



Draft Conservation Area Appraisal and Management Plan Supplementary Planning Document

Cottingham & Middleton



September 2015

Consultation details

This document is published in draft form and is subject to six weeks public consultation. The public consultation period will run from Monday 7th September until Monday 19th October 2015 and the Council welcomes your representations.

A copy of the draft SPD and accompanying documents is available on Corby Borough Councils website at www.corby.gov.uk. A reference copy of the draft SPD will also be available to view, during normal office hours at the Corby Cube.

A consultation event is also being held where you will have an opportunity to view the proposals, listen to a presentation about the document and have any queries answered. The consultation event is being held on Monday 14th September at 7pm in Cottingham Village Hall.

Any representations should be sent by email to localplans.consultation@corby.gov.uk or posted to Local Plans, Deene House, Old Post Office Square, Corby, NN17 1GD before 5pm on Monday 19th October 2015.

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Introduction

A conservation area is an area which has been designated because of its special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

Within the Borough of Corby there are ten designated conservation areas. These are Cottingham, Corby Old Village, East Carlton, Great Oakley, Gretton, Lloyds, Middleton, Rockingham, Stanion and Weldon.

The conservation areas of Cottingham and Middleton were designated in 1975 and up until now have not had an accompanying appraisal or been reviewed. Conservation area designations must be reviewed from time to time to ensure that they are still appropriate, and that the designated conservation area boundaries are up to date. The 1975 boundary is attached at Appendix A.

Historic England support the appraisal and designation of conservation areas as a means of protecting areas that are valued for their historic interest and they provide guidance on preparing appraisals, named 'Understanding Place: Conservation Area designation, appraisal and management' (2011). This guidance states that boundaries should be reviewed as part of an appraisal process.

In 2015 the Council appointed Historic Buildings consultant, Peter Thornborrow to prepare an appraisal and management plan. These have been completed in line with previous appraisals in the Borough. As part of the appraisal, a review of the boundaries concluded that conservation areas should be merged and expanded to incorporate more land within both villages.

This appraisal has been subject to community involvement and is currently published for a six week public consultation period in accordance with the North Northamptonshire Statement of Community Involvement. Once this consultation period has ended, any representations will be reviewed and the document amended accordingly. The document will then be adopted by the Councils Local Plan committee as a Supplementary Planning Document (SPD) to supplement policies in the adopted Core Spatial Strategy and emerging policies in the Joint Core Strategy.

An adopted SPD is a material consideration in planning decisions and will help development control officers make more effective decisions over development proposals within the designated area. It will be material to appeal decisions and to Secretary of State decisions relating to urgent works to preserve an unlisted building in a conservation area.

The document is structured as two parts:

Part 1 – Conservation Area Appraisal

This defines the special character of Cottingham and Middleton conservation areas, identifies its core qualities and assesses their significance.

Part 2 – Management Plan

The purpose of the Management Plan is to set out issues that need to be addressed in order to achieve and maintain the special character of the conservation area. This is presented as a separate document.

Part 1 – Conservation Area Appraisal

1 Introduction

1.1 This appraisal is a statement of the special architectural or historic interest of Cottingham & Middleton Conservation Area. It is provided also to inform the management of the conservation area and, in particular, the formulation of policies, the determination of applications for development and proposals for enhancement.

2 Policy context

2.1 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to designate as conservation areas, “areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”.

2.2 Section 71 of the same Act requires Local Planning Authorities to formulate and publish proposals for the preservation and enhancement of conservation areas and to submit them for consideration to a public meeting. Following designation, Section 72 states that the local authority in exercising its planning powers must pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

2.3 The National Planning Policy Framework requires local planning authorities to have up-to-date evidence about the historic environment in their area. Conservation Area appraisals form part of this evidence base. National Planning Practice Guidance states that a good conservation area appraisal will consider what features make a positive or negative contribution to the significance of a conservation area, thereby identifying opportunities for beneficial change or the need for planning protection.

3 Summary of special interest

3.1 The Two Villages within the Boundary of the Conservation Area

Entry points into the conservation area

3.1.1 There are five main entry points to this joint village conservation area: Middleton is approached from the south, from East Carlton off the A427 on the B670, down The Hill; from the north on the Ashley Road; and from the east from Bringhurst on High Street that is a continuation of the B670. At this road junction, on the west side of Ashley Road and facing towards High Street is the Middleton village sign and Parish notice-board. At the eastern end of High Street at the termination of the village buildings, opposite from The Manor House, the Parish Boundary stone (listed Grade 2) marks the division between the two villages, and here the original Middleton conservation area (CA) boundary terminates, at its junction with Berry Road. At this point the High Street takes a significant right-hand bend at its junction with the Mill Road that continues to the north out of the settlement. Cottingham is approached from the west by this same road, High Street (B670) from the adjacent village of Middleton and while once quite separate villages they now form a continuous development of housing. The High Street continues to the east, where by the entrance to Cottingham Hall the western boundary of the original Cottingham CA begins; this goes up-hill to the centre of Middleton village defined by a prominent road junction where the Rockingham Road continues to the north-east, and the Corby Road runs off to the south-east. At this road junction is placed the Cottingham village sign that in many ways marks the centre of the village and settlement.

3.2 Audit of Heritage Assets (No. 1)

A detailed Appraisal of the Village Buildings

The Present Character of Middleton village: The Southern Approach

3.2.1 Introduction: The Hill is approached down the B670 off the A427 road that forms a link to Corby a few miles distant. The quite wide road gently descends down-hill with on the left-hand (west) side of the road a metalled footpath, and the well-constructed 18th century Estate boundary wall of East Carlton Park that is backed by mature trees; this fine well-constructed wall extends down from the road junction to the boundary with no. 6 The Hill and is designated as a Local Interest Building. It also forms the boundary of the East Carlton CA. The opposite east side of the road is more open with a grassy verge to the low



Rear of Hill House

boundary wall to a field used for rough grassing. Further down the road the wall is taller and better constructed with coping stones as it approaches the village settlement of Middleton crossing the present boundary line of the CA.

The Hill (east side):

3.2.2 **No. 19, Hill House** (Local Interest Building) is a prominent building announcing the start of the settlement and is approached down-hill from the north where the rear of the building is first seen, with its gable built facing towards the road, the 3-storey house front facing north downhill. Significantly it has a lower 2-storey lean-to building, built against the rear wall of this stone-built former Georgian farmhouse. Dating from the early years of the 19th century it is constructed of sandstone and iron-stone on its rear and sides, but of coursed rough-limestone on its more elegant 3-bay symmetrical front that retains a centrally placed 6-panelled door with an arched fan-light with spoked glazing. To both sides are former 16-paned sashed windows that have projecting stone-sills, with smaller 12-paned sashes above to the top attic-floor; sadly these have all been replaced with white UPVC glazing that probably prevented it being listed in the past. Its gable-end chimney stacks are constructed of a finer limestone featuring a distinctive projecting cornice, and having a Welsh blue-slate roof that is probably original, helping to provide a date range of c.1800-1830 for its construction. The building was surveyed in the 1990s by Building Surveyor Nick Hill; its internal **floor-plan** is interesting as the main-house only provides a single-room, with 4-panelled doors, to either side of a wide entrance hall; this has a pine stair-case with simple balusters, but with a Rosewood hand-rail, leading to the 1st-floor that is floored with 10 inch wide pine boards, and **Hill House** also having a half spiral-stair under the stairs



leading to the cellar. The rear outshut provides a large kitchen and other service rooms and a back-door. This suggests that the lean-to is not a later addition but an original feature as the main house does not provide sufficient accommodation in itself to function. This very distinctive building type occurs elsewhere in the village at *Cannam House*, which will be commented on later. The house is fronted by a small garden enclosed by a low boundary wall. Beyond this to the east and set back is the gated entrance to *Hill Farm* where a boundary wall acts as a funnelled entrance, with double gates painted blue with 'Hill Farm' painted on them. To the right of the entrance is a former post office red-painted letter box its use reversed as the letter box for the farm.



3.2.3 **Hill Farm** has a number of outbuildings (Local Interest Buildings), a small cart-shed, a row of stone-
Hill Farm

built stables with mono-pitched red clay-pantile roofs on the east side of a fold-yard, a barn the walls largely covered with ivy, and a square stone dove-cote (Grade 2 Listed) one wall with exposed timber-framing at the 1st-floor, but largely over-grown with ivy. Internally its single ground-floor room has a heavily beamed ceiling with a large spine-beam and square-cut timber joists supporting a gypsum-floor laid on reeds, a local tradition of the Welland Valley; whereas



Dovecote & stables, Hill Farm

elsewhere in the North lime-ash is normally used instead of gypsum plaster. This group of farm-buildings appear to date from around 1800, so are likely to be contemporary with the adjacent Georgian farmhouse. There are two stone-built dwelling-houses for the present farm that are 20th century and not of special interest.

3.2.4 Nos. 11 & 13 are a pair of stone and brick cottages with blue-slate roofs that form an island group around which the road up to School Hill runs, its rear enclosed by a very tall stone wall. At the front no. 11 appears to be a small 3-bay 19th century house and no. 13 a conversion of a former smaller attached barn with an added gabled porch. The pair are set back slightly from the main road with a parking bay in front of them. At the rear are three brick-arch headed windows at the 1st floor (visible above the boundary wall). There is another low and long stone barn immediately to the south-east that does not have an entrance on this side, or any of the visible faces. This is adjacent to a discrete modern housing development (nos. 1, 1a, 2a, 2b, and no.9), of mainly detached stone-built houses built in Vernacular Revival style with brick-arched window lintels, but differing asymmetrical designs that fit well into their context around the island group of older cottages.

School Hill:

Introduction the road rises steeply to the east and narrows as it rises, becoming a single-track road. Wide views of the landscape to the north can be had from the top of the hill, and from Camsdale Walk that leads off on top of this elevated plateau immediately to the east.

3.2.5 No. 3 on the north side is a detached almost white stone house unusually built in a contemporary style constructed from Weldon stone in 1995 that has not weathered in 20 years and looks new. It is Y-shaped on plan with a double-garage to the side of a taller splayed angled façade that features a carved shield (coat-of-arms) above its entrance. Above this the road gets steeper and has a grassed verge with blue-granite set edges. The boundary wall to **no. 5** is



No. 3 School Hill

well-constructed in coursed rubble-stone pointed with an attractive lime-mortar with vertically bedded coping stones.

3.2.6 **No. 5** (Local Interest Building) is a house of unusual design, square on-plan with a 3-bay symmetrical façade and a central ashlar chimney-stack of 4 coupled flues set



in the centre of the ridge of its hipped Welsh blue-slate roof (similar to Milestone House on Main Street). It has a carved date-stone “*HB 1863*” recording the date of its construction. Set in a delightful cottage garden it is an attractive un-listed house (Local Interest Building) built of a golden-coloured sandstone contrasting with the whiter Weldon-stone central chimney stack, and having a small gabled porch with canted timber-bay windows to either side,

No. 5 School Hill

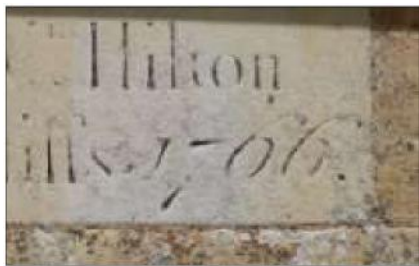
but with 6-paned double casements above. Set back from it on its east side is a long service and garage range. The woodwork of the doors and windows is painted a pleasant pastel-green colour that helps it fit admirably into its surroundings.

3.2.7 **No. 8** on the opposite side of the road is a buff-brick detached house dated 1959 with a flat-roofed garage. The southern roof pitch is almost totally covered by solar panels that add a jarring note to the CA on the edge of its rural setting, on top of the hill that has commanding views over the Welland Valley to the north. On the edge of the road facing Camsdale Walk is a Victorian cast-iron pump (Local Interest Building), one of several installed in the village in the 1850s that once provided a water supply to this part of the settlement, and may have encouraged the development of houses on top of this steep hill, such as no.5 that is dated 1863.

3.2.8 **No. 7** (Local Interest Building) stands opposite from the pump at the junction of the two roads, so is a prominently sited red brick late-Victorian house having 4-paned sash windows with black-painted stone-sills and wedge-shaped stone lintels; it has a small front garden enclosed by a low brick wall topped with contrasting blue-curved brick copings (Local Interest Building). The original CA boundary runs in front of it along the southern boundary of Camsdale Walk that runs off to the east; this has three impressive tall trees set behind a curving stone wall covered by green ivy that form a screen to more modern buildings (no. 9 and 11) built to the south; outside the original CA boundary.

3.2.9 **Camsdale Walk** and adjacent School Hill that continues south to the old A427 were undeveloped until the mid-20th century except for allotment gardens developed on the south side of Camsdale Walk. This placed the original village school, further up the lane, in splendid isolation.

3.2.10 **No. 7, School House** (Grade 2 Listed) is an attractive 3-bay 2-storied Georgian stone-built house with a central door, with above a limestone-slab



Date-stone, School House

inscribed with a sundial and “*School House*”, with to either side 3-light casement windows having thin projecting stone-sills and wooden lintels. At each end set under the eaves are stone slabs inscribed with the names of the local Bailiffs and the date 1766: (left) “*Edw. Inchley, Jno. Lambert, Saml Birditt*” (right) “*Wm. Aldwinckle, Wm. Hilton, Bailiffs 1766*”; it is possible that three of the bailiffs originated from nearby Draycott village, where to this day live families with the names of Inchley,

Lambert and Birditt. It has a steeply pitched roof with high tabling and ashlar copings having brick gable-end chimney-stacks; probably designed originally for a thatched roof it has a corrugated asbestos roof (a common replacement in the past of former thatched roofs). Set before it on the south-side of the lane is a large and attractive raised lawned garden, outside of the original CA boundary.



No. 7 School House, Camsdale Walk

History: the building of the School House in this location is explained by it having been built betwixt the two villages accessed from Cottingham via the fairly level Jurassic Way footpath on land owned by Sir John Palmer of East Carlton Park; he and other un-named trustees were entrusted with approximately £200 to put to investment so as to produce an income of 4% per annum to pay the salary of a teacher. The school master received a modest £7 per annum but was provided with a rent-free house that he taught in. This was funded in 1766 by the Copyholders as

Lords of the Manor from a profit of £150, and a further £50 endowment that had been entrusted to Norman Smith for “putting to school poor children of the towns of Cottingham and Middleton”. Originally the school master instructed 10 boys as free-scholars in the three “R’s”: reading, writing and arithmetic. He apparently added to his income by also teaching fee-paying scholars.

3.2.11 **The School** (Local Interest Building) attached on to the west gable of *School House* is the former Victorian school (not included in the listing, but listed by the law of curtilage by being attached to a listed building), an addition of 1856. It is an attractive well-built single-storied stone hall with plinth course, its west gable with long-and-short quoins and three windows with chamfered surrounds. To either end former lower porches formed separate entrances (for girls & boys), and have finely carved Weldon-stone door-cases cut with richly moulded Tudor arches with sunken spandrels. Now forming a separate residence the attractive pair of 4-panelled timber doors incorporating glazing were added by the present owner. The building is roofed with Collyweston roof slates,



The (former) School

and the larger of the former entrance porches is covered with Welsh blue-slate. The adjacent 18th century *School House* became the residence of the master or school mistress after the Victorian school was built. The CA boundary runs up the east side of the listed building, and Camsdale Walk continues in an easterly direction, outside of the current CA, following the line of the *Jurassic Way* that becomes a footpath that cuts across the landscape towards Cottingham Church. In our survey we return back down the dog-legged lane to **The Hill** where **no.9**, a modern stone-built house facing the angle of the road-junction, is a carefully balanced asymmetrical design, with a lower gabled false 'extension' built against its south gable.

The Hill (east side):

3.2.12 **The Red Lion P.H.** (Local Interest Building) is set back from the road frontage permitting parking to its frontforecourt. Built in the early-to-mid 20th century it replaces an earlier inn that appears in an old photograph as a long and tall gable-fronted building built close to the Almshouses. The present building is an asymmetrical design constructed with buff-coloured brick lower walls and white-painted rendered upper walls; a basic architectural style established in the



The Red Lion

century by the architect Voysey that was widely copied, usually in a Vernacular Revival style. The principal feature of its façade is a full-height central canted-bay window with chamfered stone mullions and transoms under an over-sailing timber-framed gable carried on timber brackets; it is no longer an inn but is now a restaurant, but its traditional inn sign featuring a lion rampant survives next to the road; this helps to contribute to the traditional village character of the CA.



Nos. 3 & 5 The Hill, and inn sign

3.2.13 **Nos. 3 & 5** (Local Interest Building) is immediately adjacent to the Red lion. It is a handed-pair of Victorian Almshouses dated 1864 and initialled "*IHP*" (for further details see the water trough below) that are well-built in a Tudor Vernacular style of a warm-coloured ironstone with contrasting coloured-stone quoins and creamy Weldon-stone dressings to its arched door-cases and chamfered mullioned windows; unusually these all retain their original diamond-paned leaded-light glazing

with metal-casements. It's most striking feature are the four gabled dormer 2-light windows that rise through the eaves of its splendid Collyweston roof, its gable ends crowned by tall coupled-flued stone chimneys in a style seen in the Welland

Valley area since the 16th century, that typically feature carved mouldings and cornicing. It is an attractive building, though surprisingly un-listed, and adds much to the quality of this part of the CA, (Local Interest Building), and externally remains virtually unchanged since being built some 150 years ago. Facing the street they have small front gardens set behind a stone-wall with copings and timber gates, but with longer tapering vegetable-plots at the rear. These are the last houses on this side of The Hill before the road meets the Main Street. Set between the cottages and Main Street is a garden that helps to bring the cottages in to prominence when looking up The Hill from the Ashley Road to the north.

The Hill (west side):

3.2.13 A **Water Trough** (Local Interest Building) is the first feature to be seen on the west side of the road as it descends. Set in the boundary wall to East Carlton Park the curved-topped coping rises as an elegant semi-circular-archway carried above the stone trough. The arch is constructed of finely-cut lime-stone ashlar voussoirs, with a raised-keystone and a hood-mould carried above the wide open-fronted stone trough. Its recessed back has a central water-spout that still drips



Water trough, The Hill



Date-stone

into the trough from a spring that is marked on the O.S. map (1962). Set under the top of the arch is a carved stone tablet inscribed "**IHP / 1844**" (the "I" stands for "J") the initials standing for Sir John Henry Palmer, Baronet of nearby East Carlton Park, who it would appear has provided this water-source for the greater convenience of his tenants and the inhabitants of this part of the village, being adjacent to the pair of Almshouses further down on the opposite side of the road that bear a similar carved tablet and the date 1862.

3.2.14 **No. 6, Chevin** is a mid-20th century modern house set above the street having a steeply-pitched tile-hung gable and buff brick side walls typical in design of the late 1960s and 70s, with a car-port and horizontal plank fencing to its path. Fortunately no other such houses have been built along the street, so this somewhat dominant building mostly has a neutral impact on the street scene by virtue of it being set back from the street frontage.

3.2.15 **No. 4** (Local Interest Building) contrasts in size with its larger neighbour being an older small cottage built of random-stone, probably in the 18th century. It is a simple vernacular building having two bays of 3-light windows with wooden lintels, curiously with a wide



No. 4 The Hill

stone course set directly above the ground-floor windows. It has a more recent lean-to set against its southern gable in which is its entrance. Set in the apex of the gable is another carved date plaque initialled and dated “IHP1864”, probably recording the addition of the brick chimney stacks set on the gable ends of its artificial slate roof (though modest it is a Local Interest Building).

The Northern Approach

Ashley Road (west side):

3.2.16 **No. 1, Longridge** (Grade 2 Listed) previously named “*Kemp’s Cottage*”, at the bottom of The Hill, faces towards the road junction with Main Street and the Ashley Road. It is an interesting detached 2-storey building that is probably the oldest in Middleton and visually plays an important role by closing off the vista of Main Street when looking down the street to the west. Old photographs show it having just two even-sized window bays with 3-light timber windows and wooden lintels, with



Longridge & outbuilding

small-paned glazed windows. At the right-hand end it had a doorway providing an end-passage, to this 2-cell 17th or 18th century stone house. This former passage



Old photo showing original door

was set behind the large inglenook fireplace in the larger of the two rooms. This was altered in the mid-20th century when the end door became a window with another inserted above and the former passage became a narrow service room altering the original floor plan of the building. A new door was inserted between the two original windows with a window above to light a new bathroom; it was probably at this time that all of the front

windows were re-glazed with plain glass.

Subsequently an open timber porch was added in front of the newly positioned entrance door. Attached to the rear is a contemporary stone wing providing a dairy and pantry on the partially sunken ground floor, and a bed-chamber above to the 1st floor. Built of banded ironstone the house retains a Collyweston stone-slate roof, except for the rear north-side of the wing that has a blue-slate roof, it has three 17th century type Weldon-stone chimney stacks; one of these is in an unusual position being set forward of the ridge and parallel to it.

Interior: the large inglenook fireplace in the central room has a heavy beam cut away on its soffit (underneath); the room has a W-E transverse spine-beam of large scantling, with regular open mortices in its soffit for timber-studs for a stud partition since removed. Against the W and E wall are timber projections to carry the floor joists for the room above. In its roof space these survive as a close-studded wall that acts as a tie-beam to support long timber purlins with curved braces.

