wraps around these two townhouses of the later 18th century.
27 The Drapery	Locally listed	Moderate	
21-23 The Drapery	Locally listed	Moderate	

46 All Saints Conservation Area Appraisal, p. 20.

Name	Designation Type	Level of Significance	Comment
19 The Drapery	Locally listed	Moderate	
15-17 The Drapery	Locally listed	Moderate	
51 The Drapery	Locally listed	Moderate	
14 Market Square/22 The Drapery	Locally listed	Moderate	
8 The Drapery/1 Mercers Row	Locally listed	Moderate	
1-2 The Drapery	Locally listed	Moderate	
1-2 The Parade	Locally listed	Moderate	
3 The Parade	Locally listed	Moderate	
2-6 College Street	Locally listed	Moderate	
16-20 Gold Street	Locally listed	Moderate	

15. ARCHAEOLOGY

There are no known archaeological finds on the site or noted in the Northamptonshire Historic Environment Record (HER). In view of the previous ground disturbances associated with the demolition of the 19th-century structures and the construction of the Adnitts' store in 1958-62, there are unlikely to be significant archaeological deposits on the site. However, Northampton Borough Council's Archaeology Service may require a watching brief.

16. ANALYSIS

This section sets out the key heritage issues for consideration.

16.1. Redevelopment Scheme

Full details of the proposed redevelopment scheme and its impact on the historic environment are set out in the separate Design & Access Statement and design drawings.[47]

16.2. Policy

Policy 32 of the *Northampton Central Area Action Plan* promotes the regeneration of The Drapery. It is clear from Policy 32 and the accompanying Figure 6.13 and text at Para. 6.85 that the *Action Plan* considers 33-39 The Drapery as a 'development site' and accepts the principle of full demolition of the current Debenhams building. The stated aims of Policy 32 could not be achieved without demolition and redevelopment with an appropriate new building. The *Action Plan* and its policies are the result of more than 5 years of work and extensive workshops and community consultations, with the aim of establishing a vision for the future development of the town.[48] It forms part of the town's Development Plan.

The *Action Plan* was adopted by the Borough Council in January 2013, after the adoption of the *All Saints Conservation Area Appraisal* (November 2007) and the subsequent leaflet of 2010 (identifying additional locally listed buildings). All heritage considerations that now apply to the site were already in place in 2013, and were available to the *Action Plan* team in the development of Policy 32. The Policy includes development principles that address the potential impacts of new building on the historic

47 In accordance with *National Planning Practice Guidance: Historic Environment*, Paragraph: 012 Reference ID: 18a-012-20190723

48 Northampton Central Area Action Plan 2013, p. 3.

character of Swan Yard and the setting of the listed buildings at 41 The Drapery and the New Testament Church of God in College Street.

16.3. Planning Permission

Although the redevelopment of the Debenhams site is promoted by the *Action Plan*, detailed planning permission is required for the scheme. In assessing a planning application for demolition of an unlisted building and replacement in a conservation area, the planning authority is required to pay special attention to 'the desirability of preserving or enhancing the character or appearance of that area'.[49]

As a development that would affect the character and appearance of a conservation area, where the development involves the erection of a new building or the extension of an existing building, and the area of land in respect of which the application is made is more than 1,000 square metres, the application must also be notified to Historic England.

16.4. Demolition

The proposed scheme requires the complete demolition of the current Debenhams building. The rationale for demolition, and the alternatives considered by the design team, are set out in the Design & Access Statement.

The heritage assessment for demolition of the Debenhams building is not set out in Policy 32 of the *Northampton Central Area Action Plan*, but the modest interest of the building and the potential impact of its removal on the Conservation Area must have been considered in drawing up the policy. Key issues in relation to the demolition are:

- the modest interest of the building. As described in Section 14 above, the significance of the building is assessed as 'low'. This assessment takes into account the reputation of the architects, the mediocre design, the broader architectural context of shop design in the 1950s, and the unexceptional social/communal interest.
- the impact of the current building as a whole on the Conservation Area.
- impracticality and unviability of retention and re-use or façade retention.
- social, environmental, design and economic benefits of a new building and mixed uses.
- recording of the building and any site archaeology is a proportionate means of recognising the modest interest of the site.