The roof is supported by 20th century sawn pine rafters set above the older ones; the 1st-floor ceiling is clearly an insertion and it appears possible that the building may have been at least partly open to the roof, perhaps even from the ground as a former open-hall, or a first-floor hall, of earlier date than the exterior stonework would suggest (the visible features suggest a date of 15th century or 16th century) though the rear wall is very thick and deep as evidenced by a deeply-splayed window.



Timber-framed walls visible in roof-space

History the present occupants think that it may have been built as forester's house for Rockingham Forest rather than a farmhouse. It is possible that the building may have been built by the Palmer's for a forester for the deer park immediately adjacent established by royal grant in 1638-39, that would make the building early-17th century, though it may have had earlier origins.

Setting at the rear of the building is a stone wall inset with a rusticated keyed-arch carried over a former well (17th or 18th century) and, distant in the garden on the edge of a boundary wall, a small gabled stone privy with ironstone quoins to its corners, its roof formed by the matted roots of ancient ivy; inside are 2 wooden seats with lids. The adjacent farm buildings at Woolpack Farm undoubtedly once formed part of its farmyard.



Longridge & stables at Woolpack Farm

Outbuilding: (Local Interest Building) set in front of the house next to the road is a long low single-storey range contemporary with the house (a wash-house and garage) featuring banded ironstone walling and a Collyweston roof. The shop window in its

gable is from its former use as a florist shop that closed in 2001. *Longridge* was for many years the home of Mr and Mrs John and Dorothy Wright who came here in the 1960s and established "*Longridge Nurseries*" building two commercial sized linked duo-pitched glasshouses (from Pratten & Co., of Midsomer Norton). The ironmongery has the maker's name: "Supplied by Hortus Ltd & Glasshouse Materials Ltd Abbey Rd Barking Essex". These still survive in the adjacent field to the south of the house. For many years the fields of flowers and shrubs brought much colour to the area, the plants protected by a shelter-belt of tall poplar trees and conifers so much a feature of this



Former flower-shop in outbuilding

part of the CA. Near to the road the shop window was once full of florists buckets of freshly cut flowers and trays of bedding plants outside; old photographs show a colourful display of flowers that once formed such a part of the local village scene.

3.2.17 **Street furniture:** to the left of the entrance to Longridge is a traditional red-painted K2 telephone kiosk, a blue-painted waste-bin, together with the white-and-black painted 3-way road-sign, and a street lamp that all form a group. To the right on the edge of the Ashley Road set on the grassy bank is the **Middleton Parish Notice-board**, set against the wall of the former shop, and the village sign. This is of attractive carved silvered oak and painted with local scenes, the water trough (described above), and the squire on his horse, the War Memorial that is set between the two villages, Cottingham Church and the former windmill. Set on a tall post the apron of the sign is carved with "MIDDLETON". An identical sign board is to be found in Cottingham carved with that village's name facing towards the major cross-roads opposite from the Village Shop. Such signs help to give identity to a local village community.



Middleton village sign board

3.2.18 **Woolpack Farm Stables** (Local Interest Building) are immediately to the north of *Longridge* and are included within the original CA boundary. They are a traditional range of single-storied stone stables built at right-angles to the road arranged in four blocks up a slope each gable rising higher than the one before it, but with a hipped-roof onto the road. Constructed of stone with quoins and brick detailing to the widows and arch-headed stable-doorways, they have blue-slate roofs and as such probably date from the early-to-mid 19th century. A large and tall conifer largely screens the timber range of stable buildings on the south side of the entrance yard that face towards the original stone-built stables on the north side; the activity generated by the frequent comings and



Stables at Woolpack Farm

Of the CA at this point. A former field boundary wall of horses and riders adds much interest to

immediately adjacent on the north side has the wide stone gable of a garage built on top of it facing no.1 Peake Close. The original boundary of the CA runs across the road at this point and continues along the backs of the outbuildings of the older properties fronting Main Street.

Ashley Road (east side):

3.2.19 Opposite from the *Woolpack Farm Stables* (Local Interest Building) are the former stables to the *Old Woolpack*, a former inn. These are similarly stone-built and at right-angles to the road with a hipped roof, having a solid boarded double gated entrance. These two stable blocks built on either side of the road look like a

pair of book-ends; currently they mark the boundary of the former village envelope contained within the CA boundary.

Main Street (north side):

3.2.20 No. 1, *The Old Woolpack* (a Local Interest Building) is constructed of a warm coloured pink-brick, with a blue-slate hipped roof with two brick chimney stacks. Built on the corner of the road junction with the Ashley Road it is prominently sited facing south up towards The Hill; it probably dates from the 2nd quarter of the 19th century. It has an elegant 3-bay symmetrical façade its central door with a white-painted stone surround and projecting hood carried over its over-light. To either side on the ground floor former sash windows, altered in the 20th century to 3-light casements, but with above the original 16-paned sash windows that give an idea how the ground-floor windows, and the building, may have looked originally. It is identified as an inn on the 1901 O.S. 1:2500 Map. The L-shaped range of out-buildings on its east side form part of the stable range on described Ashley Road, (Local **No. 1 Main Street**, Interest Building).



History the name of the former inn, the *Woolpack*, is interesting as it bears testimony to the surprising fact that handloom weaving was once the most common occupation in this western part of Rockingham Forest from the mid-17th century to the end of the 18th century. By 1777 there were some 23 weavers recorded as working in Cottingham (included Middleton), with another 27 in Corby. Many people were engaged in the fancier trades of 'silk, plush and ribbon weaving', and linen making, lace making and wool combing. Its heyday was in 1790 just before the Napoleonic Wars that caused the market to collapse, and from increasing competition from industrial mills emerging around this time, their powerful steam-driven machinery resulting in cheaper mass-produced products. By 1841 the handloom weaving industry at home in the Forest area had virtually disappeared.

3.2.21 Opposite from it on the south side of the road is a low raised grassy embankment set behind a low stone wall; this is an important area of open green space with a few variegated and attractive mature trees, including a Weeping Willow, that run along its southern and eastern boundary, but not on its road-side edge where it gently curves around the junction of the two roads. Not obviously a garden it gives the impression of a small village green, with a flight of 5 stone steps opposite from *Middleton House*. The historic O.S. maps show it as being un-built on at least as early as the 1880s. Its contribution to the special character of the CA is immense.

3.2.22 *Middleton House* (Local Interest Building) is an elegant T-shaped 2-storey Georgian-style larger farmhouse constructed of a warm-coloured limestone, with



Middleton House

2 x 2 bays of 16-paned sashed windows to each floor, its longer range set back permitting a garden within the arm of its wing that projects forward and is gable-on to the street, having a coped gable and a truncated chimney-stack; sadly its original roof covering (probably of blue slate) has been replaced by dull grey concrete pantiles. Set in the angle of the two ranges its entrance door is covered by an open timber white-painted porch, a later addition, which is to the left of a Victorian projecting box-bay window, another later addition. Its front garden is enclosed behind a low stone wall with flat stone coping that ramps at its western end and a simple metal-rod gate.

3.2.23 **Middleton House Farm, Wellington's** (Local Interest Building) to the right of the farmhouse and built on to the edge of the pavement is a tall stone coach-house with a hipped blue-slate roof, its front wall blind except for an attractive full-height segmental arched entrance with finely dressed voussoirs that fan out and are aligned to the stone courses. Its entrance is flanked by large curved stones originally designed to turn the wooden wheels of carriages and carts diverting them away from the wall. The original double doors that are shaped to the opening fold back to reveal a floor surface paved with stone setts. This leads into a large fully enclosed rear yard uniformly surfaced with a golden-coloured



Coach House Wellington's



Wellington's converted farm buildings

pea-gravel. On the west side of the yard is a large limestone barn that has a pair of arrow-slit ventilators to the left of its full-height segmental-brick-arched cart-entry, now fully glazed (the only alteration). It is embraced on its north side by a single-storey ironstone range that features a pair of basket-arched windows and a central pedestrian doorway. This is attached on its east side by a similar service range with brick arched windows and stable-doors; this was later raised to 2-stories to provide *Bothy* accommodation for the grooms and servants. These well-preserved farm buildings now serve as a nursery school for pre-school children under the name of *Wellington's*, as identified on the painted hanging-sign to the street elevation. This is an excellent and sensitive conversion where alterations have been kept to a minimum, and provides a good example of an appropriate re-use for historic farm buildings, its secure enclosed yard forming a ready-made playground.

3.2.24 The **view** down the street to the west, which



Looking down Main Street to Longlands

curves towards the Ashley Road, is closed off by **Longlands** that acts as a full-stop to the vista providing a short view. The coach house and farmhouse (described above) on the north side of the street, contrast with the open grassed area on the opposite south side that is edged by trees and bushes; this reinforces the rural character of the village CA that has survived up to this point without any inappropriate suburban housing developments. Even the footpath running down the edge of the street appears appropriate being top-dressed with golden gravel, which matches the stone of the farmhouse, and is bounded on its road edge by blue-granite sets. This is particularly noticeable as we progress down the street in an easterly direction where next along the brick and ironstone walling of some of the buildings provides a colourful contrast to the path.

3.2.25 No. 9, Home Farm (Local Interest Building) unusually has an orange-red brick façade to the street, but with stone sides; it has a raised brick plat-band set between the two floors, and two bays of windows (with altered small-paned glazing from sashes to top-hung casements) having wedge-shaped lintels formed by vertically bedded brick ‘soldiers’. The modest cottage has a long single-storey L-shaped range attached to its rear, with a garden on its west side enclosed by a rear low range with open brick arches, now forming car-ports.



3.2.26 No. 11, Willow Cottage (Local Interest Building) is similar to *Middleton House* in being Z-shaped with the main-range set back from the street with a rear wing set behind it, but with a front wing at right-angles to it built gable-on to the street; this is built in a dark ironstone contrasting with the mainly lighter coloured limestone of the rest. Its gable has the scars of a steeper-pitched roof, for a single-storey thatch-roofed building, perhaps of 17th century origin that was raised to two storeys in the 18th century, when the brick chimney stack was probably added and the windows with wooden lintels. The main-range appears earliest having a broad west gable that is steeply pitched and tabled with coping (for a thatched roof), but now having a shallower pitched blue-slate roof set behind the raised coping. The front has more recent 20th century alterations, a canted shop-window and small-paned windows with top-hung openers. Set in the walling is a date-stone inscribed “1616” with two small carved heads above, and a modern slate tablet inscribed “Willow Cottage / Old Shop & Bakehouse” that records some of its history. Next along no. **15a** is a 20th century small house built in the grounds of its larger neighbour not of special interest.

3.2.27 Cannam House (Grade 2 Listed, including the railings) is an elegant 2 1/2 - storied Georgian *Gentleman’s* residence of 5 symmetrical bays fronted in finely dressed limestone ashlar with raised plat-bands set between each floor, with a parapet (at the front and rear that hides the roof) that has a boldly projecting cornice and gable-end chimney stacks; almost certainly constructed of Weldon stone, but with orange coloured ironstone side walls contrasting with the regularly-



Cannam House



Rear range with lean-to roof

sized limestone quoins at the corner angles. The graceful central door has a carved pilastered stone door-case with an open pediment over its semi-circular arched fan-light with fine-glazing bars. To either side 2 bays of sashed windows reducing in height on each floor: 12-paned, with 9-paned above, and 6-paned to the top attic floor. The listing description states that it has a “double-depth plan”, i.e. two rooms deep. However, the rear rooms are not as deep as the larger two front rooms and are contained in what at first sight appears to be a 2-storied extension with a mono-pitched lean-to roof built against the rear of the building, a building form previously observed earlier at *Hill House*. Only from the rear is it possible to observe the roof which is constructed of blue-slate (probably an original feature), like many of the other houses in the village that appears to have been available in the Welland Valley in the early 19th century, probably supplied by barges up the River Welland from Swithland in Leicestershire, rather than post-railway (i.e. after 1840) when Welsh-blue slate became available and accessible supplying most of the rest of the country, though Swithland slates continue to be supplied in the Welland Valley villages. While

looking externally a fine Classical 18th century Georgian townhouse, its interior suggests otherwise.

Interior: the entrance hall is paved with encaustic floor tiles (probably a late 19th century alteration) and has a modest dog-leg painted-pine staircase that rises through two-and-a half storeys to the top-floor, having an open-tread with 2-turned balusters to each riser, and a simple column-turned newel-post that supports a slender handrail that ramps towards the 1/4 turn of the stair as it rises to the first floor; this sweeping effect is replicated on the moulded dado-rail, and the skirting. The stair is identical to another observed at *Church House* in Cottingham, and may have been made by the same joiner. The two rooms to either side of the entrance hall are similarly sized and square on-plan lit by two sash windows with finely-cut glazing bars and shutters with applied astragal-mouldings (a typical feature of the Regency period c.1800-1810), contrasting with those in the rear lean-to range that have a single raised-and-fielded panel; these rear rooms also have chamfered oak spine-beams that are suggestive of a date nearer 1700 than 1800. This rear range contains the kitchen and a pleasant *Morning Room* lit by a later bay-window inserted on its east side, probably dating from the late



Staircase from half-landing



single-storey brick *Snooker Room* was added on to the east side of the house.



Summary: for the most part this is a house dating from the early 19th century built in the late-Georgian or Regency period, but with a part survival at the rear of perhaps an older cottage that was incorporated as a rear lean-to kitchen range. It is recorded that the date “1803 was fashioned from cobbles in front of the door” (P. Aldaya 2012, ‘Cottingham & Middleton Memories’ p.3); this helps to confirm an early 19th century date for the building. The front to either side of its entrance door is enclosed behind elegant and original early-to-mid 19th century cast-iron railings (painted black) set into an ashlar block plinth, a rare survival when most railings were removed for the war effort in the 20th century (though never used). The house is screened on its western approach by a tall curving limestone wall that has protected a tall tree that rises nearly as high as the house close to its 20th century conservatory. It has a garden and extensive grounds set behind the house that are mostly outside of the original CA boundary.

3.2.28 On the opposite side of Main Street was part of Cannam House’s former grounds that is bounded by a low dwarf stone wall with iron railings on top, to either side of double iron-gates hung off elegant tall stone piers topped by Classical-style urns with another set of piers to each side; this adds to the setting of the house. The openness of the railings permits views of the green bushes and trees that contribute to the setting of the house directly opposite; this no longer forms part of its land but provides parking and a garage for another adjacent property. *Cannam House* is a significant and important building that adds much to the street scene and is the finest house in Middleton that is currently (in 2015) being sympathetically restored, and redecorated by new owners, in an appropriate manner befitting the quality of this Georgian/Regency town-house. To the east of the brick former Billiard Room extension (once used as the nursery school before it moved to *Wellington’s*) is a gateway providing access down the side of the house to extensive grounds that lie outside of the original CA boundary; this is to be included within the revised boundary outlined in this present appraisal and management plan.

3.2.29 **No. 21** (Grade 2 listed) is a former L-shaped tall 2-storied farmhouse of c.1700 with a projecting rear wing. Built of ironstone with high tabled gables with coping and brick chimney stacks, it was probably roofed with Collyweston slates originally, but now with blue-slate. Built parallel to the street but set back

slightly to permit a small garden set behind a low brick wall, its front has 3 bays of cross timber casements with small-paned glazing. It originally had a doorway set between the 1st and 2nd bays, but this is blocked with solid masonry. Above it is a blank oval wall plaque, probably for a sundial (since removed). Set on the fairly steeply pitched roof are a pair of hipped roofed dormers above the outer window bays. Its rear range has similar windows and a truncated gable chimney-stack. It has a modern brick boundary wall to its garden on the west side. Built on a curve in the street it relates well to the adjacent *Cannam House*. On its east side a gated entrance gives access down the side of the building along the east side of Cannam House's land to hedge-bound fields linking through to a path to the north; this land lies outside of the original CA boundary.



3.2.30 **No. 23** (Local Interest Building) is a small limestone pair of 18th century cottages (now one) with quoined angles, its doorways and windows with timber lintels. It features a tri-partite sashed window and two 4-paned sashes to the first floor. Attached to the west is a lower stone agricultural building or workshop with a gable-chimney stack and an unusual curved corner, reinforced with large blocks of stone, to permit easier access for carts and cattle coming off *Main Street* going north to the fields down the side of no. 21.



3.2.31 **No. 25, Milestone House** (Local Interest Building) is set back from its neighbour, and at a skewed angle to it, which helps to give the group the impression of being a straggle of older cottages and houses that did not pay too much attention to each other's alignment. Built of ironstone it has two bands of ashlar limestone running across the façade above its ground and first-floor windows; it is a building of some special architectural interest (it is surprisingly unlisted). It has a 3-bay symmetrical façade with a central 6-panelled door with a plain over-light and 2-light timber windows with small-paned glazing to either side. Its wide hipped-roof is covered with blue-slate with an axial central brick chimney stack set on its short ridge.

Interior: Dr Hill's survey plans of the 1990s show it to have an interesting double-pile plan with large square front rooms the windows retaining their original shutters to either side of a wide entrance cum stair-hall that forms a cross-passage through the building to a back-door. Set behind the front rooms, and accessed from the central corridor, is a large kitchen on the east side, with a window set in its east side wall, with smaller service rooms on the opposite west side, including

a former *Dairy* with low brick shelves for the storage of butter and cheese. The first floor has similarly sized front bedrooms to those below with three rooms to the rear. It retains its original pine roof structure that features a pair of *fish-bone* king-post trusses to either side of the central chimney that collects flues from the spine-wall set between the front and rear rooms. These support two purlins to each roof pitch that continue around the roof forming two rectangles one set inside the other; these in turn support rafters, and the hipped timbers run down to dragon-ties at the 4 corners, a truly remarkable piece of construction. The house is similar in form to no. 5 *The Hill* that is dated 1863, so it appears likely that this house will similarly date from the mid-19th century, for all its Georgian style. On its street frontage it has a small gravelled private 'garden' area enclosed by a low brick wall with curved corners, backed and overgrown by a mature topiary hedge that adds a softening touch to the pavement. Down its eastern side a road leads down off the street to its former farm-yard, developed in recent years with a 1 1/2-storey U-shaped brick apartment block called *Milestone Mews*; it is designed to look like converted stables with a clock tower set above an open arch that is partly outside of the CA boundary.



On the east side of this access road is an 18th century L-shaped barn with quoined angles, sympathetically converted to residential use, built of rubble-stone brought to course; this is the best example of sympathetic pointing with a good lime-mortar observed in the two villages CAs.

3.2.32 **No. 27** is a long ironstone farmhouse of c.1800 built parallel to the street having 3-bays of windows with (altered) small-pane glazing, a blue-slate roof, and a brick chimney-stack to its west gable; the east side provides access to the barn conversion set behind it.

3.2.33 **Street Furniture:** a post-box, bench, and a waste-bin form a colourful group next to this entrance to the barn behind no. 27. They are set in front of a traditionally constructed limestone boundary wall, constructed with thin coursed stone and vertically bedded copings. This forms the garden wall of no. 29 a small detached house being a late-20th century in-fill development set back from the street with a garden before it, being one of the few gardens visible on the street where its shrubs and green-bushes soften the street scene; the houses are mostly built in a continuous line directly onto the street.



3.2.34 **Nos. 31, 33 & 35** form an L-shaped group of detached stone and brick cottages, mostly rebuilt or extended. No. 33 has a carved stone-plaque inscribed "*The Forge/ 1868/ converted and restored/ 1982/ K.W.S.*" The 1960s O.S. map identifies this as "*The Forge*".

3.2.35 **No. 35, Farrier House** (Local Interest Building) is the least altered of the group, and retains 12-paned sashes to its 3-bay brick façade, its windows with cambered brick-arches; its eastern return wall is constructed of coursed stone showing that it is an older probably 18th century farmhouse that was re-fronted in the 19th century. The low interlinked hopped iron-railings, painted black and enclosing its gravelled front garden, are a modern copy of those of its neighbour, no. 37.

3.2.36 **Former Water Trough** (Local Interest Building) set against the stone boundary wall between nos. 35 and 37 is a former cast-iron pump and a low horse-trough



(infilled) that is one of a group of similar pumps and troughs found in the village. **History:** it is recorded that the Copyholders paid for the laying down of iron pipes and drinking fountains throughout the two villages in 1854. This took advantage of the several springs that provide the village with an excellent water supply, and was provided for the greater convenience of the residents before town-water became available.

3.2.37 **No. 37, Vine House** (Grade 2 Listed) has similar hopped railings (painted white) in front of its shallow street frontage that is set above the house that is below the road-level, partly compensated by its front walling having a stone plinth course. It is a large and attractive detached mid-18th century Georgian farmhouse, with 19th century additions to the rear. Built of ironstone it has a blue-slate roof and stone-ashlar tabling with brick gable chimney stacks. Its high tabled gables indicate that it was probably roofed with Collyweston roof-slates originally (like the *Manor House* on the south-side of the street). It has a pleasing mostly original 3-bay façade retaining 16-paned sashes to each floor, with 3 attic dormers set on the roof. It has a central doorway with a key-block to its stone lintel, an over-light and a part-glazed modern door (in-keeping). Its white-painted windows and railings contrast with its dark orange-coloured stone walling that is partly covered with creeper (probably Virginia creeper); it is a significant building set in its own grounds at the eastern end of the High Street that contributes greatly to the architectural



quality of the CA. On the west side it has a large garden and on its east side is a modern entrance to its gravelled rear court-yard. This is in keeping with the Georgian-style of the house and features tall ashlar-stone gate-piers surmounted by decorative urns set back from the street with quadrant stone walls; an elegant addition to the street scene.

3.2.38 Public Realm: next along is a small public park/garden opposite from *The Manor House*, the result of a Section 106 agreement with the developer of the *Glover Court* housing development (that is outside of the original CA boundary) that is set well back from Main Street down a new access road. The little park is bounded by a low brick wall with curved-topped copings. Some existing planting of mature trees and bushes appears to have been retained, but with a pear-shaped gravelled path cut into the former field, and some wooden benches added. It integrates well into the street scene and is an attractive addition to the CA, though it appears to be little used.

3.2.39 Parish Boundary Marker (Grade 2 Listed) set on the eastern corner of this park wall is the Parish Boundary stone that is over-laid by a cast-iron arched front, much like a turnpike mile-stone, with “*Parish Boundary*” on its top, “*Middleton*” on the left-hand west projecting face, and “*Cottingham*” on the right east face. Just beyond, to the east, the CA boundary originally terminated at the junction of Main Street with Berry Road.



Main Street (south side):

3.2.40 No. 6, Wantage Mews set back from the road behind a tall limestone wall is a single-storied stone former agricultural building (that appears on the 1880s O.S. map), converted to a dwelling, that runs parallel to the road; it has a blue-slate roof with the addition of windows with brick surrounds and gabled roof dormers. To the left of its entrance is a small brick-fronted garage with a blue-slate roof. The presence of mature trees to the side and behind the building help to integrate the development into the rural landscape.

3.2.41 Nos 8, Yew Tree House & 10 are entirely new houses, no.8 dated 1996, that do not sit as well into the CA due to their dominant front-facing gables and excessive height being of 2 1/2-stories. No. 8 is built in a modern unattractive brick and no. 10 though built of stone looks too suburban for its context by incorporating twin garages into its front gable, especially with another double garage at the entrance to its drive.

3.2.42 No. 12, Cornerstones (Grade 2 Listed, incorporates the former no. 10) originally a pair of attached ironstone dwellings that formed an L-shape, hence its name. No. 8 fronts the south side of the Main Street with a door, directly onto the pavement, to the left of two 3-light timber small-paned casements with timber lintels. It is a simple cottage of c.1800 it's walling appearing to have been overbuilt on top of an earlier boundary wall; for the attached once separate 18th century cottage. The west gable has quoins and the blue-slate roof is steeply-pitched suggesting that it was thatched originally, but with an odd looking hip at the west



end where it returns and is built against the wider and higher gable of its neighbour (no. 10); the hipped end would have looked entirely different when thatched, and probably would have been carefully shaped and cut in a decorative manner. The former no. 10 has gable chimney stacks and presents a blind back-face to the road-side, but has similar casement windows with timber lintels on its west facing side now hidden from view. The listing records the presence of “*chamfered ceiling*

beams and open fireplace with bressummer”, suggestive of a date nearer 1700.

3.2.43 This listed building occupies an important position on the opposite side of the road from the 3-storied *Cannam House* (N.B. this is wrongly identified on the O.S. map-base as “*Connam House*”). The rear of the former no.10 has a raised garden with a tapering boundary wall enclosing shrubs and a tall tree. This provides access to **no. 16** a late-20th century chalet type residence with a prominent gable built on rising ground directly opposite from perhaps the finest house in the Middleton CA that sadly it is not in sympathy with. At the bottom of the drive on the east side is the elegant entrance to the former grounds of *Cannam House* (commented on in 3.2.27).

3.2.44 **No. 18 & 20** (Grade 2 Listed) are an attached pair of dwellings. **No. 20** was once a detached 3-bay elegant mid-19th century house constructed from an orange-coloured ironstone with ashlar limestone bands running across its façade above both the ground and first-floor windows that has a raised keystone above the central (recessed) doorway and 3-light windows; these are glazed with white-painted Crittal-glass metal casements, a 20th century alteration in-keeping with the building. There is a blank stone tablet above the central 1st-floor window, probably for a date-stone. The area of stonework between the eaves of the roof and the stone band may have been for a raised parapet with a different roof-line than the present one. When no. 18 was added in the later 19th century its walling was raised in-line with the former parapet, and the two houses completely re-roofed as one with a blue-slate roof. **No. 18** is a



smaller 3-bay cottage with a central door and 3-light 2-paned timber windows with a central metal-casement and timber lintels to either side. Centrally placed between the 1st-floor windows is a diamond-shaped date-stone inscribed “*M.R.W. 1883*”; probably the date of the alterations. The treatment of the façade of no. 20 is similarly to no. 25 Main Street, *Milestone House*, both which feature limestone ashlar bands above both the ground and 1st-floor windows contrasting with the ironstone walling. It would appear more than possible that no.

20 originally had a similar hipped roofed construction, which would explain why this was abandoned when the adjacent property no. 18 was constructed and the two re-roofed together with a pitched roof. To the east of

no. 20 a road rises up-hill providing access to no.22 a dormer bungalow and no. 20a) both 20th century suburban back-land developments detrimental to the CA and the general character of the village.

3.2.45 **Nos 24 & 26** are a pair of brick-fronted cottages c.1870 with cambered lintels to the doors and windows, all altered with UPVC glazing. They have back-to-back fireplaces with a single central chimney-stack to the ridge.



3.2.46 **The Village Pump** (Local Interest Building) is set in a recess in the limestone boundary wall to the front of *The Bungalow* that is next along the street. It is a well-preserved cast-iron pump with cranking handle set between taller square stone piers with caps that give it a presence on the street. Set in the back wall is a much weathered limestone tablet from which can be deciphered the date “1854”_c recording the year when various pumps were installed throughout the two villages

at this time at the expense of the Copyholders who at that time held the Lordship of the Manor.

3.2.47 **The Bungalow** is set back from the street accessed via a gravelled drive close to the pump. It is a modest mid-20th century bungalow with painted rendered walls, and timber box-bay windows set under its over-sailing blue-slate hipped-roof with an attached garage on its east side. Such urban designs are completely alien to the traditional cottage style of most of the village buildings. This middle section of Main Street was over-developed during the 20th century without any regard to the historic buildings within it. No. 30 set back is almost more damaging because of its siting further up the slope of the hill. No. 30a partially screens it and is a more recent detached stone house, but with ill proportioned small windows. Its front entrance approached up a flight of steps with iron railings is overbearing and not a feature of this village’s architectural style.

3.2.48 **No. 32**, (Local Interest Building) the former ***Congregational Chapel*** is a prominently sited limestone gable-fronted building with a 3-bay façade facing on to the street. Its central door has a flat-arched lintel bearing the scars of a porch (removed). To either side are 2-light timber cross-mullioned casement windows with above, to the 1st floor, striking semi-circular arched windows the heads glazed as a fan-light with spoked timber glazing bars. Set between the windows the ashlar-stone tablet bears the date “1844”. It has a 3-bay side return with a mix of windows and an arched entrance towards the rear on the west side. It is set above the street behind a low stone wall, its front overgrown. In a generally poor and dilapidated condition its windows are desperately in need of paint (2015). The building is a part of the village’s history, but currently is in a semi-derelict condition that is deemed detrimental to the character of the CA.



3.2.49 **No. 34, *The Maltings*** (Local Interest Building) is a long stone building with a blue-slate roof having 5-bays of 3-light 2-paned timber casement windows with its entrance door set in the 2nd bay incorporating an integral over-light. Built of a random mix of ironstone and limestone that gives a patched appearance to the front of the building, it is as long as a row of 4 terraced houses and clearly has had other uses. It may have been built as a maltings, hence its name, but is also known to have been a rope-making factory at one time; it also served as a public house and a shop, before becoming a dwelling. It has a curious and puzzling carved stone set between the 2nd and 3rd first floor windows, almost above the present entrance door. This has carving in bold relief set on a shield stating “J D / Birmingham Street / 1871” that is something of a mystery. This may be unrelated to the building, or its past use, and come from somewhere else being incorporated into the front at some time, possibly during some rebuilding. It is hard to believe ‘Main Street’ was once called ‘Birmingham Street’, even though it is a possible route to Birmingham. As a factory it is of some interest and relates to the other factory in Cottingham which would have helped to provide local employment. Attached (perhaps by a modern extension) to its rear, up the “*Rope Walk*”, is a former long barn-like building (Local Interest Building) built at right-angles to no.34. This is constructed of thin coursed stone with a wide cart-entry with ironstone quoins, its roof raised in old brickwork and having a blue-slate roof. This may be an older stone barn that had its roof raised when it became part of the rope-making factory. The building has been sympathetically



converted in the recent past for commercial use as the home of the *Corby Osteopaths* who also occupy the front building (no. 34). The former cart-entry has a timber lintel and wooden framework for 3 large panels of glass and its entrance door, other doors have dark-stained timber lintels.



3.2.50 A lane runs up the east side of no. 34 uphill to no. 42; this appears to be a mid-20th century council house. No. 36 is a similar but rendered building not of special interest (unlike its neighbour no. 46).

3.2.51 **No. 46** (Local Interest Building) this is an older detached cottage of c.1800 built of ironstone with quoined angles and coped gables with brick chimney stacks. Its simple 3-bay façade has a central door and wide windows to either side now glazed with modern small-paned glazing; they were probably 16-paned sashes originally. On its west



side is a tall limestone wall with curved-topped copings of blue-coloured brick, with solid boarded gates to its yard. Up its west side is another lane that curves uphill to a modern house no. 48a that is mostly screened from view by the green bushes and hedges.

3.2.52 **Main Street** to the east makes a sinuous double curve throwing a long range of early 19th century ironstone terraced cottages, nos. 50 to 56 that feature an open- archway, into prominence.



3.2.53 **Nos. 50 & 52** (Grade 2 Listed) both these properties on either side of an archway that leads through to the rear yard feature the same details having wide 16-paned sash windows, with 12-paned windows above; all feature wedge-shaped lintels in Weldon-stone formed by finely-cut voussoirs with a keystone. The narrow doorways have matching limestone lintels; these all form a striking contrast with the darker ironstone walling of the building. The basket-archway is

similarly constructed from finely cut stones. This leads through to the large rear yard with on the west side a continuation of no. 50 that incorporates the *Old Tannery* (Local Interest Building) a gable-fronted brick building set forward of the long rear range that runs uphill up the yard. Opposite no. 54 is an ironstone cottage that has a small attached cottage with a gabled porch its garden to the south running along the back of the long stone barn to the rear of the Manor House. Beyond the cottages are gardens and orchards for Cider apples that



occupy these back-lands to the south of the Main Street that is divided by an old grassy track with a 5-bar gate originally to enable cattle to be driven to the fields to the south, and on return down under the archway to the farms ranged along the village street; this is possibly an ancient route which is why the cottages had to have an open archway.

The rear roof pitch of these cottages retains its original Collyweston roof slates, but the road-side front has been changed to blue-slate. This group of buildings was once home to a haberdasher, a cobbler, and a tanner.



32.54 **No. 56** (Grade 2 Listed) this small cottage appears to be an addition built onto the end



of no. 52; however, its fenestration shows that it is earlier than its neighbours and features thinner coursed ironstone walling with irregularly sized dark-stone quoins. The 3-light windows have small-paned fixed lights to either side of a central side-hung casement, and 2-light windows at the first floor that have a single casement; the windows and doorway all have wooden lintels. This is suggestive of an 18th century date for this modest, formerly detached, one-up one-down cottage; the larger terraced group described above was added in the mid-19th century.

3.2.55 **Nos. 58 & 60** (Grade 2 Listed) next along is a long gable-fronted semi-industrial looking building that may have been a service range for Manor House (Farm). It projects forward of the street building-line directly onto the edge of the pavement. This probably dates from the mid-to-late 18th century, and is built of ironstone with contrasting limestone quoins with a projecting stone plinth having a tabled gable on-to the street with copings. Set under this gable are 2-bays of former small-paned sashed windows, now with altered glazing (two panes). It now forms part of the Manor House residential unit and probably had some ancillary use connected to that building (that is dated 1785); the listing suggests that it may have been used as stables with haylofts over. Attached on to its side is a small lower roofed in-fill forming a link to an older ironstone gabled-building, built on to the end gable of the Manor House. This has a blocked wide brick carriage archway, originally with a dovecote above, the listing states that it had a “*wooden glover to the ridge*” for the birds to enter. N.B. this no longer survives, but is remembered by local residents. *Glover Court* a new development set back from the north-side of the road gained its name for the original name for such a dovecote.



3.2.56 **No. 58, Manor House** (Grade 2 Listed, but merits to be listed at Grade 2*) this is particularly fine *Gentleman's* Georgian farmhouse with an attached range of farm buildings (now put to other uses), indicating a once prosperous farm. It is double-pile on plan (i.e. 2 rooms deep) with two gabled ranges built back-to-back; the rear gabled range is visible from the passageway on the east side that leads to its former rear farm-yard (now used for parking, and a garden).

Materials: the elegant Front Range built directly on to the street is built of finely dressed Weldon stone cut in large blocks, but having ironstone gables with contrasting Weldon-stone dressings; the front gable bears a date stone set in its

apex inscribed “1785”. The attached Rear Range has a brick south-facing façade with regularly-sized Weldon-stone quoins to its angles, and three 1st-floor windows with flat-arched voussoirs with an expressed key-stone, two with 12-paned sashes, and one blocked. This rear range has coped gables with ashlar stone chimneys with coupled-flues, and a Collyweston roof.

Architecture: the Front Range has a finely detailed 3-bay symmetrical façade with a plat-band, and 16-paned sashed windows set within unusual raised ashlar surrounds, which have alternate long-and short quoins forming architraves, and lintels with a projecting dropped keystone. The



Central Door is 6-panelled and is set within a striking keyed surround with a semi-circular arched head above its fanlight, and with a similar arch-headed window above to the first floor. It has a corniced stone gutter with a *cyma-recta* profile (an S-shaped curve) and a Collyweston stone-slate roof that has three

gabled timber dormers with square 9-paned windows and alternate triangular and segmental pediments. Its east side return is walled with a contrasting orange-coloured ironstone but with striking raised ashlar stone quoins, and two identical finely tabled coped gables that are crowned by couple-flued ashlar-stone chimney stacks. The listing notes the house “as having a late-18th century staircase with turned balusters”. The Manor House now forms an “Assisted Living Care Home” as a notice on its door states; apparently its interior is altered to provide individual small apartments (not inspected).

Outbuildings: at the rear are some open-fronted brick cattle-shelters with clay-pantile roofs (in a semi-ruinous condition but still of interest), and a large stone barn with lean-to addition, and with other modern additions to provide an independent residential unit for Alzheimer patients.

Setting: on its street frontage, set before the front of the house, are low well-clipped box-hedges to either side of the entrance and some planting; this forms an attractive feature and continues to the side across the front to the former service range that breaks forward; this helps to unify these disparate buildings that form a single residential unit. This is the last house (or first) on the south side of Main Street that marks the commencement of Middleton.



3.2.57 The original CA boundary runs along its SE boundary, behind the Manor House, and now includes a recent small housing development has been built to the south of its boundary wall, appropriately called **Manor Court**. This is accessed via Bury Close that lies outside of the original CA boundary.

Comment on the new development: While traditional brick and stone materials have been used, which provide interest and contrast; the differing styles and heights have resulted in a disjointed development that lacks organic cohesion due to a confused view of the local vernacular style of building. However, they are built along a curving cul-de-sac so are completely screened from the Main Street.

3.3 Audit of Heritage Assets (No. 2)

A detailed Appraisal of Cottingham village

The Western Approach to Cottingham from Middleton Main Street

3.3.1 **Introduction:** The two original CAs were separated by Bury Close, a suburban housing development of the 1960s built on land that once formed part of the grounds of *Cottingham Hall* (originally called *Bury House*, hence the name of Bury Close). At the road junction with the Mill Road the B670 takes a right-hand bend and becomes High Street at the foot of a hill before Cottingham village. The road gradually climbs up-hill to the junction of 5 roads in the centre of the village where the Cottingham village sign is set on a bank in front of no. 1 Corby Road, identifying this as the heart of the village. The original CA boundary cut across the back of Bury Close on the boundary of the Hall's grounds and across the road close to the entrance to the Hall, and the Hunter's Lodge development immediately adjacent to the east. The fine shelter belt of trees on the north-side of High Street are included within the CA boundary, but not the houses behind the boundary wall. The fine mature trees on both



sides of the road junction (outside of the original CA boundary) form a magnificent framework to the entrance to the CA where immediately on the right-hand south-side of the road are a pair of small limestone gate-piers set to either side of the wide entrance to Cottingham Hall and Hunter's Lodge, the later currently being redeveloped from a former hotel to apartments.

High Street (south side):

3.3.2 **Cottingham Hall:** (Grade 2* Listed as '*The Bury House*', and described in the listing as a "*Country house*") This is the most important and historic dwelling in the Cottingham and Middleton CAs, and the only one given the higher listing of Grade 2 *. As such it merits particular consideration and evaluation.

Setting The main entrance is set back from the broad entrance off High Street

its grounds defined by a dwarf-wall and Georgian-style black-painted iron railings with dog-bars and arrow-head finials. Square ashlar-block gate-piers with a simple cap



match those on the road-side front and have double iron-gates through which a view can be had of the lawn to the left of the elegant sweeping gravelled drive that curves to the south-east behind a magnificent mature tree that effectively screens the Hall from view; other mature specimen trees line the drive bounded by a stone wall on the west side. This provides a fine setting for the entrance front to the Hall.

Architecture: It is a large house of complex development originally starting as a mid-17th century

L-shaped 2 1/2-storied house that was remodelled and extended in the early 18th century. The existing L-shaped range was retained and a new wing parallel to the other added

with a recessed centre between them that became a new entrance hall. Together the wings formed an H-plan with a U-shaped front and back, the house then being raised to a full 3-storeys. In the 19th century the building was again subject to further alteration, restoration and additions to the designs of architect William Parsons, in accordance with plans drawn up in 1835 for the Honourable Mrs Cockayne Medlicote, Lord of the Manor. 21st Century



alterations: in more recent times the house has been subject to modest change: in the

West Wing a new double-door opening has been cut in the centre of the spine-wall



between the two formerly separate Drawing Rooms. This opening is boxed in with attractive panelled sides and soffit, and framed by moulded architraves; the double-doors on each side fold back (like folding-shutters) against the panelled walls. This has been sensitively achieved without damage to the integrity of the house the cornice remaining intact on each side and permits greater flow between the two rooms of the west wing that can now be opened from one end to the other; the fine floor laid

with pine boards continues between the two rooms.

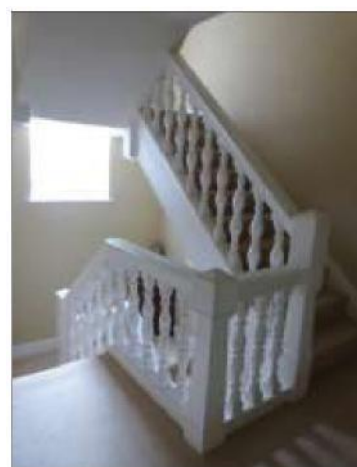
The 17th century house: Eastern range is constructed from ironstone banded with limestone; still visible on its U-shaped front in the inner return wall of the east wing, and along its outer east wall where there is a projecting lateral-chimney



stack, but with ashlar Weldon-stone double-flues, a replacement of 1835/6 when the windows were also replaced with square (rather than chamfered) quoined block surrounds, and glazed with small-paned 3-light timber windows with *Yorkshire sashes*, i.e. where the middle section slides side-ways (horizontally rather than vertically) behind one of the fixed windows to the side.

Interior: within this eastern range the original late-17th century staircase survives. It is a dog-leg close-strung stair (painted white) with chunky double-balusters separated by a reel turning that rises through 3-stories, having a

spectacular 'flying' top-flight carried across the stairwell to the attic storey. Some of the ground and first-floor rooms retain large oak spine-beams with a broad-chamfer and *lamb's-tongue* stops. The attics are floored with gypsum-plaster laid on reeds, and feature a corridor circling around the outer walls enclosing a number of small back-to-back chambers separated by plaster stud-walls (for servant accommodation and storage); the roof is constructed with simple principal-rafter oak trusses having a single high collar, the plaster ceiling underdrawn above the collar; perhaps an original feature. The front ground-floor reception room (of the earlier East Wing) is the Dining Room; this retains 17th-century oak panelling (painted white) cut-down as a panelled dado, the upper walls being plastered, a later modification of the 18th century.