16.5. Replacement Building

The site occupies a prominent location in the All Saints Conservation Area. It is important that any replacement building should preserve or enhance the character and appearance of the Conservation Area. The *All Saints Conservation Area Management Plan* establishes the parameters of sympathetic new development: *The varying architectural styles within the Conservation Area contribute to a wide range of use of materials. However not one building type or style is dominant enough to produce a unifying effect in the area. Despite the wide use of different materials, the handling of them will always have an impact on the overall aesthetic appeal of the building. It is therefore vital that any work carried out is done sympathetically to the building, including repairs, alterations and new build, and that any work is carried out with high quality materials and to a high standard... Any new development should make positive contribution to the area, which respects and harmonises with the existing buildings. It will have to be proven that demolition is a necessary option. Emphasis will be on design and materials of high quality, being sympathetic in their design and detailing.*[50] The separate Design & Access Statement sets out the design response to these considerations.

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49 *Planning (Listed Buildings and Conservation Areas) Act 1990* Section 72(1).

50 *All Saints Conservation Area Appraisal*, p. 20.

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18. APPENDIX A - HISTORIC ENGLAND LIST ENTRIES

All list entries copyright Historic England 2020.

41, THE DRAPERY

Overview

Heritage Category:
Listed Building

Grade:
II

List Entry Number:
1039699

Date first listed:
09-Dec-1968

Date of most recent amendment:
22-Jan-1976

Statutory Address:
41, THE DRAPERY

Location

Statutory Address:
41, THE DRAPERY

The building or site itself may lie within the boundary of more than one authority.
County:
Northamptonshire

District:
Northampton (District Authority)

National Grid Reference:
SP 75380 60575

Details

THE DRAPERY 1. 5327 (West Side) No 41 (Formerly listed as Premises occupied by National Provincial Bank) SP 7560 NW 1/117 9.12.68. II GV

2. Formerly the Northamptonshire Union Bank. 1841 by E F Law. Ashlar Neoclassical front with tall Composite order to upper floors. Basement and 3 storeys, balustraded roof parapet either side of pediment on 4 fluted half columns. Channelled ground floor has doorways either end, 3 sash windows in projecting centre. Upper floors have end pilasters; 5 sash windows in eared architrave surrounds, central window frieze, cornice on consoles. Entablature with dentil cornice, tympanum high relief of phoenix, logs and flames.

Nos 41 to 49 (odd) form a group.

Listing NGR: SP7538060575

Legacy

The contents of this record have been generated from a legacy data system.
Legacy System number:
232028

Legacy System:
LBS

43-49, THE DRAPERY

Overview

Heritage Category:
Listed Building

Grade:
II

List Entry Number:
1293861

Date first listed:
23-Nov-1973

Statutory Address:
43-49, THE DRAPERY

Location

Statutory Address:
43-49, THE DRAPERY

The building or site itself may lie within the boundary of more than one authority.
County:
Northamptonshire

District:
Northampton (District Authority)

National Grid Reference:
SP 75379 60598

Details

THE DRAPERY 1. 5327 (West Side) Nos 43 to 49 (odd) SP 7560 NW 1/202 23.11.73. II GV

2. 1894 in modified Italianate style. Ashlar, 4 storeys with bracketed cornice, parapet. 5 sash windows without glazing bars, 1st and 2nd floor segmental arches. 2nd floor pediments on consoles, stone balconettes on consoles. 1st floor pilasters, segmentally arched panels between windows, continuous cornice breaking forward at 2nd floor balconettes. 3rd floor round headed windows, 2 and 3 light, moulded sill band. Modern shops with high fascia. No 49 has 3 windows, 1st floor 4 lights with segmental arches, slim pilasters. Included for group value.

Nos 41 to 49 (odd) form a group.