The 18th century house: North Entrance Front has a symmetrical 7-bay (A, B, A) U-shaped Classical façade of 3 storeys: A has 2-bays of windows in the outer projecting wings set under hipped roofs; B is the recessed centre having 3 bays of



windows and the central door. It is constructed from coursed ironstone with ashlar limestone dressings (probably Weldon stone) and features a plinth course and a deep projecting plat-band that runs across the façade at the first floor. It has 12-paned sashed windows to the ground floor, with 9-paned sashes above to the 1st-floor, and with smaller 6-paned sashed windows to the 2nd floor, all are set within a raised architrave carved with moulding; the façade terminates with a cornice the roof mostly hidden behind a low parapet (largely covered by Virginia Creeper); this particularly screens the hipped roofs of the outer 2-bay wings when seen from directly in front of the house as seen by visitors arriving at the house. These have various twin-flued

chimney stacks constructed in Weldon-stone (part of the 1835 restoration, as indicated on the plans). The recessed central 3 bays feature a central entrance set in a stone architrave surround with a margin-glazed over-light, having double-doors constructed with 6 raised-and-fielded panels. The doors fold back against the inner side-wall to reveal another door set within an internal timber porch (also probably part of the 1835 alterations). The right-return of the West Wing has a well-proportioned façade having 4 bays of sashed windows matching those on its entrance front, but totally obscured by Virginia creeper.

Interior: The Front Door leads into an inner porch with richly-moulded timber surround, the half-glazed door with 9 panes above a single raised-and-fielded lower panel. The Entrance Hall is an elegant well balanced room paved with large square limestone blocks inset with small black-stone diamonds, and is heated on its west side by a large stone fireplace with a bolection-moulded surround.

The original doorways to the principal reception rooms retain their original 6-panelled doors with bolection-moulded architraves, whereas the 19th century inserted ones (to the new stair-hall) have more elegant 8-panelled doors set in casement-moulded architraves. The Dining Room in the East Wing has a particularly fine early-18th century stone fireplace (painted white), with an open hearth and a dog-grate, the hearth-stone set flush within its attractive old floor-boards. The fireplace has an



architrave surround, pulvinated frieze and a dentil-cornice below a projecting shelf, and is typical of other Queen Anne Classical period fireplaces commonly found throughout



the country. The best Drawing Room (facing south) in the West Wing has a fine Georgian Classical marble and statuary fireplace with Ionic columns, Sienna marble slips, a carved tablet with figures, and a white-marble corniced shelf. The raised white-marble hearth stone suggests that it is not original to the house, which would have had its hearth-stone recessed into the timber floor, but is in-keeping with the room, except that it belongs in style to the 3rd quarter of the 18th century, so does not belong to any of the periods when the house was altered; almost certainly this is a 20th import (mentioned in the listed building description of the 1980s).

The early 19th century house: the house was substantially altered during the period 1835/6 to the designs of the architect and surveyor William Parsons for the Honourable Mrs Barbra Cockayne Medlicote, who as a wealthy widow desired to modernise the older house. His detailed plans survive (Northamptonshire Record Office: *"Plans for alterations to Bury House for Mrs Cockayne Medlicote March 1835 by William Parson Architect & Surveyor"*, Ref. NRO: Map 639) and have been carefully examined to provide a better understanding of the development

of the Hall. The year before, in 1834, Lady Medlicote commissioned an Estate Map entitled “*An Estate in the Parish of Cottingham-cum-Middleton*” (Ref. NRO: Map743) that showed her property in colour and detailed a list of 13 tenants and the size of their landholdings, occupying between them some 568 acres of land throughout the Parish, with 39 acres retained by her, i.e. kept “*in hand*”. It would appear that the new internal porch in the entrance hall was created at this time; this would have made the house less draughty. The architect cleverly devised a new stair-hall to the rear of the Entrance Hall, utilising the external area between the older U-shaped wings. This stair is an elegant oak quarter-turn open-well stair arranged around three sides with half landings and turned newel-posts with ball-finials. At its base is an elegant curved curtal-step for the base of the curling wreathed-and-ramped handrail, the stair being open-strung with two turned balusters to each shallow riser; it was set within a top-lit stair hall, originally with a spoked oval light (now altered to a plain moulded light). This stair only leads to the first floor the top floor only being reached via the original dog-leg 17th century stair that was retained as a *Servant’s Stair*. Set between the new stair and the front bedrooms an arcade of basket archways was created with a new corridor providing access to



the upper section of the 17th century stair in the adjacent East Wing. The rear of the West Wing was extended to provide a larger Drawing Room with a new pair of French-doors with margin-glazing leading onto the terrace at the south end. Above at the first floor, an enlarged principal ‘*Bed room*’ provided room for a new integral ‘*Dressing room*’. A small extension at the rear was built to provide a new ‘*W.C*’ (Water Closet) at the 1st-floor landing with another on the ground-floor, the rear of the building being extended to accommodate it. The rear of the house was largely rebuilt at this time and extended to provide better facilities with an enlarged ‘*Butler’s Pantry*’ and ‘*Kitchen*’, and a new ‘*Scullery*’ and a ‘*Pantry*’. A new corridor on the north side of the Kitchen lead to the ‘*Servant’s Hall*’ in the rear 17th century section of the L-shaped wing. The front ‘*Entrance Hall*’ became a dual-purpose room serving also as a *Billiard Room*’; the former central rear-doorway was blocked and a new one opened up adjacent to the West Wing doorway to provide access to the new stair-hall. The original 17th century stair was retained as a back-stair, with a new doorway inserted to provide access to the Kitchen and a new ‘*Housekeeper’s room*’ in the East Wing. The new build and Drawing Rooms were provided with suspended timber floors, some with red Deal floor-boards imported from Riga. The solid flagged floors in the Entrance Hall and original stair-hall were retained. The rear of the house was mostly rebuilt at this time with banded ironstone walling having a mix of 12-paned sashed windows in the formal rooms, and small-paned transom windows and casements in the service rooms. At some point during the 18th or 19th century an avenue of trees was planted in the field immediately to the south of the Hall to define a gradual down-hill approach

to the Hall from the south by horse and trap, perhaps trying to avoid some of the steeper hills in the villages. The trees are shown on the 1st Edition O.S. map of c.1885 leading down from the footpath of the *Jurassic Way*; the landscape still has trees in this location, grouped in pairs as a planned feature; they remain a significant feature of the landscape, but may be 20th century replacements of the original trees that may have been limes or elms lost to blight and storms in the second half of the century.



The 20th century house: in 1918 the “Bury House Estate” was auctioned off and the Hall sold. The sale not only included the Hall but other property and land in the two villages; lot 1 was *Manor House Farm* in Middleton. The owner of the Hall in the 1960s decided to develop the land for housing on Bury Close, on land that once formed part of its formal gardens. At this time a new drive was created with a tree-lined edge, and a swimming-pool was built in the grounds to the south of the Hall. This breaking-up of the Estate led to other developments including the Council Estate on Berryfield Road, and the building of a new Church of England Primary School that in turn lead to further expansion that joins both villages together.

The 21st century house: a new owner of the hall initiated a programme of restoration of the fabric including sympathetic re-decorating with period-style paints. The fine oak staircase had been painted with gloss-paint in the recent past, but after many months of painstaking stripping has been fully restored back to its original golden-oak condition. The original floors have been revealed and repaired, the timber floor-boards exposed and polished, the house now looking much as it might have done some 150 years ago. The W.C.s created in the 1830s still serve as toilets, but one is now a wet-room with a shower. In recent years the grounds and garden around the Hall have been subject to improvement, an attempt at formalisation to provide a more appropriate setting for the Hall featuring gravelled paths lined by low box hedges to the edges of neatly clipped green lawns, with some informal flower beds on the rougher ground; this work is on-



going. The formal terrace on the west side of the West Wing (shown in a photograph of the Hall on the cover of the 1918 Sale Catalogue) has been restored, now with steps down to a lower level, where a formal landscaped rectangular water-feature is set within a geometric grid of paths. The original driveway leads from the front of the Hall to the

north-east around an oval area of lawn, down a neat gravelled driveway edged with stone, to the access road close to the entrance to **Hunter's Lodge**. On the right of this drive are a number of trees protected by individual Tree Preservation Orders (TPOs).

3.3.3 **Hunter's Lodge** is a mid-20th century former hotel that incorporates part of the former 17th century L-shaped stable/service-range (Local Interest Building) of the former *Bury House* (now *Cottingham Hall*) subsequently converted to a dwelling or rooms associated with the hotel. It is now in the process of conversion to an attractive row of terraced houses using the original openings. Constructed of an orange-coloured ironstone, with darker brown-stone ashlar quoins and Tudor-arched door-lintels, it has a number of later inserted windows with limestone lintels with a keystone, and three circular windows on the west side facing towards the Hall that date from the 1835 alterations to the Hall, and feature a Collyweston stone-slate roof with a hipped northern end. The hotel is a detached building on the west side of the site constructed of brick with red tiled roof. It has a large central gable with a clock to its apex with a mock timber-framed open porch set before it.



Setting: an attractive mature tree forms a round-about for the car-park where a new timber portal-framed garage-block with clay-pantile roof has been constructed close to its entrance off the drive. The openness of the car-park area to its front, that is currently a sea of tarmac, helps to mitigate the effect of the bulky design of this former hotel that is being subdivided into dwellings; the preserved tree greatly improves its general setting.



3.3.4 Opposite from the entrance to the Hall are detached houses on the opposite side of the road, all developed after the 1918 sale of the Estate (discussed above). The sale map shows the land on the north side of the street, down to the Mill Road, occupied by a large orchard belonging to the Hall; Lot 4 included part of this land to where it meets the narrow School Lane that runs up to the north (outside of the original CA boundary), and with a single dwelling house appropriately called "*Orchard House*". The mature trees along the road edge add to the character of this part of the CA set at the foot of the hill; the road was widened and straightened sometime between 1901 and 1938 (as shown by the O.S. maps of that date), and the trees may have been planted at that time to form boundaries to the new houses built on the north side of the road. Older thatched cottages once were



built straight on to the road with the road curving around them (shown in an archive photo) that caused a pinch-point opposite from the group of older houses on the south side of the road. Those on the north side were demolished and the road widened and straightened.

3.3.5 **Nos. 4 & 6** are a semi-detached pair of Edwardian stone houses (early 20th century) with brick detailing to the windows, and gable-end stacks. Higher up the hill **no.2** is a detached 2-storey house constructed from brick, but with a stone gable end on its west side of a similar date. The 3-bay front has stone lintels to its central door and flanking windows (altered DG glazing) and a small garden with a brick boundary wall. Set forward directly on to the pavement (on its east side) is a small attached 1 1/2- storey single-cell brick building with a gable chimney stack that now forms part of no.2; it may have had some other special function originally, serving perhaps as a shop or bake-house being close to the centre of the village; this contributes to the street scene by its lower gable and being set forward from its neighbour.

High Street (south side):

3.3.6 On the opposite south side of the road the odd alignment of **nos. 5 to 9** give a good impression of the haphazard nature of the development of village housing in the past that imbues a place with 'character'.

3.3.7 **No. 9** (Local Interest Building) the first building up the hill is the largest, and probably the latest of this small group of buildings. Built of ironstone with brick gable-end chimney stacks it is T-shaped with a gabled wing set behind its long road-side front. This has 4 bays of 2-paned casement-windows with limestone lintels linked by a coloured-brick band set between them; with mock brick quoins at the outer gable-edges. It may have been purpose-built as a public house, originally called the *Three Horse Shoes* and probably built in the late-19th or early 20th century; the present owners have incorporated three horseshoes into the design of the stained-glass over-light above its entrance door as a reminder that the building was once an inn. A postcard shows that the left-hand end was once occupied by "V.W.Coles" as a shop, with a door to the left of its shop-window.



3.3.8 **No. 7** is an older probably 18th century small stone cottage built of limestone (that appears to have been scrapped making it look unnaturally light coloured) with an old hand-made thin-brick chimney stack set on its west gable, and a blue-slate roof. It has two bays of small (un-painted) stained timber casements to either side of its front door, and a timber fence enclosing its front. It is attached on to no.

9 by a lower stone wall coursed through with the cottage walling, suggesting it is an original feature. It has traditional boarded timber double-doors on strap-hinges that may be for a garage, or simply lead through to a yard (no roof visible).

3.3.9 **No. 5, Thistle Cottage** is set at a skewed angle to its neighbour, presumably to follow a former twist in the road. Constructed of ironstone it has 2 bays of altered windows with its door at the left-hand end. Built against its gable is another range at right-angles, its gable set back. The property is enclosed behind a timber paled fence occupying a larger area than its neighbour (no.7), its frontage laid with blue-coloured tegular set-paving for car-parking that helps to define its curtilage on the edge of the broad pavement that is otherwise covered by tarmac. A double-gate on its east side leads into a similarly paved yard, and to no. **5a, Carriage House**, a long 20th century 2-storey flat-roofed range with an integral garage set in its road-side end.

3.3.10 **No. 3** is set forward directly onto the edge of the pavement. On its west side it has a stone gable with attic window, but a painted rendered 2-storied front and east gable, which continues up its tall chimney stack. It is a simple mid-19th century 3-bay small detached house with a date-stone inscribed “*INC 1865*” (may be “*INO*” as seen on other buildings in the village). Its central door has painted stone pilasters, an over-light and cornice; to either side a former sashed window (replaced with 4-paned DG widows) has flat-arched (painted) ashlar voussoirs. Being set near to the top of the hill, and close to the edge of the road, it is a prominent building within the CA. On its east side is a double boarded gate immediately adjacent to the inn next door.

3.3.11 **The Spread Eagle Public House** (Local Interest Building) is a prominently sited inn that replaced an earlier thatch-roofed inn during the 1960s. It is built of a light-coloured brick with a long sweeping red-tiled roof with a single hipped dormer, and a wide front-facing gable to the right of its hooded entrance door with a projecting clapper-boarded apex and a canted bay-window under. The hanging inn sign at its front is well painted and illustrates an eagle in flight. However, this totally misses the point of the inn’s name that is probably derived from a Roman standard: i.e. a brass or gold cast of an eagle with outstretched wings was set on top of a tall pole (a standard) that was carried in front of the Roman Legions who once marched this way; it was a very significant object that if lost in battle meant the battle was lost, and had to be retrieved for the honour of the Legion at all cost and was the equivalent of a regimental flag. The former Roman Road the *Via Devana* once passed through the village down the Corby Road and across to School Lane then in a straight line beyond across former open fields to the Mill Road. The route of this former Roman road has been built on in recent years by nos. 8 & 8a School Lane, one set behind the other in a straight line downhill to no. 8 Mill Road.



3.3.12 The Road Junction, *The Cross*: At this point High Street ceases where it meets a crossing of four other roads (this significant feature will be commented on later). Corby Road carries on in an easterly direction, the Rockingham Road runs off to the north-east, School Lane curves back above High Street to the west, and Church Street runs off at right-angles downhill to the south.



The Eastern Exit from the centre of the

Village Corby Road (north side):

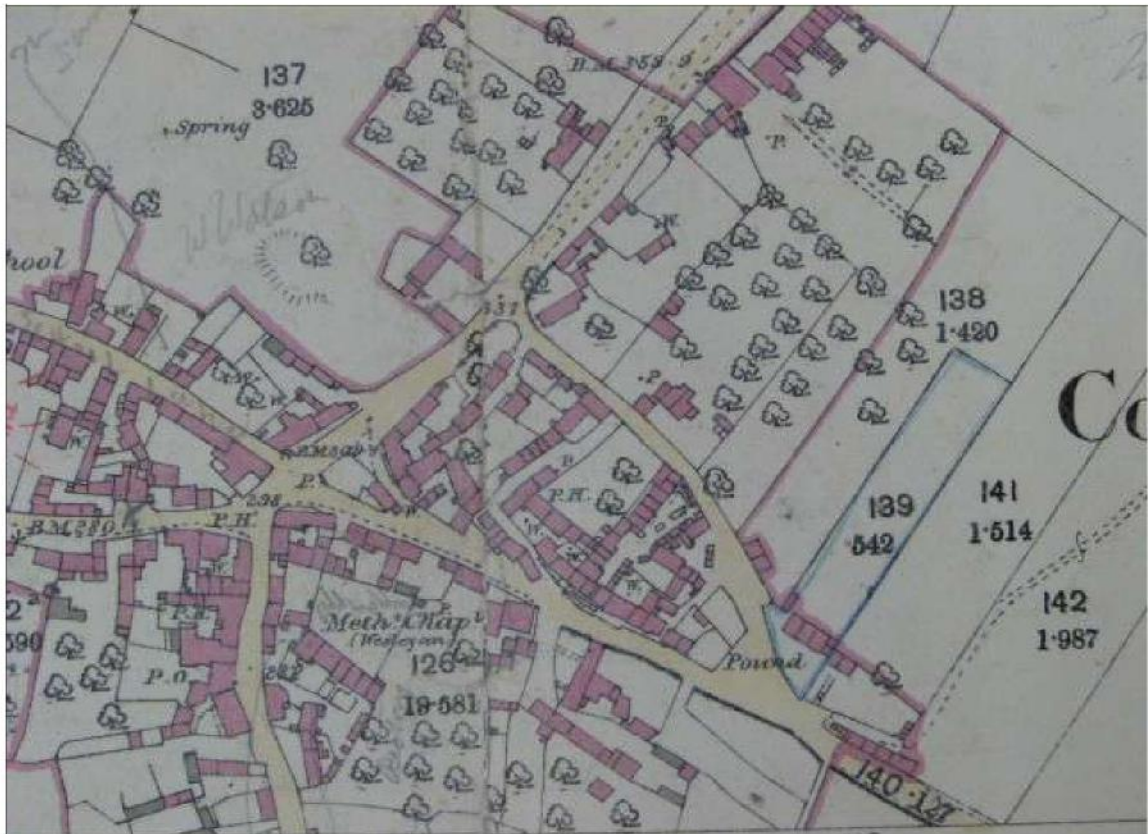
3.3.13 No. 1 is surprisingly unlisted (Local Interest Building). It is a prominently sited 3-bay late-Georgian house of c.1800 built of ironstone, its original roof covering replaced by artificial concrete pantiles, with brick chimney stacks. Its central 6-panelled door has stone jambs and a projecting hood carried on console brackets. To either side windows with cambered heads formed by thin-stone voussoirs retain original 16-paned sashes set in timber surrounds, with smaller 12-paned sashes above to the 1st floor. Attached on to the west gable, and at a canted angle facing the road alignment, is a single-cell cottage added in the mid-19th century, with a 3-light casement window with thin wooden lintel to the right of its door at the left-hand end that is approached up a flight of stone steps. The left-return extends up the Rockingham Road, the whole being part of no.1. The house is set on a small grassy hill with an old track cutting across its front that has a small garden bounded by a hedge with stone steps up to its front door.

3.3.14 Public Realm: The Village Sign is set at the base of the grassy bank in front of no. 1, and is exactly the same as the one described in Middleton, except that it has “COTTINGHAM” carved on its apron. To the right is a small modern street light, to the left a tall flag-pole flying the Union Jack close to the edge of the road and facing the road junction. At this point in the past was a well-head and water-pump that is indicated on several maps of different dates and is illustrated in an archive photograph, and an old engraving that shows it as having a pump at its right-hand end over a horse-trough and tall square stone piers with caps to either side, with a back of banded ironstone in which can be seen a stone plaque. It is recorded that the stone tablet was inscribed:



*"ERECTED BY THE COPYHOLDERS
1854
WILLIAM THORPE JOHN
SPRIGGS BALIFFS"*

It would appear from map evidence that this well was at one time set on a small island in the middle of the road, which narrowed the road down, but eventually



became absorbed into the present bank. This has since been removed for road-widening, probably when the old cottages on the north side of the High Street were also demolished and the road widened in the early-to-mid 20th century; the memorial stone was apparently moved to a garden to the rear of the *Royal George* public house, but its present location is not known, fortunately there is an archive photograph of the inscribed stone.

3.3.15 **No. 3** (Local Interest Building) is set back above the road on a hill, behind and to the east of no.1. This is a traditional stone farmhouse with a long front having a similar hooded door-case to no. 1, but its small-paned casement windows with wooden lintels may indicate an earlier, possibly 18th century date for the building that has brick chimney stacks to its gables. Set before it on either side of its colourful garden are single-storied gable-fronted buildings (also of Local Interest) that may have had some industrial purpose originally; they do not appear to have been built as dwellings. The sale map of the Bury Estate of 1918 marks the east building as a "*Smithy*", so it would have been used by the village blacksmith.

3.3.16 **Nos. 9 & 11** are on a raised bank set back from the road approached up an old stone-walled track that cuts back on itself enclosing a small seating area with overgrown trees that virtually mask them, and their immediate neighbour the *Royal George*, from view. Built of ironstone the windows and doorways with stone-lintels, but altered glazing and a blue-slate roof with brick chimney stacks. The pretty garden of no. 9 is enclosed by a white-painted wooden fence. They are attached at right-angles on to the ancient hostelry overbuilding on to its roof.



3.3.17 **The Royal George** (Local Interest Building) is currently unlisted but is under consideration (as evidenced by a letter to Corby BC in July 2015) for listing by Historic England (the former English Heritage Listing Branch); it is likely to become a listed building in the near future. When seen from its rear car-park off Blind Lane the back of the inn does not look anything special, being a mix of brick walling with an odd stone gable which incorporates various extensions. However, the original building screened from view and attached on to no.9 further to the south is of special interest. While appearing much like a small ironstone cottage it is much older



that anyone could suspect. The western corner of its southern gable is cutback and angled, the wall above reinforced with limestone blocks above that taper to a point, suggesting a much trafficked route at one time to permit access around its corner angle. It has a tall rendered brick gable chimney-stack, and on its west side three small windows with two above all with timber lintels; there are no openings on its east side.

Interior: The ground-floor of this former cottage part of the inn forms a single room with a beamed ceiling supported by a large blackened spine-beam. In the room above currently used as a bedroom are revealed two pairs of ancient looking curved cruck-trusses that rise out of the wall and come together above the ceiling, where they are joined together by an unusual collar that is only visible in the roof-space. Most cruck trusses are formed by splitting a single tree so as to have a matching pair the same size, one a mirror image of the other, so that they can be lent together to form an arch, much like an upturned boat. However, here the blades of each cruck are formed from whole trees roughly squared, and include one that is very twisted and crooked; often a sign of an early date. From



a careful and expert examination the cruck frames are thought to be *in-situ* i.e. in their original position, having collars with notched-lap joints, the apex with a saddle with a curved soffit (underside), and a scarf-jointed ridge piece that has a rare medieval type of joint called a *trait-de-Jupiter* scarf joint, all in their original articulation. The crucks were revealed during building works around 2000 and fortunately were examined by Historic England's Regional Building Surveyor Nick Hill who lives in the area and did a specialist paper on it (N.Hill & D.Miles 'The Royal George, Cottingham, Northamptonshire: an Early Cruck Building', published in *Vernacular Architecture*, 32 (2001) pp62-67) . Timber samples were taken from all of the timbers at this time and subject to specialist tree-ring dating, called *dendrochronology*, at the Oxford Dendrochronology Laboratory being examined by David Miles. The result of this work established that all of the timbers were felled (cut-down) at the same time with a construction date of the summer of 1262, making it the earliest cruck building so far identified in England. It is thought that the building had normal crucks and was open to the roof originally with an open-fire in the middle of the building and a louvre on the roof to let out the smoke; all the timbers are heavily smoke blackened. This makes this building **of national importance** and probably the most important in the Corby area that can truly lay claim to be the oldest inn in England, though its current name only relates back to the Hanoverian kings of the 18th century; further research may reveal an earlier name.

3.3.18 The CA boundary after the access road off the Corby Road simply runs along the north side of the road that has some attractive cultivated and wild flowers along its edge, before it terminates by a hard-edged supporting wall to no.10 Blind Lane that is alien to any traditional style of masonry walling found in the Welland Valley, and damaging to the special rural character of the CA.

Corby Road (south side):



3.3.19 The opposite south side of the road has a row of tall trees along its edge that usefully screen more recent housing developments set below the road as it returns back in a westerly direction towards the cross roads.

3.3.20 **No. 12, Greystones** (Grade 2 listed) is a long 18th-century farmhouse built of ironstone gable-on to the road with a coped gable, brick chimney stacks, and a 20th-century roof covered with plain tiles; it is likely to have had a Collyweston roof originally. Its entrance front faces to the west and has a central door with over-light with just two windows to the ground floor, one for each of the two rooms, but has four smaller windows above to the 1st floor, all with wooden lintels of 3-lights with



2-paned fixed lights to either side of a central side-hung casement. Built against its southern gable is a small single-storey addition with a separate entrance and a projecting timber bay-window. The boundary wall to the road appears to be old and original, but has red-tile angled copings, added probably in the 20th century. There is a documentary reference to the presence of a ruined square dovecote in its garden, but this was not seen or inspected.

3.3.21 **The Nook** is a short road leading off the main Corby Road down in front of no. 12, and has a number of interesting vernacular buildings dispersed along it as it curves round the back of no. 12.

3.3.22 **No. 8** (Local Interest Building) is a small stone cottage built of random limestone with a few large dark-brown ironstone quoins, its gable revealing that it had a steeper pitched roof originally for thatch, but has been raised when this was replaced with a blue-slate roof with gable-end brick chimney stacks. It faces south, down-hill and has just 2 bays of 2-light small-paned windows with thin wooden lintels, as has the door, and a small cottage garden in front of it. It is a delightful unspoilt vernacular 18th century 2-cell cottage.

3.3.23 **No. 10** is another small banded ironstone cottage with a blue-slate roof and a single brick chimney stack on its east gable to which has been added a long single-storey stone outbuilding with a replaced roof. It has an added gabled porch at the rear with clapper-boarded apex and over-sailing roof-slates.

3.3.24 **No. 12a** is further down the curving cul-de-sac that is surfaced with blue-gravel edged with concrete blocks, not really appropriate for its setting where a golden gravel seen elsewhere in the CA would have been more appropriate. This acts as the setting for the tall barn-like house constructed from coursed ironstone walling with a full-height window set in the over tall cart-like opening, the windows to either side with wooden lintels. While having all the hallmarks of a traditional farm-building it looks as if it has been entirely rebuilt and the roof raised; it now is very square-sided and looks like a new house. Next to it, on the western approach side set back behind a grassy forecourt, is a small 19th century stable outbuilding that is much more original, having a pair of cambered brick-arched stable doorways with a small window set between.

3.3.25 **No. 10a** is a modern house with an attached garage, built of coursed but artificial 'stone' that is 1 1/2 storeys with gabled timber-dormers rising through the eaves of its blue artificial slate-roof, as seen elsewhere in the CA. It has a lighter grey-gravelled yard from which a superb view of the church can be had, and the adjacent properties to the south set at a lower level looking over the roofs with gabled dormers. A fairly successful design for its location, but let down by the use of inferior artificial building materials.



3.3.26 **Methodist Chapel** (Local Interest Building) is a large gable-fronted Victorian (former Wesleyan) chapel built in 1878 of a red brick with yellow- and blue-brick dressings having round-arched windows. Its principal entrance faces to the east, its longer length running down the south side of Corby Road; built with the original Methodist chapel of 1808 alongside (Local Interest Building) that is now the Sunday school room.

3.3.27 **No. 6 Corby Road, The Old Bakehouse** (Grade 2 Listed) is built parallel to the road on the north side, unlike its neighbour *Greystones* that is built gable-on to the road. This similarly sized 2-storey stone farmhouse of 17th century origins has its rear elevation backing on to the road, where this side of the building is largely altered with a number of 20th century casement windows set into earlier 18th century openings with gauged stone heads. Its front faces south over its large sloping garden bounded on the east side by the chapel, and is completely hidden from view, and inaccessible. It has ashlar coped gables with kneelers, and a truncated ashlar and brick chimney-stack set on its ridge. The listing states that it is a late-17th century house with mid-18th and 19th century alterations and additions, resulting in a mix of windows, mullioned, sashed, and casement (20th century). Its original 3-room linear-plan is still discernible at the first floor that still retains a three window range. Built of squared ironstone walling it has a brick 2-storey 19th century single-room extension with, on the ground floor, two sashed windows set under cambered-brick arches.

3.3.28 **No. 4 Corby Road** is a similar linear stone farmhouse backing on to the road, of 18th century origins having cambered brick-arched windows with small-paned glazing and gable-end brick chimney stacks. In its garden to the south are lower outbuildings, one called *The Granary* (Local Interest Building)

3.3.29 **The Village Shop & Café** (Local Interest Building) is a long range with the shop to the east (left-hand end) and an attached house (no.2) to the west (right). Both have rendered and painted fronts that face directly onto the road. The left-hand section containing the shop has altered large ground-floor shop-windows, and is clearly the older of the two, being originally an 18th century 1 1/2-storey cottage that features a pair of gabled dormer windows set on the edge of its blue-slate roof; the brick chimney stack on the ridge at the junction with no. 2 would originally have been set on its west gable-end. The shop which has an attractive painted sign across its front is central to village life and is mostly run by volunteers from the village. This enterprising café is open most of the day serving breakfasts, lunches and afternoon-tea with a changing daily specials menu. The cafe acts as a local meeting place and information centre, the shop selling daily newspapers and general provisions, but is more of a delicatessen that also sells excellent bread, with deliveries from the famous *Hambleton Bakery*; it provides a much needed service to the general community of Cottingham and Middleton that does not have any other shop, and is supported by the Cottingham Parish Council



3.3.30 **No. 2** is a 2-bay 19th century 2 storey house, with a central door and 3 bays of 2-light windows to the 1st floor, but with altered windows to the ground-floor, one a projecting box-bay suggesting that it may also have been a shop in the past. It is positioned on the corner of the road junction with Church Street where its prominent west facing exposed ironstone gable is 3-storeys having 2 bays of 2-light windows (with altered glazing) set under cambered brick arches.

The North-eastern Exit from the centre of the Village

Rockingham Road (west side):

3.3.31 **Public Realm: A finger-post** at this central point in the village marks the direction of the principal roads to Middleton, Rockingham and Corby, set at this junction of 5 roads on the corner with School Lane. Immediately next to it, set against a stone wall, is the **Parish Council Notice Board**; the CA boundary runs up the side of this stone wall that forms the boundary wall to nos. 1 and 3 that are 20th century houses outside of the CA. This continues around part of the adjacent farm buildings to the north.

3.3.32 **The Outbuildings to Hill Farm** are set behind a tall limestone boundary wall and include a stone barn and a part open-fronted ironstone animal-shelter facing a fold-yard.



3.3.33 **No. 9 Hill Farmhouse** is a 2-cell house of c.1800 built of ironstone with wedge-shaped lintels to its 2-light (Double Glazed) windows with a central open timber porch and brick gable-chimney stacks to its concrete pantile roof. At its southern end a mid-19th century addition with a single-bay of limestone wedge-shaped lintels and a gable chimney stack. It has a small garden to its road-side front bounded by a wooden paled fence. To the right of it is a contemporary stone outbuilding with a hay-loft door and a blue-slate roof built next to the road.



3.3.34 **No. 11 Kingfisher** is large T-shaped stone house dated 1995 built of ironstone in a traditional manner, with a Weldon-stone chamfered plinth-course and dressings to its quoins and window surrounds to its 2 and 3-light windows that follows local vernacular architectural traditions.

A Link Road from Corby Road through to Rockingham Road

Blind Lane (north side):

3.3.35 Introduction: the lane leads off the east side of the Rockingham Road that cuts diagonally across to the Corby Road. Two older properties are included within the original CA boundary, on the north side nos. 1 and 2, and on the south side the entrance to the rear car-park of the Royal George Public House, described earlier (see Corby Road).



3.3.36 No. 1 (Local Interest Building) is an attractive early-19th century ironstone cottage with a blue-slate roof having 2 bays of segmental-arched windows with stone voussoirs and 3-light transom glazing to the ground floor, with smaller 3-light windows above to the 1st floor. It has an unattractive enclosed modern gabled-porch its apex hung with tiles, not a local feature. However, it has an attractive garden with mature topiary bushes, and a clipped hedge at its road-side boundary. The house is set back from

the road and has a grassy curving drive. By the entrance is a small 2-storey 18th century outbuilding (Local Interest Building) with an ironstone gable-on to the road that features irregular sized quoins to its corner angles. The west face unusually is constructed of brick inset with timber, probably a later repair following a partial collapse as indicated by the three circular metal tie-bar ends in the wall.



3.3.37 Nos. 3 & 5 (Local Interest Building) are a handed-pair of semi-detached single-cell ironstone cottages with similar arched windows to no. 1. No. 5 has a late 20th-century extension built flush with the front, but rising higher, constructed of a buff-coloured brick the windows with vertically bedded brick 'soldiers'; the wide UPVC glazing is out of keeping. The front gardens are bounded by a brick wall topped by blue-copings.



3.3.38 No. 2 is built on a raised plot on the corner junction with Blind Lane. It has an old and original flaggy limestone wall constructed of unmortared and irregularly sized thin stones, but with vertical-bedded copings (some missing) set into a lime-

mortar, of a rare type that curves around this corner junction; probably dating from the early 1700s made from split rather than cut-stone. This wall represents a local building tradition that once would have been common but is now increasingly rare in the villages of the Welland Valley, and as such this wall is designated as a Local Interest Building. The house is a typical ironstone farmhouse of c.1800 with 20th century brick chimneys to its gables, and a blue-slate roof. It appears to have a 3-room plan, but this is obscured at its road-side front by 20th century lean-to additions that have damaged



its façade; it has two 4-paned sashes at the 1st floor. The rear has 6-paned sashes at the first floor, that are just visible when viewed from Blind Lane; the house is mostly obscured on the Blind Lane side by recent fence panels that have been set behind its old stone wall, the installation of which may have damaged, or necessitated the removal of, some of the missing copings on the boundary wall. N.B. these should be replaced as it is damaging to the character of the CA, and will cause deterioration to the fabric of this old wall.

3.3.39 **No. 2a** is a small late 20th-century brick detached house with stone lintels to its windows, built in an inoffensive 'cottage' style. It has dark-stained vertically boarded timber-gates to its side yard, attached on to an older ironstone front boundary-wall, with quoins at its junction with the old boundary wall in front of no.2; the remnants of the front of a cottage on this site that has since been demolished.

3.3.40 **No. 4** is a brick house with a wide gable and a date stone set in its apex dated 1972. It is set back from the road with an attractive sloping garden set behind its limestone boundary wall.

3.3.41 **Nos. 6, 8 & 10** (Local Interest Buildings) is an attractive terraced-row of three single-cell houses constructed of ironstone with contrasting limestone window and door surrounds and brick chimneys. There is an arch-headed passageway set between nos. 8 and 10, that has a carved date-plaque set between the 1st-floor windows inscribed "JS 1888".



3.3.42 **No. 12** (Local Interest Building) breaks forward and is attached to no. 10 with which it forms an L-shape. It is built of the same stonework and has a date tablet inscribed "1901". This group of workers' cottages (nos. 6 to 12) may have been purpose-built as such to provide accommodation for the workers at

the 'mill building' immediately adjacent on its north-east side; as such they are designated Local Interest Buildings.

3.3.43 **Burghley House, the former Wallis Clothing Factory** (Local Interest Building) is a large late-19th century gable-fronted factory building, built of brick. It has an impressive 5-bay symmetrical façade with a 6-bay return, its facade featuring continuous limestone ashlar-bands set above the windows to each of its 3 floors. The gable is treated as a broken-pediment with a moulded stone coping having a small window set in its apex; this was originally a loading-door with a projecting cat-head hoist above. The ground and first floor windows all have UPVC sash-style glazing that probably copies the small-pane style of the original 16-paned sashes, the top floor with smaller UPVC windows; all have segmental brick arched heads with a raised



ashlar keystone. Its central semi-circular arched doorway has a stone lintel with an expressed keystone, and a 3-paned over-light above its double doors, each of two panels (probably the original door) that is approached by a flight of stone steps. Above the central window at the first floor is a carved stone plaque inscribed "INO / 1872", recording the date of the building. Immediately above, set above the central 3rd floor window, are 4 curious and amusing carved heads, 3 male and one female, that are probably by the same carver of the plaque, and seem to follow a local stone-carving tradition of incorporating figures or heads into the facades of buildings. An impressive

landmark building that dominates the street scene built on the edge of the village.

History: originally this was built as the *Wallis's Clothing Factory*, but later became part of *Wallis & Linnell*. The factory manufactured a wide range of clothing as diverse as shoes and ladies corsets. At one time it was part of the Northamptonshire boot & shoe industry, but was not helped by being some distance from the principal production centres. It later became the *Cottingham Closer's Factory*, which closed in 2003 the building subsequently being converted to apartments). This was probably when the modern UPVC plastic glazing was introduced that sadly mars the historic integrity of the building.



3.3.44 **Nos.14 to 24** (Local Interest Buildings) are an attached row of cottages that date from the early 19th century through to c.1900. **Nos. 20 & 22** are earliest built in ironstone, with a slightly later and lower roofed addition, **no. 24**, also in ironstone. **Nos. 14 & 16** were formerly a semi-detached pair of brick cottages set forward that are taller with a date stone inscribed "INO / 1882" (appears detached on the 1st Edition 1889 O.S. map).

3.3.45 **No. 18** (Local Interest Building) is a single-cell brick cottage that links the two formerly separate ranges together, built probably just before c.1900 (as it appears as a linked block on the 1901 O.S. map). It is likely that these cottages all provided workers' housing for the factory immediately adjacent. Individually they are not architecturally important, but as a linked group they are all Local Interest Buildings. They are all set within similar brick boundary walls enclosing large gardens to their front, probably built around c.1900. Beyond them the CA boundary terminates. The opposite north-west side of the road is an undeveloped field; wide open views of the Welland Valley can be had via the access gate cut into the tall and dense hedge that otherwise blocks the view. This helps to establish the rural nature of the CA at its entry point from Rockingham.

West of the centre of the Village

School Lane:

3.3.46 School Lane runs off the Rockingham Road in a westerly direction and as its name implies once had the village Church of England Primary School on its north side, that first appears on the 1889 O.S. map, but has subsequently been demolished. It was replaced by a new school with an integral village hall built outside of the CA on the Mill Road but accessed off Berryfield Road, adjacent to council housing. School Lane is open on its south side for the car park of the inn opposite; this was formerly the site of Manor Farm that appears to have been demolished in the 1960s around the same time that the new *Spread Eagle* was built behind the original thatched inn, so as to provide it with a large car park. The old inn was apparently only demolished when the new one was completed. The north side of School Lane is bounded by a fine traditional rubble-stone wall, similar to that described on Blind Lane, backed by tall



hedge boundaries that add to the character of the CA. At the west end of the lane no. 2 is a 20th century house with a detached gabled garage that is just outside of the CA boundary that simply follows the boundary wall. Just beyond it the CA boundary terminates as the lane becomes a one-way road that does a dog-leg bend and narrows and runs down to the High Street; this section is currently outside of the CA boundary that runs behind no. 1 on the south side of the lane, an older farmhouse with stone

walls and a brick gable.

South of the centre of the

Village Church Street:

3.3.47 **Introduction:** Church Street has a narrow entrance down the east side of the *Spread Eagle* Public House, squeezed between the gable-end of no. 2 Corby Road already described. Its location and poor access downhill with a twisting road

turned into a single-track road by the parked cars on its west side belies its former importance leading to Cottingham's fine medieval church. The older properties are to be found on the west side of Church Street (facing to the east), and include 5 listed buildings; whereas the opposite east side has mainly late-19th century terraced houses (facing west) of lesser interest. More recent in-fill houses have been built on previously undeveloped land accessed off the southern end of the street, in the middle of the triangle formed between Church Street, Water Lane and Corby Road: these include nos. 10, 10a, 17a, b & c, and a new house called *Harewood*.

Church Street (west side):

3.3.48 No. 2 (Grade 2 Listed) at first sight is a modest 2-cell 3-bay house built of ironstone with a central mid-19th century doorway with plain stone jambs, and an open gabled timber-hood carried on convex curved brackets. To either side there are 2-paned casements, but with 12-paned timber sashes above to the first floor in similarly sized square stone surrounds, looking much like a small Georgian house with a Collyweston roof with two hipped dormers sat on it. However, at the left-hand end of the façade is a



fine Tudor-arched limestone doorway of 17th century character, unlike any other in the two villages, that suggest that it may have older origins; this has a richly moulded surround and deep sunken spandrels to its 4-centred arched head. An earlier date is also confirmed by the left-gabled chimney stack that is raised in ironstone but has square twin limestone-ashlar flues to its coped gable.

Interior: originally the Tudor-arched doorway was the principal entrance to the house opening against its large internal chimney breast and forming a *lobby-entry* sometimes also called a *baffle-entry* against the side of the impressive inglenook fireplace built against the south gable that originally had an ingle-window to provide light within it (blocked by the later building built on to it). The large bressummer of the fireplace supports a central transverse spine beam of large scantling that continues through the present entrance passage into the adjacent room to the north gable having a scarf-joint along its length. However, in the mid-to-late 19th century this Tudor-arched doorway became separated from this room, and the present front door was inserted. This was to provide direct access from the street via the Tudor-arched doorway to a new village Reading Room created in the late-1800s in the adjacent former barn of no. 4, built on to its south end. At this time a new internal transverse-corridor was created in the ground-floor of no. 2 with new access doors into the rooms to either side, with a quarter-turn stair set behind the right-hand room against the back wall of the house. At the first floor three rooms retain their original 3-panelled late-17th century doors. An original half-spiral timber stair leads to the attic storey where one of the two bedchambers retains an original 17th century 8-panelled door; the roof is supported by a pair of principal-rafter roof trusses with high collars that are exposed to view. Internally

the house is largely late-17th century with a good survival of original features. It is regrettable that it lost its original Tudor-arched doorway in the Victorian period, altering its original plan simply to provide access to an early-19th century coach-house that was partly converted to form a new village *Reading Room* (opened in 1885) where the principal broad-sheet papers of the day were provided for general reading. The house has a 19th century barn attached at right-angles to its rear on the west side of the building; this is of lesser interest.