Listing NGR: SP7537960598

Legacy

The contents of this record have been generated from a legacy data system.
Legacy System number:
232029

Legacy System:
LBS

42 AND 44, THE DRAPERY

Overview

Heritage Category:
Listed Building

Grade:
II

List Entry Number:
1372204

Date first listed:
19-Jan-1952

Statutory Address:
42 AND 44, THE DRAPERY

Location

Statutory Address:
42 AND 44, THE DRAPERY

The building or site itself may lie within the boundary of more than one authority.
County:
Northamptonshire

District:
Northampton (District Authority)

National Grid Reference:
SP 75408 60568

Details

THE DRAPERY 1. 5327 (East Side) Nos 42 & 44 SP 7560 NW 1/50 19.1.52.

II

2. C18. Cement rendered front, Welsh slated roof with 3 dormers. 3 storeys and attics, 5 sash windows in architrave surrounds. C19 shop front.

Listing NGR: SP7540860568

Legacy

The contents of this record have been generated from a legacy data system.
Legacy System number:
232032

Legacy System:
LBS

32, THE DRAPERY

Overview

Heritage Category:
Listed Building

Grade:
II

List Entry Number:
1190299

Date first listed:
22-Jan-1976

Statutory Address:
32, THE DRAPERY

Location

Statutory Address:
32, THE DRAPERY

The building or site itself may lie within the boundary of more than one authority.
County:
Northamptonshire
District:
Northampton (District Authority)

National Grid Reference:
SP 75413 60542

Details

THE DRAPERY 1. 5]27 (East Side) No 32 SP 7560 NW 1/287 II 2. Described under No 12 Market Square for east front. West front stucco, Welsh slated roof with gabled dormer, cornice. 2 windows to upper floors; modern shop front.

Listing NGR: SP7541360542

Legacy

The contents of this record have been generated from a legacy data system.
Legacy System number:
232031

Legacy System:
LBS

12, MARKET SQUARE

Overview

Heritage Category:
Listed Building

Grade:
II

List Entry Number:
1039630

Date first listed:
09-Dec-1968

Statutory Address:
12, MARKET SQUARE

Location

Statutory Address:
12, MARKET SQUARE

The building or site itself may lie within the boundary of more than one authority.
County:
Northamptonshire

District:
Northampton (District Authority)

National Grid Reference:
SP 75422 60542

Details

MARKET SQUARE 1. 5327 (West Side) No 12 SP 7560 NW 1/287 9.12.68. II GV

2. 1 building with No 32 The Drapery. C18 front of red brick. Welsh slated roof with cornice, gabled dormer. 3 storeys and attics, quoins. 2 sash windows with glazing bars under stucco lintels. Modern shop front. Included for group value.

Nos 1, 5, 7, 8, 12 and 13 form a group.

Listing NGR: SP7542260542

Legacy

The contents of this record have been generated from a legacy data system.
Legacy System number:
232157

Legacy System:
LBS

BAPTIST CHURCH

Overview

Heritage Category:
Listed Building

Grade:
II

List Entry Number:
1039728

Date first listed:
09-Dec-1968

Statutory Address:
BAPTIST CHURCH, COLLEGE STREET

Location

Statutory Address:
BAPTIST CHURCH, COLLEGE STREET

The building or site itself may lie within the boundary of more than one authority.
County:
Northamptonshire
District:
Northampton (District Authority)

National Grid Reference:
SP 75302 60524

Details

COLLEGE STREET 1. 5327 Baptist Church SP 7560 NW 1/110 9.12.68.

II

2. 1863 by William Hall. Neo-classical ashlar front with impressive Corinthian portico. 2 storeys, rusticated ground floor with pilasters. 3 doorways. 1st floor giant Corinthian order with angle pilasters, central pedimented portico on 6 columns, inner pair single, outer double. 5 stone mullion 3 light windows with panelled aprons, cornices at lintel level under arched panels with keystones. Parapet. Coursed rubble side walls with buttresses between 7 windows with glazing bars, on ground floor with flat arches, 1st floor round arches.