3.3.49 **No. 2a** (Grade 2 Listed) is of early-19th century character and is the barn referred to above with the *Reading Room* that is attached on to the south gable of no. 2. It is built of a warm creamy-coloured limestone with the main feature of a basket-arched carriage entrance constructed of ashlar set in its front façade. It retains double boarded-doors on strap-hinges that fold back to reveal a floor paved with granite sets (sadly damaged by being dug-up for a service trench and badly repaired with concreted) that leads through to the rear of the property. To the left of

the entrance at the front is a single bay of sashed windows: 12-paned with ashlar voussoirs, but with a wider 16-paned sash above. To the right two similar bays of 16-paned sashes to each floor. The ground floor provides a large ground floor room, once the *Reading Room* currently used for the storage of lumber and timber, with another large room above used in the past as a studio and workshop by the present occupants of the building. The first floor is open to the roof and has a large spoked wooden wheel fixed to the face of the king-post of its truss, part of a hoist mechanism and an unusual feature. Attached onto the rear of this range is a barn-like building of possibly earlier date, built parallel to the street. It incorporates a small cottage, that has a large inglenook fireplace at the north end with a beamed bressummer supported by a stone wall, the ceiling having atropaic circles (a charm against witch-craft, suggesting a 17th century date) with a timber spiral-stair leading to a floored first floor that is open to the roof with square-cut rafters supported by a single purlin to each side; having lost its original roof covering it is now covered by corrugated metal sheets.



3.3.50 **No. 4** (Grade 2 Listed) is a former shop (*Chamberlain's Grocers and Drapers* and *Post Office*) now forming a 3-storey dwelling, built of ironstone with irregular sized quoins. Probably of early-18th century date the building was remodelled in the early 19th century when its two former ground floor rooms were converted to form a single large room for the shop. It has 2 bays of basket-arched windows with solid brown-stone lintels carved with a raised key-stone; that to ground-floor right has a 16-paned fixed light (probably a replacement of a sash); it has metal catches fixed to the wall to either side of the window that



originally secured external hinged shutters (shown in an old photograph). That to left retains the original and unusual 20-paned shop window, with very finely pointed glazing bars, box-shaped on a stone base with a shallow single-pane projection, its cornice is carried over the former entrance door that retains a margin-glazed over-light. To left of this shop-window is a shutter box fixed to the external wall that contains shutter boards to affix around the window; such a complete survival is very rare. The first floor has 12-paned sashes of unusual form with a 4-paned fixed top-light, and an 8-paned lower light; the top floor is similar with a smaller 8-paned windows. The property is now accessed from the rear down the internal corridor leading through no. 2a. The rear of the property is constructed of brick with similar 16-paned sashes as the front and a part-glazed 6-panelled door with a 5-paned over-light. An early 19th century Regency extension is built on at right-angles projecting to the west forming an L-shape. This provides a kitchen its windows having cambered-arched brick lintels above the margin-glazed sashed windows, and the part-glazed entrance door. In its brick gable end (facing west towards the garden) are 2 bays of widows with margin glazed sashes (typical of the Regency period), and a gable chimney stack. Attached to the right of this rear wing is a 1 1/2 storey brick addition with a long sloping blue-slate roof on which sits a 12-paned gabled dormer window.

Interior: the southern-most room has an unusual L-shaped projecting chimney-stack in the room having an exposed stone wall. The solid stone lintel of its wide fireplace is cut with a segmental-arch with a wedge-shaped key-block that is similar in design to the lintels of the windows. Because of the deeply splayed gable with the neighbouring property that follows a different angled alignment this fireplace is reputedly some 9ft deep on its SW side. The rear wall of the room retains its former shop shelving, an attractive open-fronted range of 5 shelves with turned column supports and cupboards in its lower section. It has a simple early-19th century staircase with stick balustrade leading to the 1st floor. The property is built directly onto the pavement with no forecourt and it comes as a pleasant surprise to discover the large and attractive cottage garden set behind it, to its rear. It has



a vegetable plot separated off from a lawn by a low wall formed by vertically bedded orthostat walling (not observed elsewhere in the village). An interesting and important building that is part of the village's historic past that has survived with many of its original features still intact.



3.3.51 **No. 6** (Local Interest Building) is set at a skewed angle to no. 4 following the twisting alignment of the street that bends to the east at this point.



Constructed of thin-coursed ironstone it has 4 bays of unusual segmental-arched windows formed by vertically bedded pink-coloured bricks to each floor. Its south gable is entirely constructed of brick with dark-coloured burnt-brick headers alternately set between pink bricks laid horizontally in a distinctive "*Flemish Bond*." This prominent gable forms a feature of the street scene, and has a short drive

leading down its south side where a view of its rear can be had; this is also built of brick and features 3-light 2-paned casement windows with cambered heads. The southern boundary 'wall' to its rear garden (on the edge of the drive to no. 6a) is formed by a fence made of woven wattle-hurdles that is an attractive feature; the only one observed in the CA.



3.3.52 **No. 6a** (Local Interest Building) is set back from Church Lane its drive covered with an attractive golden gravel inset with granite-sets forming a track-way that leads to a 5-bar gate next to a small cottage (see below). The main dwelling is a modern conversion (of c.2015) of a former ironstone open-fronted Georgian cart-shed or carriage-house that has 4 tall brick basket-arched openings now fully glazed windows. It is a tall single-storey with a long sloping roof inset with 3 roof-lights and a single



gabled dormer above its far end bay. A small clock-tower crowns the ridge and is a charming feature. The east gable has a wide former loading-door set in the apex of the gable that retains diagonal boarded double-doors set under a basket arched brick lintel. A sensitive conversion of a former coach-house. The only negative feature is the unattractive dull-grey coloured concrete pantile-roof; however, that may have been the building's previous roof-covering before its recent conversion.

3.3.53 **Foxglove Cottage** (Local Interest Building) stands next to the entrance gate to no. 6a. It is a small 2-storey 19th century brick cottage with cambered brick lintels to its windows that have 2-paned timber casements, stained brown.

3.3.54 **Water Supply** on the edge of Church Lane is preserved a former water-tap dating from the introduction of piped water in the village in 1854 (Local Interest Building). This is adjacent to another small stone cottage with a rendered gable painted pink that makes it stand out in the street scene. This has a gabled roof with an open hooded-entrance bridging across its drive to the side door of the adjacent property (no. 8) that is roofed with similar old roof slates, possibly Collyweston slates.

3.3.55 **No. 8** (Local Interest Building) is an attractive small detached house formed by two attached buildings. That to the left (south) is an 18th century ironstone cottage with brown-stone quoins to its southern gable end. This is well-constructed in coursed stone, with a tall brick chimney stack and a steeply pitched blue-slate roof with a diagonally-set brick course set under the eaves (the steep roof was probably thatched originally). It has 2 unequal bays of windows: 12-paned to the ground floor with altered casements to the first floor. Attached onto its north end is a 19th century extension with a shallower roof pitch (covered with Collyweston slates), set below the original cottage's north gable. The exposed section of the gable between the two is constructed of brick, this suggests that it was rebuilt when the addition was added, as the thin hand-made bricks match those of the brick chimney on the north gable.



3.3.56 **Building to west of No. 10** (Local Interest Building) is set well back from the road and approached down a part gravelled drive, but with tarmac alongside of no.8. It is a long 2-storey mid-19th century stone building with a blue-slate roof that would appear to have had some former industrial use (perhaps as a brewery), indicated by



the large loading-bay to the right of its large brick basket-arched entrance, now fully glazed. Being converted to a dwelling in recent years it has a number of modest-sized 2-light windows with small-paned (white) UPVC glazed casements, unfortunately with small top-hung openers; these do not follow local vernacular building traditions and look too suburban for their context where dark-stained timber boarding, to the loading doors and windows, would have helped to preserve its industrial origins.

3.3.57 **No. 10** (Local Interest Building) fronts the street and is set behind a neat fenced-in garden with brick side walls and cast-iron interlinked hooped railings



at its front with a central gate and paved path that leads to its front entrance; this is decorated with a timber-arch covered with roses framing its door. It is an attractive 3-bay mid-19th century small farmhouse with a symmetrical façade, constructed of ironstone with a limestone-ashlar band set above its windows that feature a raised keystone, with other limestone banding to the 1st-floor windows and quoined angles. Its southern gable has brickwork at the eaves, and is an indicator that the roof has been raised, when the steeper probably thatched roof was changed for a mid-20th century concrete tiled roof (this does not enhance the property). The recent UPVC glazing of the windows is also damaging to the integrity of this historic building.

3.3.58 **No. 10a** is an outbuilding that may have had some agricultural use originally. It is approached down a pea-gravelled drive which runs down the south side of no. 10 and is set well back from the street, but is visible from it. Its main feature of interest is its stone gable end facing towards the street that has an external stone stair built against it that leads to a door at the first floor; in the apex of the gable is a date-stone recording the date “1821”; this adds interest and diversity to the street scene. Attached to its rear is an L-shaped brick range recently converted to form a single residence its garden well-screened from view by a boundary wall and new fencing.

3.3.59 **No. 12** (Local Interest Building) is the end cottage of a longer terraced row of interesting older stone cottages built of ironstone, with different roof pitches and roofed variously with Collyweston slates and blue-slate. Its north gable has quoined angles formed by small uneven-sized stones, but has a straight-joint where it meets the adjacent cottage, to which it is attached. It has 3 bays of 2-light casements, and a door at the right-hand end all with thin wooden lintels suggestive of an 18th century date for the building. Unlisted but attached on to a listed building, so listed by the law of curtilage.



3.3.60 **Nos. 14** (Grade 2 Listed) formerly two small cottages altered to a single dwelling (before its listing in the 1980s). It is built of ironstone and has a doorway with large rough limestone voussoirs forming a flat-arched lintel with tie-stone jambs; this is to the left of 2-light window with a cambered ironstone lintel, which retains a 2-paned metal casement. Above is a 3-light double-chamfered 17th century



limestone mullioned window with ovolo-moulded mullions, almost certainly reused from its older neighbour no.18 (that has a similar window at the rear) when it was re-fronted with new windows in c.1800 when these cottages were probably added on to its north gable. The adjacent cottage to its left has a doorway with a wedge-shaped lintel with window bays to either side, that to right having a small single-light with a wooden lintel, all the others to both floors are of 3 lights and with wooden lintels having 2-paned fixed lights to either side of a central metal side-hung casement. The cottages have recently been sensitively restored keeping many of the internal historic features, including the original polished brick and tile floors, beamed ceilings, timber spiral-type staircase, stud-framed wall partitions, internal plank-doors, built-in cupboards, and original window glazing and openers.

3.3.61 No. 18, Church House (Grade 2 Listed) is a substantial and taller building than any other buildings on the street. **Setting:** its location at the southern end of the street close to the church, and opposite from the junction with Water Lane, throws it into prominence. **Materials:** it is faced in limestone-ashlar, an alteration of the early 1800s to the original 17th century farmhouse that was built in ironstone (visible on the side and rear); it has a Collyweston stone-slate roof and two limestone-ashlar chimney stacks, one placed axially on its ridge between the first two rooms (for back-to-back fireplaces) and one on the north gable that is coped. **Plan:** it has a linear 3-room plan with a rear kitchen (possibly an original feature) at right-angles to the central room, giving it a T-shaped plan; this was extended and enlarged in the 1800s built in limestone-ashlar. **Rear elevation:** on each side of this rear gabled range are later additions, that to the north under a lean-to roof providing for an enlarged modern kitchen, whereas that to the north is gabled and constructed from a mix of ironstone and limestone walling with a tall brick chimney, perhaps for a wash-house or bake-house originally. The rear of the 17th century house is only visible at the first floor, above the various extensions that cover its ground floor; this shows that it is constructed from ironstone walling that is banded with limestone, a typical feature of many of the 17th century village houses in the Welland Valley. At the first floor is a 3-light double-chamfered mullioned window with ovolo-moulded mullions (referred to in the next door property, no.14). **The ashlar front façade:** is set on an earlier chamfered stone plinth and is joined to the ironstone south gable by irregular-sized quoins. It has 3 bays of large windows with



wedge-shaped lintels to each floor, glazed with modern 3-light timber windows with a high transom. The size of the window openings suggests that in the late-Georgian or Regency period (the early years of the 1800s) the whole façade was re-faced in high quality ashlar limestone, possibly Weldon stone, and provided with fashionable 16-paned timber

sashes, which have since been lost, the windows with altered glazing.

Interior: the entrance door is placed to the right of the central window and gives direct access into the middle room of the house, the *Hall* or *Housebody*, its plan providing a *Parlour* to the left, and a heated service room to the right, possibly the original position of the kitchen. The *Hall* is heated by a large inglenook fireplace with an oak bressummer beam that appears to have been turned back-to-front displaying a deep chamfer on its



front edge that would originally have helped take the smoke away up the chimney. This probably happened in the Georgian period when the chimney and fireplace was probably dismantled and a new brick-flue built with an ashlar chimney on its roof. In the re-building it appears that the beam was replaced the wrong way round when the fireplace was blocked and provided with a new fireplace (since removed). Subsequently the beam has been revealed to view again during the 2nd half of the 20th century when it became fashionable to open-up

older fireplaces and to restore the inglenook by removing later inserted fireplaces (however fine or historic). The substantial oak spine-beam that spans across the room has a broad chamfer with a stop where it meets the wall; this was hacked on its face to help plaster adhere to its surface when it was once covered up with painted plaster, but has since been stripped and polished. In the former rear kitchen is a fireplace with a bressummer beam enclosing the remains of a brick beehive-oven and a smaller brick chimney and flue (stripped of plaster back to the brick) that was built inside the former inglenook probably inserted in c.1800. Set against the division wall between them is an open-tread pine staircase, having two simple turned balusters to each riser and a column-turned newel-post (without a curtal-step).



Comparative evidence: as has already been commented earlier this stair is identical with one at *Cannam House*, Main Street, Middleton and is likely to have been made by the same craftsman; this house had the date '1803' set in pebbles in front of its entrance suggesting a similar date for the alterations made to *Church House*. Its attic reveals a pair of 17th century steeply pitched principal-rafter roof trusses with high collars. On the south side of the house is a gated entrance leading to its rear garden and a brick tenanted cottage on the north-western edge of its garden; this is accessed down a track inset with stone-setts. Down the side of this entrance the walling on the south-west corner angle of the house, and on the later stone extension, have been dressed with a pronounced curve, probably for ease of access for horse-drawn vehicles in the past.

3.3.62 **No. 20** is a modern house built in the 2nd half of the 20th century as a new Vicarage in the former grounds of the *Rectory* that was sold at this time to form a residence renamed *Wood Hollow*. It is typical of its period and not of special interest. However, the **boundary wall** on the north and east sides enclosing its front garden is of interest. This is constructed of random coursed limestone walling but with a sloping top coping formed by several courses of Collyweston roof slates; such walls can be of medieval origin, while this is certainly of some antiquity it cannot readily be dated (Local Interest Building).



Church Street (east side):

Commencing at the road junction next to the *Spread Eagle* Public House.

3.3.63 **Nos. 1** is a small 19th century ironstone cottage with a central door and windows to either side with stone vertically bedded voussoirs, but with altered glazing.

3.3.64 **Nos. 1a & 1b** on the north side are attached on to the adjacent property (to the north no. 2 Corby Road). They are mostly 20th century re-built cottages in ironstone: no. 1b has been raised to 2 1/2-storeys resulting in an unsightly drainage system from the two dormer windows that rise through its eaves and run across the face of the building. The excessive height of the building, which dwarfs the older cottage next to it (no. 1), and the small size of the windows, that have a shallow depth at the first floor, are an unfortunate combination that is damaging to the character of the CA. **N.B.** Such badly thought-out designs have no place in a conservation area, let alone on a prominently sited building at the heart of the CA opposite from a listed building.

3.3.65 **Nos. 3 to 9** are accessed via an opening adjacent to no.11 where, backing against a stone boundary wall to the street, is a small garage with double-doors and a tin-roof. This attached row of cottages were developed in three stages in the 19th century: nos. 7 & 9 are probably the oldest and are a semi-detached pair built of ironstone with brick chimney stacks, almost obscured from view by the wooden fence of no.5. This is an in-fill between no. 7 and no. 3 *Bay Tree Cottage*, that is a small detached house built of ironstone with a hipped roof and having 2 bays of windows under arched heads. This elevated and angled group has an open yard to their front (used for parking); this provides a closed but deep view from Church Street.

3.3.66 **No. 11, *The Old Bakehouse*** appears to have been part of a longer terraced row of 18th century ironstone cottages with thin wooden lintels above small casement windows, that was partly demolished to provide access to develop the land behind, resulting in a new brick gable; this was rendered and covered in the mid-20th century with random flagstone walling (an undesirable feature) with 2

bays of arch-headed windows, and with a brick gable-chimney stack. Attached on the road-side is a lower stone wall probably part of an earlier terraced row.

3.3.67 Nos. 13, 15 & 17 (Local Interest Buildings) are a terraced row of brick-fronted cottages set back from the street, built in two stages: nos. 13 & 15 are late-Georgian c.1800 with 16-paned sashes set under cambered brick arches with a stone keystone, their paired doorways set under hooded open porches with curved wooden brackets. The building would appear to have been a 3-bay detached brick farmhouse originally that was later altered by the insertion of a new door and a window to



form two cottages. At the junction with no. 17 is a straight joint in the brick-work, and a former stone gable chimney stack; no. 13 has a brick chimney stack. No. 17 is a double-fronted house with similar windows with cambered arches and a keystone, but with 4-paned sashes (with horns), contemporary with its date-stone above the central door that records "J.C. / 1871". Its gable end is built of ironstone with a stone chimney stack. Set before them facing towards the street are attractive small gardens behind low brick walls with iron railings. A largely unaltered group that make a positive contribution to the street-scene and the CA.

3.3.68 Nos. 17a, 17b & 17c are 20th century in-fill developments set back from the street. No. 17a is a bungalow with solar-panels on the south roof pitch.

3.3.69 No. 19, Church Cottage this is small stone cottage with blue-slate roof and brick chimney stacks that is largely screened behind a tall hedge that is set back from its boundary wall to the street with a lawn set between. This old limestone wall is an attractive feature of the street and follows a curve where it meets Water Lane as we approach the church.



Water Lane:

3.3.70 Introduction: Water lane is a narrow road running off the east side of Church Street that follows a curving alignment providing short views; it peters out at its far end continuing to the north as a footpath that leads to the Corby Road (this section is outside of the original CA boundary). Its name is probably derived from the plentiful supply of springs along it that sometimes spill surface water across the lane in times of

inclement weather. On the south side of the road is a cast-iron horse-trough (local Interest Building) where a pipe in one corner feeds it; a drain set in the road next to it takes the overflow. The lane is mainly developed with properties on the north-side, but once had terraced cottages (shown on the O.S. maps) on the south side (opposite no. 11a) that have



been demolished. Along the lane the haphazard nature and mix of the houses, with small cottages and larger farmhouses built along it, make this one of the most attractive streets in the CA.

3.3.71 **Church Hill** is the only house on the south side of the lane, being set back above the lane and approached up a cobbled path. Close to its front door there is a stone water-trough (with the date 2005) which overflows with a constant supply of spring-water. The large vegetable garden before it (on the east side) is one of the few allotment-type vegetable gardens observed in the CA.

3.3.72 **No. 1, Toad Cottage** is a small cottage built of random stone with small brown-stone quoins; the windows have been altered to UPVC. It has a small date-stone in the apex of its gable, just below its brick chimney stack inscribed “TS 1905” that probably records when the former steeply pitched thatched roof was raised.

3.3.73 **No. 3** (Local Interest Building) is a small ironstone 2-cell cottage with brown-stone quoins that similarly has had its roof raised; this would originally have sat on the edge of the 1st-floor windows. It now has attic rooms lit by a pair of gabled dormers. The ground-floor has a pair of 6-paned 19th century sashed windows, but with altered 20th century glazing above. The roses growing around its door and up its front wall enhance its *Old English* cottage character.



It has a small stone lean-to built against its west gable that follows local vernacular building traditions.

3.3.74 **No. 5 Stoneleigh** (Local Interest Building) is a long stone-built farmhouse with a 3-room linear plan that suggests it may have 17th century origins; the entrance is set between the 1st and 2nd window bays. The windows have been altered with modern glazing and part brick walls set into the older stonework that diminishes its interest. In terms of scale it forms a contrast with the adjacent small early-20th century suburban-looking house (no. 7) that is set back behind a neat brick front wall. This has rendered and pebble-dashed walling above brick walls and 2 bays of 4-paned sashes with horns, and a central door with an open gabled brick porch. Set back from it **no. 9** is a modest late-20th century ironstone cottage with brown-stained windows; only the small UPVC plastic conservatory on its east side is not in keeping with the general character of the street, or the CA.

3.3.75 **No. 11** (Local Interest Building) is a tiny single-cell cottage, originally cruck-framed and part of a larger building since demolished. Its west gable is rendered but leaving small sections of the timber cruck-blades exposed, the curved shape



of the crucks is still discernible on the exterior of the building, but is not visible inside of the building. It has a single bay of 6-paned windows to the right of its Tudor-style doorway. It has a blue-slate roof and a brick chimney-stack on its east gable; it is probably a fragment of a larger probably thatched building originally. On the opposite side of the road is a small 2-storey square stone building that has been converted to form a studio-office, with next to it a gravelled parking area on the site of a

demolished cottage, and a raised lawn that provides a small garden for the cottage opposite.

3.3.76 No. 11a (Local Interest Building) is a large former 2-storey 18th century farmhouse constructed from banded ironstone with brick gable-end chimney stacks; that to the east has a date stone in its apex recording when the roof was raised to 3 storeys in “1863”; this was probably when its thatched roof was replaced by blue-slate, as happened elsewhere in the village. It has a largely original 3-bay façade, with random-sized brown-stone quoins on its front



corner angles. The central door opens directly off the street against the staircase forming a lobby-entrance with two large rooms to either side; a narrow window above the door lights the 1st-floor landing. Cambered-arched windows with brownstone voussoirs and keystones retain 16-paned casement glazing to the rooms to either side of the door. The top floor has small casement windows above the outer bays only, set



under the eaves, where various curious carvings are incorporated into the walling of a naked man to the centre, with to either side heads of a man and woman, and another head of a woman with a medieval-style head-dress set within a quatrefoil; at the outer edges of the eaves are two more carvings one of a king with a crown, the other of a medieval-style female head set within a quatrefoil on a shield. These may be the work of some artisan stonemason, as was observed earlier on the *Wallis Clothing Factory* on Rockingham Road, or may be of older origin re-used. The rear also features other carved stones with cross-heads, much like medieval sanctuary stones from a demolished church, which may also be re-used. Built against its east gable is a 21st century extension (c.2005) that carefully copies local vernacular building traditions being constructed in

banded-ironstone and having timber small-paned casements. Its front is set back slightly from the main façade with a lower 1 1/2-storey gabled roof covered with blue-slate.



An external stone-staircase is built against the east gable, the steps enclosed by a solid side wall. From the street it is difficult to discern the use of this extension that is actually a garage with double-doors at the rear. Attached at right-angles onto the rear of the house is a slightly earlier single-storey extension (having a 2004 date-stone). This provides a large traditional farmhouse kitchen that internally is open to the roof exposing its impressive well-constructed king-post truss and purlins, which support its

blue-slate roof. The floor of the kitchen is laid with ceramic bricks in a herring-bone pattern; the adjacent room retains original red floor tiles. The house even though an unlisted building has the most sympathetic 21st century extensions built in either of the two villages. By a careful choice of matching stone for the walls and slates for the roofs, after some

10 or so years it is hard to tell that these are not the same date as the original 18th century house. The eastern part of its garden is enclosed behind a tall traditional (new) coursed-stone wall with vertically-bedded copings that curves to the side where a double boarded gate leads into its rear yard that is totally screened from view.

3.3.77 Barn and attached derelict building

(Local Interest Building) to the north of no. 11a is a small unused barn with a blue-slate roof having an attached single-storey building with a brick chimney stack, which may have been a single-cell cottage originally and is in a poor condition. This would appear to offer an opportunity for it to be restored and converted to a dwelling, given that there is also access to its front between no.

11 and no. 11a, for parking and a garden. The original CA boundary terminated at this point just beyond no.11a, cutting across its yard.



3.3.78 Returning back towards Church Street a footpath cuts uphill on the south-side of the lane behind *Church Hill*, leading to the church on its north side where the bushes and trees make a great contribution to the quality of the CA, and the setting of the church; through the trees can be seen the roofs and chimney stacks of *Wood Hollow*, the only view available of it from outside of its grounds. The west end of Church Lane widens where it meets the south end of Church

Street and is used for general parking by local residents and visitors avoiding parking in front of individual houses. To the west is the entrance to *Wood Hollow* that has another section of ancient walling (Local Interest Building), referred to



earlier bounding the grounds of no.20 but with clay-pantiles roofing the top of the wall, an unusual feature that deserves to be preserved; this leads to the principal (rear) entrance to the house accessed through its rear yard.

The Southern Boundary of the Village Confines

3.3.79 No. 22 Church Street, Wood Hollow (Grade 2 Listed) is currently approached from the rear between the long former stone outbuilding that provided ancillary accommodation for the dwelling including stabling, a wash-house, and perhaps a brew-house as well. The 1918 sale map of the Bury House Estate (based on the 2nd edition O.S. map) shows the principal entrance to this former *Rectory* curving around the north and west side of the house leading to its principal front entrance that was created on that side during the Victorian period.

The house has two principal building phases: late-17th century (c.1680) and late-19th century (c.1876-8) two hundred years later. The 1918 map shows it with a U-shaped rear, but now it is L-shaped and has clearly lost an east-to-west 'wing' demolished on its north side. The north-south range has the scars of a blocked doorway at the first floor, and a (now external) stone-stair leading to a 1st-floor doorway that may at one time have



given access to a *School Room*, now forming a large and impressive *Study Library*. The north gable of this range, which is roofed with Collyweston roof-slates, retains 3-light stone mullioned windows with ovolo-moulded surrounds and mullions of 17th century date (but may be earlier); this range also preserves a partly sunken cellar, approached via an external door that has an ancient well-worn stone-flagged floor.

On the south side of the rear yard is the original late 17th century 2-cell house built of ironstone, with some limestone quoins, and having 2 bays of windows with wooden lintels, its east gable steeply-pitched retaining a Collyweston stone-slate roof, its gables crowned by limestone ashlar double-flued chimney stacks. The roof rises higher at the west end with a return wall at right-angles in which is set a tall 19th century mullioned-and-transomed window lighting the half-landing of the principal stairs, with a smaller 3-light chamfered mullioned window above lighting the attic floor; this is lit on the south side by gabled dormers set on the roof.

The south side fronts the garden and is clearly of two builds: that to the left (west) is Victorian built in ironstone in a *Jacobean Revival* style: it has a 3-light chamfered mullioned window with Weldon-stone surround to the right of a projecting Edwardian bay-window. The 1st floor has a 2-light window to the left of 3 single-light windows, all glazed with 2-paned sashes. This Victorian range has a Collyweston stone-slate roof with limestone-ashlar double-flued chimneys that may be the original 17th century chimneys (re-used). To the right of this range is the earlier 2 1/2-storey 17th century house that has a significantly lower roof. It has 2 bays of windows with

timber lintels: that to right cross-mullioned with a timber surround that to left altered to French doors with 2-light casements above to the first floor. Set on the roof are a pair of gabled dormers windows without valleys, these have swept sides feathered into the Collyweston roof the cheeks of the windows hung with roof-slates, a particularly interesting detail; these have steeply pitched roofs faced with decorative carved-and-fretted barge-boards. These appear to date from the Victorian alterations and additions made to the building in c.1876-8, a few years before the restoration of the church (in 1878-80) and are likely to be the work of the same London architect, Albert Hartshorne.



Interior: the ground-floor of the 17th century house is mostly occupied by a large kitchen that features an impressive basket-arched stone fireplace at its east end that has a wide opening, and raised impostes to each side from which the arch springs. This has finely jointed voussoirs all cut at differing angles to follow the curve of the arch, and a raised keystone. The exposed stone chimney stack projects into the room the corner angles featuring long-and-short quoins, with a large relieving beam set into the wall above the

arch; the fireplace has been infilled with stonework in recent years to create a shallower opening behind the present Aga cooker. To the west of this room is a smaller narrow intimate reception room the French doors providing direct access to the terrace and front garden. A door leads through to the Victorian extension that has a separate entrance on the north side of the building. Its impressive Entrance Hall is laid with colourful, and well preserved, encaustic tiles of a



medieval ecclesiastical pattern (of a type often found in church chancels). The principal reception rooms are approached off this hall via 6-panelled wide pine doors (3 panels wide), set in moulded architraves, and with deep skirting boards. The pleasing dog-leg stripped-pine staircase on the north side of the hall rises in an easterly direction to a half-landing, and features Gothic carved newels and a closed-string inset with recessed quatrefoils; these support simple stick balusters set at an angle.



Outside on its front terrace is an old sundial with a column baluster support set on a raised circular base; the baluster is damaged, probably broken when it was moved in the 1960s from the garden where the new Rectory was built in the former Rectory grounds. It has a cast-dial with French inscription and the date “1805”. To the south of the house is a large garden with two main lawns and many specimen trees around its edge, some perhaps planted in the 1870s when the house was altered; now some 150 years on these fully-mature trees provide a fine setting to the house and the church.

3.3.80 **Former Stables to the east of Wood Hollow** (Grade 2 Listed) this is a long

linear range set between the former Rectory and the Church and is built of a mix of limestone and ironstone with a blue-slate roof. Facing towards the house on its inner west face are two large stone buttresses with offsets; while looking ancient they were built by the present owner in the 2nd half of the 20th century to help stabilize the building. The listing refers to it as having “3 or 4 stables with haylofts over” retaining “3 stable door openings with wooden lintels”. It also has two pairs of timber double-doors for garaging. Facing the church the elevation is blind except for a boarded door opening at the south end; internally this reveals that it was formerly a 2-light window with a wooden mullion and a large timber lintel the beam having open mortices in its soffit for an even earlier wooden mullioned window. Set in its south gable is an externally hinged wooden hayloft-door high up.



Interior: built against the south gable of this range is a large and impressive inglenook fireplace with a wide bressummer beam supporting a lath-and-plaster fire-hood; a light-weight structure that leans against the gable wall and gradually tapers to the very top of its apex; this is a rare survival. This must in the past have been associated with the house and had some ancillary domestic use that required a large fire, perhaps for a Laundry to heat water or a Bakehouse, the former window on the east side originally lighting this end room.

The Church of St. Mary Magdalene, Church Street (Grade 1 Listed)

3.3.81 **Setting:** Unlike some of Corby's other village conservation areas where the church is central to the village being built on its main street, such as at Stanion, Cottingham's church is isolated on the southern fringe of the village down what appears from *The Cross* a minor narrow twisting street that simply leads to the church and not a destination. Indeed the present motorist can drive through the village and not even see its tower or be aware of its presence. This is true for four of the five roads that converge in the centre of Cottingham, the exception being the Corby Road on its approach to the village from the east heading in a westerly direction where the church spire rises above the roofs of the cottages on Water Lane on one side of the church, with open fields and a rural landscape surrounding it on its other sides.



3.3.82 Church Street leads due south from *The Cross* its view dominated by the tall tower and spire of the church that rises out of green undergrowth thick with bushes and trees. At the end of the street stone steps lead up on the east side to a paved path to the west door of the church. This is bounded on the south by a low stone boundary wall to the graveyard backed by a post-and-rail fence, the church notice-board set against it. The boundary wall with flat coping stones (some missing) curves to the south, the footpath continuing down the west side of the graveyard; this stretch of path has a number of standing gravestones (*ex-situ*) set into the bank in front of the fence; the path continues to the south and links with the ancient *Jurassic Way* footpath that returns in a westerly direction to School Hill and Middleton. A 5-bar gate in the southern fence boundary provides access to the large field, owned by the Cottingham Parish Council and known locally as *The Dale*, the path continuing up-hill to the south-east; this area of land currently lies outside of the CA boundary.

3.3.83 **The Graveyard:** There are three definable areas in the burial ground:

The first area to the south and east sides of the church is enclosed by a wooden post-and-rail fence, accessed by a lockable gate close to the west door of the church. This area is overgrown and follows a deliberate policy of remaining unmown, the graves set in long grass. Upon entering this area the first vertical 18th century gravestone features carved cherub heads with wings (a symbol of the soul) set within a border of husks. Just behind it and positioned close to the wall of the south aisle are a striking pair of chest tombs (Grade 2 Listed) to members of the Riddell family constructed of limestone ashlar, the sides with two panels bearing inscriptions and dates, set on a chamfered plinth and with a large overlapping top slab. The western tomb has 17th century dates, the eastern 18th century dates; the



latter has finely carved inscriptions especially one panel to William Riddell dated 1727, who by his will left money to establish an educational trust fund to provide for the apprenticeship of poor boys. The *Riddell Charity* is still in existence today, the Trustees now providing grants to local students of Further Education. Most of the graveyard is filled with either much weathered limestone standing slabs that date from the 17th and 18th centuries, with difficult to read inscriptions, or with contrasting grey-slate slabs; these mostly have a curved top much like the profile

of a tricorne-hat. These slate grave-slabs are exceptionally well cut with deep borders and finely rendered inscriptions that are well preserved due to the hardness of the slate and look as if they were done yesterday, such as the memorial to William Stafford who died in 1861. Round the east front of the church are other chest tomb monuments, including near the north chapel a 17th century pair (Grade 2 Listed) largely buried under long-grass, one with an inscription to the members of the Sewell family dated 1652; constructed in degraded limestone ashlar with panelled sides and solid chamfered slabs on top like gabled roofs (seen elsewhere in the Corby Borough such as in Weldon church yard). There is another group of 3 limestone chest tombs (Grade 2 Listed) to the south of the South Chapel, one being dated 1756, the other 19th century, both similarly constructed with corner pilasters. The 18th century one is decorated with carved cherub heads at the ends and bears inscriptions to the Burgess and Cannam families; the later probably lived at *Cannam House* on Main Street in Middleton, one of the finest Georgian houses in the two villages.



The second area is to the north of the north aisle that is well tended with a group of standing stones set amid neatly trimmed grass, the limestone slabs featuring a distinctive circular head-piece decorated with a cross. A path leads up the north side of the church past a pair of impressive medieval grave-slabs carved with a foliated



cross, one with an angled top, that are set on the top of a stone-flagged vault; surprisingly these fine tombs, the oldest in the church yard are not listed (Local Interest Building). Close to the North Chapel is another medieval grave-slab protected by a curved metal cage; this has angled sides and is decorated with a moulded cross that looks like a knight's 2-handed broad-sword that is also unlisted (Local Interest Building).

The third area is approached on the path past the church that continues up-hill to the current burial ground that forms the third distinct area of the graveyard. Here the older graves rise out of the long grass and an impressive view of the church can be had; being set at an angle its impressive west tower is framed by the Welland Valley beyond, with dense mature trees bordering the edge of the church yard.



3.3.84 The Church

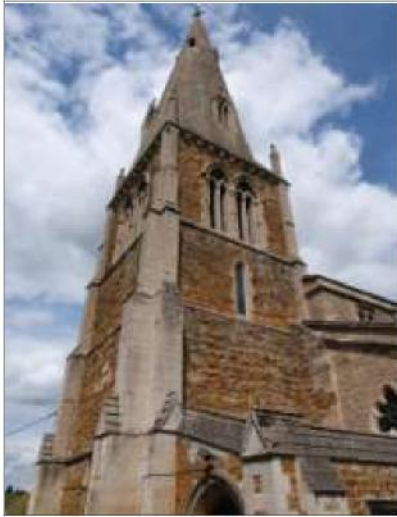
Materials: the church is an impressive structure built for the most part of ironstone with limestone dressings, probably Weldon stone. The aisles and clerestory have limestone-ashlar parapets hiding the roof that is variously constructed of lead, and Westmoreland green-slates added in the 1878/80 when the church was restored to the designs of London architect Albert Hartshorne, who had an antiquarian turn of mind being the Secretary of the Royal Archaeological Society; the listing descriptions of the 1980s also states that it is partly roofed with corrugated sheeting (perhaps a 20th century patch-repair at that time).



Architecture: the approach from the north, down Church Street, provides a fine view of its superb tower that stylistically appears to date from the late-13th century or early 14th century (c.1300); it is perhaps significant that in 1296 it was certified that the Manor of Cottingham and Middleton was held by the Abbot of Peterborough off the Crown (the King) "*in capite*" i.e. for unspecified services rendered. It appears that the Abbot authorised the rebuilding of the church and the raising of its earlier tower. Internally there is evidence to suggest that the church had 12th century (Norman) origins visible on the west tower-wall of the nave (see below), where a steeper-pitched roof-line is visible below the present roof raised so as to provide a clerestory.



The Tower: the contrast between the orange-coloured ironstone of the walls of the square tower with the creamy-coloured Weldon stone used on the corner angled buttresses, the belfry windows, and the broached octagonal spire, forms not only a pleasing effect but helps to articulate the sculptural form of this magnificent Early English tower. It has a 4-stage tower with an arch-headed lancet (Norman) set in the 1st stage facing west; this has a deep splayed inner-surround with dressed voussoirs lighting the ground-floor room in the base of



the tower. Another arched-headed window is also to be observed in the 3rd stage of the tower facing south. This suggests a possible evolution from a Norman tower of 3 stages originally built without buttresses, then being raised another stage when a belfry was added in the late 13th century having on each of its four sides twin-arched 2-light shafted belfry windows with Geometrical tracery: quatrefoil circles under a moulded hoodmould, together with the corner angle buttresses and pinnacles tying the older stages of the tower and new together. This building work may have taken place when the arcade of the nave south-aisle was also added. It is also possible that the broached spire was added to the tower at a slightly later date in the early 14th century. This theory is supported by the interior:

here the west wall of the Nave (the east wall of the tower) has a tall arched Norman doorway leading to a former pre-clerestory roof-space from the tower, now visible from the Nave. The clock was moved during the 19th century restoration of the church from the west side to its present location on the north face of the 3rd stage of the tower, facing towards the village. The tower terminates with a corbel table of carved animal heads that runs around it. The buttresses have gablets on the corners of the tower base. Each stage of the buttresses is recessed with off-sets continuing as diminished small pinnacles on each of the four corners of the tower. The broached spire is walled in Weldon stone, different to the other limestone dressings, laid to courses with two tiers of lucarnes in alternating directions, having a 2-light gabled lucarnes set in the cardinal faces (N.S.E. & W.), being smaller versions of the bell openings, with a second tier of small lucarnes set higher up on the alternate faces. The spire is crowned by an iron-cross and a decorative wrought-iron weather-vane, a cockerel.

The Body of the Church: the south side of the tower is embraced by a Victorian Porch with a lean-to roof having an open Gothic-arch, and is built in matching ironstone and Weldon stone. Both the lean-to roofs of the North and South Aisles slightly overlap the tower, and are walled in a mix of medieval coursed limestone with 19th century ironstone orange-coloured patches, having angle-buttresses with off-sets; the shallow parapets of the lean-to roofs being constructed from Weldon stone. These are built against the taller coursed limestone walls of the Nave that is lit high-up by four 2-light clerestory windows with cusped heads and straight lintels, the hoodmoulds with straight-returns; a newspaper report (in the Northampton Herald, 12 June, 1880) on the opening of the church after its Victorian restoration states that *"the windows in the clear-storied roof, which were formerly very irregular, have been made uniform, and three new ones added"*. The





roofs of the aisles are also recorded as having been raised; this suggests that the fine ashlar parapets of both the aisles and the nave and the clerestory windows (4 to the nave, and 3 to the chancel on both sides) are all part of the Victorian restoration when the roofs were rebuilt, but re-using the principal oak tie-beams. Similarly the break between the nave and the slightly lower chancel roof was rebuilt at this time when new carved stone crosses were added to the apex of the roofs. It is possible that the clerestory was

added to the chancel at this time, as this is a very unusual feature.

The Chancel appears to have been radically rebuilt at this time internally with new arches added, and with some old ones moved and repositioned, and externally when the tracery of the East Window was mostly replaced. This is an interesting and unusual Early English design of c.1300 (but copied) having a frame of Y-tracery supporting a large cusped circle, with below 2 + 2 cusped lights to the heads of the curvilinear tracery that is infilled with cusped *mouchettes* looking like a simple rocket design. This rebuilding work is clearly evidenced externally on the North Aisle where the older light-coloured limestone walling has been patched with darker orange-coloured ironstone, especially to the right (west) of the Gothic-arched North Door, the aisle being lit by 2-light arch-headed windows with cusped heads that frame a heart-shaped cusped top-light. The short stubby buttresses with offsets on this side appear to be mostly replacements. The North Chapel is also an addition of c.1878-80. This breaks forward and has a similarly designed pair of arched windows as those in the aisle, except for its East Window that is of 4 lights with cusped heads and a straight lintel with a hoodmould; similar in design to the clerestory windows (that are a typical late-15th century Tudor design). The 19th century walling of this added chapel is a subtle mix of ironstone and limestone that some 150 years on looks at first sight medieval. The 19th century South Porch has a pair of similar 2-light Tudor-style windows, and is set against the west end of the medieval South Aisle with an unusual cusped trefoil window set above it of uncertain date. Also added in the 1880 alterations is a South Chapel and Vestry that is open to the east end of the south aisle under a reinforcing stone-arch that supports the roof; the aisle having two arched windows matching those on the north side.

Interior: the porch leads directly into the west end of the South Aisle, an unusual entry-point to a church being at its south-west corner. It has a 3-bay Nave, medieval North and South Aisles, a Chancel of c.1300 but mostly rebuilt in the 19th century in a *Gothic Revival* style when a North Chapel, a South Vestry, and the Organ were added. It has narrow aisles contrasting with the wider Nave that has two arcades of





arches open to the aisles, and is lit by the tall clerestory windows that rise high above the nave; these help to relieve the general gloom cast by the grey-coloured un-painted plastered interior walls, not helped by the lack of a window in the south aisle (opposite from the North Door) that could have lit the central bay of the aisle arcades.

The South Arcade is of late-13th century, and is possibly contemporary with the raising of the tower. It has 3 bays of double-chamfered Gothic arches with hoodmoulds supported by handsome quatrefoil stone piers formed by a cluster of engaged Doric columns with moulded ring-capitals.