Listing NGR: SP7530260524

Legacy

The contents of this record have been generated from a legacy data system.
Legacy System number:
232001

Legacy System:
LBS

1 BUILDING WITH NUMBER 3 DRUM LANE

Overview

Heritage Category:
Listed Building

Grade:
II

List Entry Number:
1039700

Date first listed:
19-Jan-1952

Statutory Address:
1 BUILDING WITH NUMBER 3 DRUM LANE, 12, THE DRAPERY

Location

Statutory Address:
1 BUILDING WITH NUMBER 3 DRUM LANE, 12, THE DRAPERY

The building or site itself may lie within the boundary of more than one authority.
County:
Northamptonshire

District:
Northampton (District Authority)

National Grid Reference:
SP 75419 60490

Details

THE DRAPERY 1. 5327 (East Side) No 12 (1 building with No 3 Drum Lane SP 7560 SW 3/49 19.1.52.

II

2. Early Cl8 and later. Stucco front, Welsh slated roof. 3 storeys, sash window, 2nd floor flush modern frame, 1st floor 4 light early C19 bay with pilasters, entablature with dentil cornice. Shop bay window with glazing bars, small panes. East front described under No 3 Drum Lane.

Listing NGR: SP7541960490

Legacy

The contents of this record have been generated from a legacy data system.
Legacy System number:
232030

Legacy System:
LBS

1 BUILDING WITH NUMBER 12 THE DRAPERY

Overview

Heritage Category:
Listed Building

Grade:
II

List Entry Number:
1039701

Date first listed:
22-Jan-1976

Statutory Address:
1 BUILDING WITH NUMBER 12 THE DRAPERY, 3, DRUM LANE

Location

Statutory Address:
1 BUILDING WITH NUMBER 12 THE DRAPERY, 3, DRUM LANE

The building or site itself may lie within the boundary of more than one authority.

County:
Northamptonshire

District:
Northampton (District Authority)

National Grid Reference:
SP 75426 60496

Details

DRUM LANE 1. 5327 No 3 (one building with No 12 The Drapery) SP 7560 NW 1/49 SP 7560 SW 3/49

II

2. See No 12 The Drapery for description of west front. East front Cl8 altered early Cl9. Stucco, Welsh slated roof. 3 storeys, 4 sash windows with glazing bars. 2 doorways, on left 6 panelled door and traceried fanlight in surround of reeded Doric pilasters under modillioned open pediment.

Listing NGR: SP7542660496

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:
232033

Legacy System:
LBS

THE PARADE

Overview

Heritage Category:
Listed Building

Grade:
II

List Entry Number:
1039632

Date first listed:
09-Dec-1968

Date of most recent amendment:
22-Jan-1976

Statutory Address:
THE PARADE, 4 AND 5, MARKET SQUARE

Location

Statutory Address:
THE PARADE, 4 AND 5, MARKET SQUARE

The building or site itself may lie within the boundary of more than one authority.
County:
Northamptonshire

District:
Northampton (District Authority)

National Grid Reference:
SP 75405 60631

Details

1. MARKET SQUARE 5327 (North Side) Nos 4 & 5 The Parade (formerly listed as SP 7560 NW 1/78 9.12.68. Odeon Cinema) II

2. C19 Neoclassical front. Stucco, 4 storeys. Rusticated ground floor with 3 arched openings. Upper floors have tall Ionic attached columns in antis. 1850 by Alexander and Hull. Formerly the Corn Exchange.

Listing NGR: SP7540560631

Legacy

The contents of this record have been generated from a legacy data system.
Legacy System number:
232164

Legacy System:
LBS

6 AND 7, THE DRAPERY

Overview

Heritage Category:
Listed Building

Grade:
II

List Entry Number:
1372203

Date first listed:
22-Jan-1976

Statutory Address:
6 AND 7, THE DRAPERY

Location

Statutory Address:
6 AND 7, THE DRAPERY

The building or site itself may lie within the boundary of more than one authority.
County:
Northamptonshire

District:
Northampton (District Authority)

National Grid Reference:
SP 75386 60467

Details

THE DRAPERY 1. 5327 (West Side) Nos 6 & 7 SP 7560 SW 3/52

II

2. C18. Ashlar front, Welsh slated roof with 2 dormers. 3 storeys and attics, 3 sash windows. Modern shop windows, passageway opening on left.

Listing NGR: SP7538660467

Legacy

The contents of this record have been generated from a legacy data system.
Legacy System number:
232027

Legacy System:
LBS

19. APPENDIX B - INDEX TO PLANNING APPLICATIONS

Debenhams , 33 - 39 Drapery, Northampton, Northamptonshire, NN1 2EU

Number of records: **51**

Application Number:	N/2014/0127	**Proposal:**	1NO. INTERNALLY ILLUMINATED PROJECTING SIGN. RE-SUBMISSION OF PLANNING APPLCIATION N/2013/1194 AT DEBENHAMS 33-39 DRAPERY, NORTHAMPTON.
Decision Date:	28/03/2014	**Decision:**	(AC) APPROVED SUBJECT TO CONDITIONS
Application Number:	N/2008/0706	**Proposal:**	ADVERT APPLICATION - 2NO. INTERNALLY ILLUMINATED PROJECTING SIGNS AT DEBENHAMS RETAIL, 33 THE DRAPERY, NORTHAMPTON.
Decision Date:	08/08/2008	**Decision:**	(AC) APPROVED SUBJECT TO CONDITIONS
Application Number:	63/A015	**Proposal:**	THE ERECTION OF A V SHAPED TEMPORARY EXHIBITION SIGN ABOVE CANOPY
Decision Date:	19/02/1963	**Decision:**	(AC) APPROVED SUBJECT TO CONDITIONS
Application Number:	N/2012/0044	**Proposal:**	METAL CLAD ENCLOSURE TO NEW STAIRCASE AT SECOND FLOOR LEVEL AT DEBENHAMS 33-39 THE DRAPER NORTHAMPTON
Decision Date:	14/03/2012	**Decision:**	(AC) APPROVED SUBJECT TO CONDITIONS
Application Number:	87/A005	**Proposal:**	ERECTION OF 1 NO. ILLUMINATED HIGH LEVEL SURFACE MOUNTED SIGN 2 NO. CANOPY SIGNS & 3 NO. FASCIA SIGNS AT DEBENHAMS PLD, THE DRAPERY,N'PTON
Decision Date:	25/02/1987	**Decision:**	(AC) APPROVED SUBJECT TO CONDITIONS
Application Number:	80/1006	**Proposal:**	THE INSTALLATION OF NEW EMERGENCY GENERATOR AND HOUSING AT CAR PARK, COLLEGE STREET
Decision Date:	19/11/1980	**Decision:**	(AC) APPROVED SUBJECT TO CONDITIONS
Application Number:	60/A081	**Proposal:**	THE ERECTION OF A TEMPORARY FASCIA BOARD AROUND EXISTING CANOPY
Decision Date:	04/11/1960	**Decision:**	(AC) APPROVED SUBJECT TO CONDITIONS
Application Number:	96/A115	**Proposal:**	SHOP SIGN AT DEBENHAMS, THE DRAPERY, NORTHAMPTON.
Decision Date:	22/01/1997	**Decision:**	(AC) APPROVED SUBJECT TO CONDITIONS
Application Number:	80/0223	**Proposal:**	THE EXTENSION OF STAIRWELL TO THIRD FLOOR/ROOF LEVEL AT DEBENHAMS, THE DRAPERY, NORTHAMPTON.
Decision Date:	23/04/1980	**Decision:**	(AC) APPROVED SUBJECT TO CONDITIONS
Application Number:	79/0169	**Proposal:**	THE CONVERSION OF EXISTING ARCADE TO TRADING AREA AND INSTALLATION OF NEW SHOP FRONT AT 33-39 THE DRAPERY, NORTHAMPTON
Decision Date:	11/04/1979	**Decision:**	(AC) APPROVED SUBJECT TO CONDITIONS
Application Number:	61/A008	**Proposal:**	ERECTION OF TWO ILLUMINATED NAME SIGNS
Decision Date:	10/03/1961	**Decision:**	(AC) APPROVED SUBJECT TO CONDITIONS
Application Number:	94/0773	**Proposal:**	INSTALLATION OF PERFORATED STEEL ROLLER SHUTTER POWERED SECURITY DOORS
Decision Date:	23/11/1994	**Decision:**	(AC) APPROVED SUBJECT TO CONDITIONS
Application Number:	59/A063	**Proposal:**	THE DISPLAY FLAT AGAINST THE FACE OF THE BUILDING OCCUPIED
Decision Date:	11/12/1959	**Decision:**	(AC) APPROVED SUBJECT TO CONDITIONS
Application Number:	71/A110	**Proposal:**	THE ERECTION OF TWO ILLUMINATED CANOPY SIGNS
Decision Date:	16/03/1972	**Decision:**	(AC) APPROVED SUBJECT TO CONDITIONS
Application Number:	55/A012	**Proposal:**	THE ERECTION OF A NEON SIGN
Decision Date:	19/02/1955	**Decision:**	(AC) APPROVED SUBJECT TO CONDITIONS
Application Number:	63/A075	**Proposal:**	THE ERECTION OF A 'V' SHAPED TEMPORARY 'SALE' ADVERTISMENT BOARD ABOVE CANOPY
Decision Date:	04/06/1963	**Decision:**	(AC) APPROVED SUBJECT TO CONDITIONS
Application Number:	N/2007/1460	**Proposal:**	**ADVERT APPLICATION** VARIOUS ILLUMINATED SIGNS AT DEBENHAMS, THE DRAPERY, NORTHAMPTON.
Decision Date:	11/01/2008	**Decision:**	(AC) APPROVED SUBJECT TO CONDITIONS
Application Number:	80/0180	**Proposal:**	THE REMOVAL OF EXISTING AND INSTALLATION OF NEW EMERGENCY GENERATOR AND HOUSE AT 33-39 THE DRAPERY, NORTHAMPTON.
Decision Date:	02/04/1980	**Decision:**	(AC) APPROVED SUBJECT TO CONDITIONS
Application Number:	79/A054	**Proposal:**	THE ERECTION OF AN ILLUMINATED SHOP SIGN
Decision Date:	29/06/1979	**Decision:**	(AC) APPROVED SUBJECT TO CONDITIONS

Application Number:	72/A149	**Proposal:**	REMOVE ALL EXISTING ADVERTISEMENT & ERECTION OF VARIOUS ILLUMINATED SIGNS AT DEBENHAMS LTD (ADNITTS), THE DRAPERY, NORTHAMPTON
Decision Date:	02/03/1973	**Decision:**	(AC) APPROVED SUBJECT TO CONDITIONS
Application Number:	96/0746	**Proposal:**	TO FIT A STEEL PERFORATED LATH POWDER COAT TO REAR ENT. & SLIDING GATE ACROSS THE STAFF ENT. IN COLLEGE STREET AT DEBENHAMS, DRAPERY, N'PTON.
Decision Date:	20/01/1997	**Decision:**	(AC) APPROVED SUBJECT TO CONDITIONS
Application Number:	54/0135	**Proposal:**	THE ERECTION OF A FIRE RESISTING STAIRCASE AND ALTERATIONS AT 39 THE DRAPERY, NORTHAMPTON
Decision Date:	09/04/1954	**Decision:**	(PA) APPROVED
Application Number:	54/0307	**Proposal:**	RECONSTRUCTION OF RETAIL DEPARTMENT STORE 39 THE DRAPERY NPTON OUTLINE
Decision Date:	14/01/1955	**Decision:**	(CA) APPROVED SUBJECT TO CONDITIONS
Application Number:	55/0229	**Proposal:**	THE RECONSTRUCTION OF RETAIL DEPARTMENT STORE AT 39 THE DRAPERY, NORTHAMPTON
Decision Date:	24/06/1955	**Decision:**	(PA) APPROVED
Application Number:	58/0263	**Proposal:**	RE-BUILDING AND EXTENSION OF EXISTING DEPARTMENT STORE AT 33-39 DRAPERY, NORTHAMPTON
Decision Date:	11/07/1958	**Decision:**	(PA) APPROVED
Application Number:	62/0317	**Proposal:**	THE ERECTION OF AN OPEN SHELTER FOR FIVE CARS AT PRIVATE CAR PARK, COLLEGE STREET, NORTHAMPTON
Decision Date:	24/07/1962	**Decision:**	(CA) APPROVED SUBJECT TO CONDITIONS
Application Number:	61/0084	**Proposal:**	ALTERATIONS AND EXTENSION TO DEPARTMENTAL STORE AT 33-39 DRAPERY, NORTHAMPTON
Decision Date:	10/03/1961	**Decision:**	(PA) APPROVED
Application Number:	59/0013	**Proposal:**	THE ERECTION OF OIL FUEL SURFACE STORAGE TANKS AT 33-35 COLLEGE STREET, NORTHAMPTON.
Decision Date:	30/01/1959	**Decision:**	(CA) APPROVED SUBJECT TO CONDITIONS
Application Number:	58/0200	**Proposal:**	TEMP. USE AFTER DEMOLITION OF 33/35 COLLEGE ST. AS A CAR PARK AND BY BUILDING CONTRACTORS IN CONNECTION WITH RECONSTRUCTION OF ADNITT BROS.
Decision Date:	30/05/1958	**Decision:**	(CA) APPROVED SUBJECT TO CONDITIONS
Application Number:	62/0242	**Proposal:**	THE USE OF TWO GROUND FLOOR ROOMS OF A DWELLINGHOUSE FOR STORAGE AND WAREHOUSE ACCOMMODATION AT 37 COLLEGE STREET, NORTHAMPTON
Decision Date:	03/07/1962	**Decision:**	(RF) REFUSED
Application Number:	61/0488	**Proposal:**	THE USE OF A CLEARED SITE FOR LIMITED PERIOD AS PRIVATE CAR PARK AND STAFF CYCLE PARK AT COLLEGE STREET, NORTHAMPTON.
Decision Date:	13/10/1961	**Decision:**	(CA) APPROVED SUBJECT TO CONDITIONS
Application Number:	59/A026	**Proposal:**	TO THE DISPLAY OF BUILDING CONTRACTORS NAME BOARD ON FRONT ELEVATION OF DEPARTMENTAL STORE
Decision Date:	17/07/1959	**Decision:**	(RF) REFUSED
Application Number:	59/0286	**Proposal:**	THE ERECTION OF TEMPORARY BRIDGE OVER ROADWAY TO FACILITATE BUILDING OPERATIONS AT COLLEGE STREET, NORTHAMPTON
Decision Date:	26/06/1959	**Decision:**	(CA) APPROVED SUBJECT TO CONDITIONS
Application Number:	60/0341	**Proposal:**	A NEW SHOP FRONT AT THE DRAPERY, NORTHAMPTON
Decision Date:	22/07/1960	**Decision:**	(PA) APPROVED
Application Number:	57/0223	**Proposal:**	DEMOLITION OF CHURCH HOUSE AND ADJOINING PROPERTIES AT 33, 35 AND 37 COLLEGE STREET AND ERECTION OF ANCILLARY BUILDING FOR ADJOINING DEPART
Decision Date:	28/06/1957	**Decision:**	(CA) APPROVED SUBJECT TO CONDITIONS
Application Number:	60/A015	**Proposal:**	TO THE DISPLAY OF SHOW-CASES IN BUILDERS HOARDING
Decision Date:	12/02/1960	**Decision:**	(RF) REFUSED
Application Number:	65/0368	**Proposal:**	THE RETENTION OF CAR PARK AND CYCLE PARK AND SHELTER FOR FIVE CARS AT COLLEGE STREET, NORTHAMPTON
Decision Date:	01/09/1965	**Decision:**	(CA) APPROVED SUBJECT TO CONDITIONS
Application Number:	62/0475	**Proposal:**	THE USE OF UNFIT DWELLINGHOUSE FOR STORAGE PURPOSES AT 37 COLLEGE STREET, NORTHAMPTON
Decision Date:	06/11/1962	**Decision:**	(CA) APPROVED SUBJECT TO CONDITIONS

Application Number:	64/A026	**Proposal:**	THE ERECTION OF A "V" SHAPED ADVERTISEMENT SIGN ABOVE CANOPY
Decision Date:	14/04/1964	**Decision:**	(RF) REFUSED
Application Number:	64/0470	**Proposal:**	THE RETENTION FOR A FURTHER TEMPORARY PERIOD OF AN OIL FUEL STORAGE TANK AND CAR PARK AT 33-43 COLLEGE STREET, NORTHAMPTON.
Decision Date:	18/08/1964	**Decision:**	(CA) APPROVED SUBJECT TO CONDITIONS
Application Number:	63/0638	**Proposal:**	DEMOLISH EXISTING PREMISES & REDEVELOPMENT AT 33/43 COLLEGE STREET FOR ANCILLARY BUILDING FOR DEPARTMENTAL STORE AT 33/39 DRAPERY, NPTON.
Decision Date:	31/12/1963	**Decision:**	(CA) APPROVED SUBJECT TO CONDITIONS
Application Number:	63/0112	**Proposal:**	THE OUTLINE APPLICATION TO ERECT A SINGLE-STOREY GARAGE AND STORE/WAREHOUSE AT 43 COLLEGE STREET, NORTHAMPTON
Decision Date:	23/04/1963	**Decision:**	(RF) REFUSED
Application Number:	68/0300	**Proposal:**	DEMOLISH 37-43 COLLEGE ST. TEMPORAILY USE SITE AS CAR PARK & RETENTION OF USE OF TEMPORARY CAR PARK & OIL STORAGE TANKS AT COLLEGE STREET.
Decision Date:	14/05/1968	**Decision:**	(CA) APPROVED SUBJECT TO CONDITIONS
Application Number:	73/A007	**Proposal:**	TO THE ERECTION IF AN ILLUMINATED NAME SIGN AT TOP FLOOR OF DEBENHAMS
Decision Date:	08/06/1973	**Decision:**	(RF) REFUSED
Application Number:	83/A108	**Proposal:**	ERECTION OF NON-ILLUMINATED HOARDING ON LAND FRONTING DEBENHAMS CAR PARK, COLLEGE STREET, NORTHAMPTON
Decision Date:	22/11/1983	**Decision:**	(RF) REFUSED
Application Number:	76/0313	**Proposal:**	THE ERECTION OF A PUMPHOUSE AND WATER STORAGE TANK AT COLLEGE STREET, NORTHAMPTON
Decision Date:	04/08/1976	**Decision:**	(CA) APPROVED SUBJECT TO CONDITIONS
Application Number:	74/0931	**Proposal:**	THE ADDITIONAL FUEL STORAGE TANK AT COLLEGE STREET (CAR PARK) NORTHAMPTON.
Decision Date:	08/01/1975	**Decision:**	(CA) APPROVED SUBJECT TO CONDITIONS
Application Number:	96/0747	**Proposal:**	TO FIT STEEL PERFORATED SHUTTER POWDER COAT ACROSS THE MAIN ENTRANCE AT DEBENHAMS, DRAPERY, NORTHAMPTON.
Decision Date:	21/01/1997	**Decision:**	(RF) REFUSED
Application Number:	N/2013/1194	**Proposal:**	*ADVERT*1 NO INTERNALLY ILLUMINATED PROJECTING SIGN AT DEBENHAMS, 33-39 DRAPERY, NORTHAMPTON.
Decision Date:	08/01/2014	**Decision:**	(RF) REFUSED
Application Number:	WN/2007/0085	**Proposal:**	**WNDC APPLICATION** (NBC PLANNING REF - N/2007/0572) ADDITIONAL AIR CONDITIONING UNITS ON ROOF ADJACENT TO COLLEGE STREET AT DEBENHAMS 33-39 DRAPERY NORTHAMPTON.
Decision Date:	13/06/2007	**Decision:**	(AC) APPROVED SUBJECT TO CONDITIONS
Application Number:	WN/2006/0072	**Proposal:**	**WNDC APPLICATION** (NBC PLANNING REF - N/2006/0405) INSTALLATION OF ROLLER SHUTTER DOORS TO MAIN AND REAR STORE ENTRANCE. INSTALLATION OF SLIDING LATTICE GATE TO STAFF ENTRANCE AT DEBENHAMS, THE DRAPERY, NORTHAMPTON.
Decision Date:	08/08/2006	**Decision:**	(AC) APPROVED SUBJECT TO CONDITIONS