The North Arcade opposite has similarly double-chamfered Gothic arches as those on the south side, the hoodmoulds having small carved heads set between the arches, but carried on earlier octagonal stone columns considered (in the latest edition of Pevsner's *Buildings of England: Northampton*, revised by Bruce Bailey in 2013, p.199) to date from the mid-13th century (c.1250). They are set on square plinths with moulded bases. However, **the glory of the church** are



the capitals of these columns each one different from the other having, as Bailey states: *"the unique feature of capitals decorated with human figures placed without qualms horizontally: two ladies, in opposite directions, their wimples meeting, two knights with characteristic helmets, a bishop, etc. In addition the responds have stiff-leaf foliage."* Mr. John Tipper further comments (in his *Notes on the church of St*

Mary Magdalene, Cottingham, 1976 p.2) in the church guide: *"the columns of the arcades*

have some fascinating capitals. One of them is perhaps unique. It has four figures lying round it, head to head, a Lady, an Abbot or Bishop, and two armed Knights with vizors (sic. visors) hiding their faces. It is a very strange group, and it is thought it represents St. Mary Magdalene, the Abbot of Peterborough, and the Lords of the



Manors of Cottingham and Middleton, symbolising the authority of the Church, the Parish and the two Manors combined in the one capital that carries the most weight in the Church". This particular stone pier supports the central and eastern most arch, and is different from the other pier to the east that is framed by a small portion of walling in-set with an open Gothic-arched recess between the arches, and another cusped opening lower down. These openings may have had doors on originally and held a reliquary or other sacred treasure.



Discussion: this portion of wall between the arches is very puzzling as it would usually indicate the position of an axial cross-wall, built across the present nave, but the purpose of such a wall is difficult to determine. It possibly may have been the east front wall of the original and smaller Norman church that was partially demolished when the church was enlarged in the 13th and 14th centuries; only if the floor of this part of the church was taken-up and excavated would we perhaps see the earlier wall foundations if they exist. What can be said however, is that the extraordinary carvings of the free-standing column in particular are unique and unlike



any other seen by this writer (or probably in England). The interpretation of the four carved figures cited above seems plausible, in particular the carving of the figure thought to be the Patron Saint of the church Mary Magdalene, she has flowing robes carved in a Romanesque fashion in a demure pose one hand holding the wrist of the other that clasps the folds of the gown with a well-carved handsome face and braided hair, unlike the two knights who are anonymous their faces hidden behind a metal visor. On another column are two heads of ladies wearing *wimples* (pointed hats of the medieval period) very stylised and different to this other female figure. The Bishop

wears his robes of office, with a mitre on his head, and with flowing robes below his cope, holding his crosier (his staff of office); however, the face is very indistinct and stylised compared to the Mary figure that is particularly well sculpted and life-like with some undercutting to the carving.

The Tower wall: the west end of the Nave meets the former tower wall in which is set a striking and superb medieval Gothic pointed-archway with 3 double-chamfered orders, emphasised by



the hoodmould that forms a 4th step to the arch. This is early-to-mid 13th century (probably contemporary with the construction of the north arcade to the aisle), and earlier than the similar but much wider Chancel-arch that only has 2 chamfered orders, matching in style the arches of the aisle arcades; the Chancel arch maybe medieval but is more likely to be part of the Victorian rebuilding as it is too wide to be convincing. Above the tower arch is a tall Norman doorway with a roundhead formed by individual dressed stone voussoirs that must have led from the tower into part of the nave roof, perhaps onto a gallery. This set just below the distinct steeply-pitched roof-line of an earlier roof, perhaps before the nave roof was raised in the late 15th century and originally replaced by a shallow-pitched lead-roof, only for this to be replaced in 1878-80 with a Westmoreland green-slate roof (that would have been transported by rail); this slate had a reputation for being one of the best roof coverings in England leading to its popularity. The roof has moulded oak tie-beams supported off the walls by timber curved-braces, with a single oak purlin to each side carried on stone corbels in the wall above the chancel arch, as is the ridge-beam; these are older re-used timbers from the previous roof, but with new sawn rafters to the solid boarded roof, an addition of 1878-80.

Old photographs show the church as it had evolved during the 18th and 19th centuries with box pews and galleries when the church became a preaching box. The Victorian Rector the Reverend William Yates M.A. (from 1866 to 1900) was the driving force behind the restoration of the church when the interior was largely stripped and the floor of the Chancel raised and approached up a flight of stone steps, with more



steps to the raised

Sanctuary; the new altar rails are re-used earlier balusters from one of the galleries. The raised floor buries the base of a medieval 14th century arched niche (for a tomb) on the north side where now only the upper part of the arch is visible, the floor of the Sanctuary is laid with encaustic red tiles (mostly hidden by carpet).

The Fittings: these mainly date from the Victorian restoration when new choir stalls with carved poppy-heads were installed, and a new organ provided set in an arch on the north side of the Chancel. The original octagonal stone Font was moved near the entrance in the south aisle and fitted with a suitable carved oak cover. The 17th century oak Pulpit was lowered and repositioned, and a new oak and walnut Lectern installed; this is decorated with brass dog-tooth moulding and tracery panels. One very special ancient treasure from the past has been preserved:



The Parish Chest is a fine plank-chest its front fully carved with three tiers of decoration: the 1st tier forming a symmetrical arrangement featuring the Yorkist rose, a double-headed eagle and a chip-carved roundel; the 2nd tier having a vine-scroll decorated with holly leaves and flower heads; the 3rd tier with small daisy heads and fleur-de-lye. Set below the front panel fixed to the side of its end feet are carved spandrels similarly decorated. It retains two wrought-iron lock-plates for separate keys for the church-wardens who would have secured the Parish Registers (begun in 1574) inside the chest, amongst other valuable items. The chest is thought to be one of a distinct group of four heavy oak chests with similarly carved plank fronts that were made in Watford, Northamptonshire in c.1520, and are known nationally as the *Watford Chests*; one similar chest forms part of the collection of the Victoria & Albert Museum, London. The left side of the chest has been badly repaired in the past, its plank-end replaced in an inappropriate manner, but fortunately the right-hand side survives intact, its solid plank-end roughly cut with feet; it is a very important chest, a museum-piece, dating from the early 16th century.

Wall Monuments: there are few wall monuments of note only an oval white-marble one to *Thomas Medlycott* (probably of Bury House/ Cottingham Hall) who died in 1701, and to Anne his wife who died in 1730, raised in their memory by their daughter "*Ann Barbara Hill Medlycott wife of George Hill Esq. his Majesty's Premier Serjeant at Law*". In the base of the tower is a former ledger-stone with tapering foot built into the wall. This unusually features a praying figure set in a recess with a broad-sword below his praying hands, suggestive of a knight rather than a priest. There is a large hand-painted board of 1670 recording the terms of William Downhall's will for the repair of the church and a charity he established for



money to be distributed to the poor at Christmas. Preserved on the wall of this room is an old circular bell-wheel, of unusual framed construction and uncertain date. Penetrating through the ceiling of this tower ground-floor room are two bell-ropes perhaps for the better convenience of the ringers to ring the '*Daily Bell*', and for tolling the Tenor bell at funerals. The ringing chamber is in a room above the Gothic arch in the nave, lit by the belfry windows previously described, and approached via a spiral stair in the wall. The Bell Chamber has a peel of 5 bells dating from 1704 and 1790, with the tenor bell weighing 11cwt being added in 1865. In addition there is a small '*Priest's Bell*' apparently hung in the West Window of the spire.

Stained Glass: all the windows of the church were re-glazed in 1880 with clear glass, as John Tipper's notes inform us "*with Cathedral-fluted glass, supplied by Pepper & co. of London*"; they also glazed the London Law Courts at this time. Subsequently a few stained-glass memorial windows have been added to the church over the years: the large and impressive East Window in the wall above the altar was added in 1901 made by *Burlinson & Grylls* as a memorial to the Rev. William Yates, the former Rector for 34 years who oversaw the restoration of the church in 1878-80, and personally contributed £500 towards its total cost of £2,500. The window has two tiers of four panels, with four Saints: Augustine, Peter, Paul & Aidan set above scenes from the Life of Christ: the Annunciation, the Nativity, the Deposition and the Ascension. On the south side of the chancel is a window of 1882 by *F.W. Dixon*, with another window at the head of the south aisle near the Vestry of 1916 by *A.L. & C.E. Moore* as a memorial to another former rector (1900 to 1901) William Millington M.A. and his son Hugh, a victim of the 1st World War who died at Givenchy, France in 1915. This is a touching memorial with the figure of a soldier in knights' armour handing his sword to two winged angels, with a detailed inscription panel at the base. Near the font at the entrance to the church is a



striking modern colourful stained-glass window of two panels, known as the *Trevor Memorial* made in 1974 by *G. Maile* of Canterbury; it shows the Baptism of Christ by John

the Baptist and is particularly noteworthy.

History: the early history of the church is not recorded. A small wooden church may possibly have been built on an earlier sacred site, perhaps of a Roman Temple or shrine close to the many springs (on Water Lane); wells were often seen as holy and were often dedicated to St. Helen. Cottingham is close to a major Roman road (the *Gartree Road*) that passed through this way connecting Leicester to Godmanchester and Colchester; this may explain why it was built in this location on a high promontory at the end of a cul-de-sac off the main street overlooking the village. However, at the Domesday Survey of 1086 there is no mention of a church or a priest, so it must be assumed that the church did not exist at that date, but was subsequently constructed the following century by the monks of *Medeshamstede*, the Anglo-Saxon name for Peterborough Abbey. The Domesday Survey recorded that "*Cotingeham*" was part of the landholding of "*St. Peter of Burgh*"; the Abbey founded in 942 AD. Before the Norman Conquest the Manor of Cottingham, together with a large tract of land in the Welland Valley, was granted to Peterborough Abbey and held by it until the Dissolution of the Monasteries in the reign of Henry VIII. It would be part of their mission to build a church on their village landholdings. The first actual mention of a church at Cottingham is in the "*Liber Niger*" (The Black Book) of Peterborough Abbey (covering the years 1125 to 1128). In a Papal document of 1146, signed by Pope Eugenius III, there is confirmation of the existence of a church in Cottingham being in the possession of "*the Abbot and Convent of Medeshamstede*", together with a wood, a mill, and 20 cottages.

Summary of the construction of the church: during the ownership of the Abbey they would have re-built an earlier and smaller church during the medieval period adding its fine tower and spire, and the extraordinary aisle arcades of the nave. Probably commencing in the middle of the 12th century by first building a small Norman church with a tower, then a century later adding first a north aisle, and then a south aisle and raising the roof, so as to provide a Clerestory; adding a belfry on top of the lower tower, and finally a spire that may not be coeval with the building of the tower itself, unifying all the stages of the tower by adding off-set buttresses.

Shortly before the Dissolution of the Monasteries in 1535 Henry VIII commissioned a survey of the value of all monastic lands and properties in his Realm; from this we learn that the yearly revenue of Cottingham was then valued at £45. 17s. 4d, and the profits from the woods at £16. Peterborough Abbey was dissolved in 1536 and Cottingham was placed in the Deanery of Weldon, and in the Diocese of Lincoln. In 1541 Peterborough Abbey was reconstituted as a Cathedral at which time it lost most of its lands, including the Manor of Cottingham which then reverted to the Crown. The King then granted it to his father-in-law, father of his last wife Katherine Parr; it stayed in that families hands until 1543 when it was lost because of their support of the Lady Jane Grey against Mary Tudor. During Mary's reign (1553 to 1558) Cottingham remained part of the Royal Estate, and was valued at £51. 10s. 7d eventually passing to Queen Elizabeth I; this was

confirmed by charter in 1560. Some 25 years later she granted it with other lands near Corby to her Lord Chancellor, and favourite courtier, Sir Christopher Hatton (I) (1540-1591) of nearby Kirby Hall.

In 1586 Hatton appointed Richard Bancroft (from Farnworth in Lancashire) to the 'living' of Cottingham as its Rector (he was paid an annual stipend and provided with a house to live in, hence the term 'living'). He was a distinguished scholar educated at Christ's College, Cambridge where he became Professor of Theology prior to being the Rector of Cottingham (from 1586 to 1597). On leaving Cottingham he was elevated to become first the Bishop of London in 1597, and later elected to be the Primate of All England, as Archbishop of Canterbury in 1604. In that year James 1st appointed him as the Chief Overseer for a new Authorised Version of the Bible. He was tasked with assembling a team of scholars to jointly produce a new translation from ancient Greek and Hebrew texts, producing the most important book in the English language, the James 1st Bible. One such scholar was Sir Henry Savile, the Warden of Merton College, Oxford who had been Tutor in Greek to Queen Elizabeth 1st; Savile was to personally translate the Four Synoptic Gospels of Mathew, Mark, Luke and John for the New Testament section of the new Authorised Version of the Bible that was published in the reign of King James 1st, a colossal achievement. Bancroft was Cottingham's most famous Cleric who died in 1610 and is buried in Lambeth Parish Church, London.

The Manor of Cottingham passed back to the Crown in 1624 (to James 1st) and remained there until the momentous year of 1645 when it fell into Oliver Cromwell's hands; he retained it until his death in 1658. At the Restoration of the Monarchy in 1660 it once again passed back to the Crown. Then in the gift of Charles 2nd he was to grant the *Manor of Cottingham-cum-Middleton* to Sir William Newport; after whose death in 1671 it passed to Sir Christopher Hatton (IV) (1632-1706) of Kirby who notoriously was to enclose *Cottingham Woods*, *Middleton Thick* and other coppices in and around the two villages which Queen Elizabeth 1st had granted to his more illustrious ancestor and name-sake Sir Christopher Hatton (I) in 1572. Sir Christopher Hatton (IV) of Kirby was to make the most significant development in Cottingham church's history since the Reformation, when in 1676 he sold the Advowson of Cottingham Church (i.e. the right to appoint clergy to the living) to the Principal and Fellows of Brasenose College, Oxford. From that time onwards they have appointed various Fellows from their College as the incumbents of the living of the church in Cottingham, some 17 clerics between 1680 and 1972, graduates of the College many holding the degree of MA, or BD and one Doctor of Divinity, the Rev. Alfred Edward Rubie DD who was appointed in 1915 during the 1st World War. The College probably paid for the construction of a new Rectory in the late-17th century in the four years between their purchase of the church advowson in 1676 and their first appointment of a Rector in 1680, so as to provide a fitting residence for him to live in. In the early 18th century the College probably also paid for the installation of the 5 church bells in the tower; these may have been new replacements of older bells. During the Victorian period the church was restored from 1878 opening again in 1880 with contributions to the cost also being borne by Brasenose College, Oxford (Patron), and providing

a new Church Primary School built in the village. Earlier lessons were provided for village children in a large School Room in the Rectory next to the church. Thus it can be seen that the village has benefited greatly from having some highly educated Rectors throughout its history, and especially from its close association with Brasenose College, Oxford.

4 Assessing special interest

4.1 Location and setting

4.1.1 The Borough of Corby lies within the north-eastern area of Northamptonshire and is approximately 20 miles from the centres of Northampton, Leicester and Peterborough. Bounded by the Welland Valley and pockets of the ancient Rockingham Forest, Corby Borough incorporates seven rural villages that form a sharp contrast between the modern environment of Corby Town and the traditional character of the villages. Middleton and Cottingham lie close to the northern boundary of the Corby Borough with the villages of East Carlton, Upper Leighs and Drayton on the north side of the River Welland. The two villages like Corby just a few miles away to the east, lies on a Boulder Clay plateau cut by a series of streams draining East and North-east; in the valleys close by there are outcrops of limestone and marls. The geology of Cottingham & Middleton, and Corby, are similar being on limestone and marl, the Upper Estuarine Series (17 ft to 45 ft deep) that is part of the Great Oolite Series, also hemmed in by Northampton Sand Ironstone (close to the surface being 0 to 22 ft deep) with an outer area of Boulder Clay; there is a significant outcrop of ironstone in East Carlton Park immediately to the west of Middleton, with the remains of stone quarries on the south side of the A427 that are to be partly included within this revised CA boundary.



4.1.2 The acreage of Cottingham remained fairly consistent from 1887 to 1914 at or close to 1, 723 acres. The population of both Cottingham(C) and Middleton (M) is recorded in 1800 as being 882. Then gradually rising throughout the 19th century, to over a thousand by 1841 (C 623, M 411, joint 1034), and continuing to rise in the second half of the century. This is illustrated by the population Census returns that show an increase in C to 687 in 1871, but counterbalanced by a decrease in M to 354 (total for both C & M being 1,041). In the late-19th century the population numbers continue to decline: in 1881 C's population was 631 falling to 519 in 1901, this is also reflected in M where it fell (from 354 in 1871) to 203, the total for both C & M being well below the 1,000 mark to 722. In the intervening 10 years the population again increased prior to the First World War (1914-18) to 851 (573 in C, and 278 in M), but declined after the War following the loss of some 21 men from the village; the War Memorial at the junction of High Street and the Mill Road records their names.

General character and plan form

4.1.3 The original Conservation Area (CA) for Middleton included the entire original village from its main entry point on the B670, to the north of the old A427 that runs to the south of the village, also replaced by a new by-pass further south. The original road meandered on its southern border of the village lands, along the road from East Carlton. The Middleton CA on its northern edge followed the boundaries of the buildings on the north side of Main Street, as it runs east towards Cottingham, and terminated opposite from the Manor House where it meets the Boundary Stone (Grade 2 Listed) set between the two villages at the eastern end of Middleton.

4.1.4 The original CA for Cottingham follows the line of the B672 from Middleton up High Street enclosing *Cottingham Hall* and close to the western edge of the CA boundary, but excluded most of its grounds and garden that provide a fine setting for this major country house set between the two villages. The High Street was widened in the mid- 20th century removing some of its twisting character by demolishing most of the buildings on the north-



side of the road and the original thatched roof inn, *The Spread Eagle* on the south side, and building a new and larger public house set back behind the older one typical in design of the 1960s. A few of the older vernacular cottage houses survive on the south side of the road leading up to the new inn. Just beyond it Church Street runs off due south, having a number of older cottages and houses built on the west side of the road and eventually terminating where

it meets the parish church that is built on a raised plateau set above the street. The magnificent medieval tall tower of the church is crowned by a finely constructed broached octagonal spire and dominates this part of the CA, but is not easily seen from High Street, only from the Corby Road on the approach to the centre of the village.



4.1.5 The approach to Middleton from the A427 down the B670 that descends a steep hill gives the impression of a small and attractive rural village built at the foot of The Hill having a T-shaped road lay-out that turns right (to the east) as it runs through it, and carries straight on to Ashley to the north. Here the village houses are built mainly on the east side of the street appropriately called *The Hill* before turning right at the junction with the



Ashley Road and becoming Main Street. This features a number of larger two and three-storey Georgian 18th century and early 19th century *gentry* houses and farms built on the north side of the road facing south, but with some earlier 18th century (and later) vernacular cottage dwellings on the opposite south side of the road. The earliest available maps of the parish, dating from the 18th and 19th centuries, suggest that this is its original street pattern.

4.1.6 Middleton has a few farms, such as *Hill Farm* close to the entry-point downhill from the former A427, with fields uphill to south of it commonly used for grazing horses; these are visible on the downhill approach from the road junction with the road to East Carlton; this rural setting reinforces the rural character of this village settlement. The west side of this wide and curving road is bounded by the well-constructed stone boundary wall to the former deer park at *Carlton Park*. The first feature on this west side of the road is a large and impressive stone water-trough set within and under a stone-arched recess being part of the wall. This is dated 1844 and has the initials “IHP” (the “I” stands for a “J”) denoting Sir John Henry Palmer, Baronet of nearby (East) *Carlton Park*, who it would appear provided this water-source for the greater convenience of his tenants and the inhabitants of this part of the village. As a major landowner in the village he provided a pair of Almshouses (nos. 3 & 5 The Hill) further down on the opposite side of the road that also have a similar inscribed tablet recording the date 1862. They are built in a striking Jacobean Revival style and appear largely unaltered (externally) being built in the local orange-coloured ironstone with limestone dressings to the doors and windows that unusually retain their original leaded-lights and metal casements; this helps to establish the largely unspoilt high architectural quality of the village, even though these are unlisted buildings. The view downhill also focuses on no.1 Main Street, an attractive Georgian brick house, originally one of the village inns, *The Old Woolpack*.

4.1.7 Just down the Ashley Road the stables of Woolpack Farm built close to the road reinforces the rural character of the village with frequent activity generated by horse and riders setting out and returning; they are close to the village sign and notice-board. On the west side opposite from Main Street is *Longridge* that is an interesting house of possibly 16th century origins, but externally encased in 18th century stonework; a pair of half-timbered cross walls are visible in its roof space. Visually it closes off the view looking west down Main Street, and adds to its feeling of enclosure.

4.1.8 The original CA boundary terminated beyond the stables and run across the backs of the properties on the north side of Main Street. Just outside of the CA the recent stone-built housing development on Peake Close is set back behind the older stone boundary wall fronting the road and while suburban in character does not detract from the general character of the village as a whole. This is because they are not intrusive and are set on generously sized plots largely screened behind the stone walls.

4.1.9 The north side of Main Street by contrast is closely set with buildings, both



smaller vernacular cottages and a number of early 19th century farms with barns and outbuildings, such as Middleton House Farm, contrasting with taller Georgian *gentry* houses, such as 3-storey Cannam House, and its neighbour no. 21. Many interesting buildings line both sides of the road that follows a curvilinear S-shape; this provides short views along it before terminating at no. 37 on the north side of the street being a fine 2 1/2-storey Georgian house, and at the Manor House

that is one of the best houses in the two villages being of some architectural distinction and quality, its front range dated 1785.

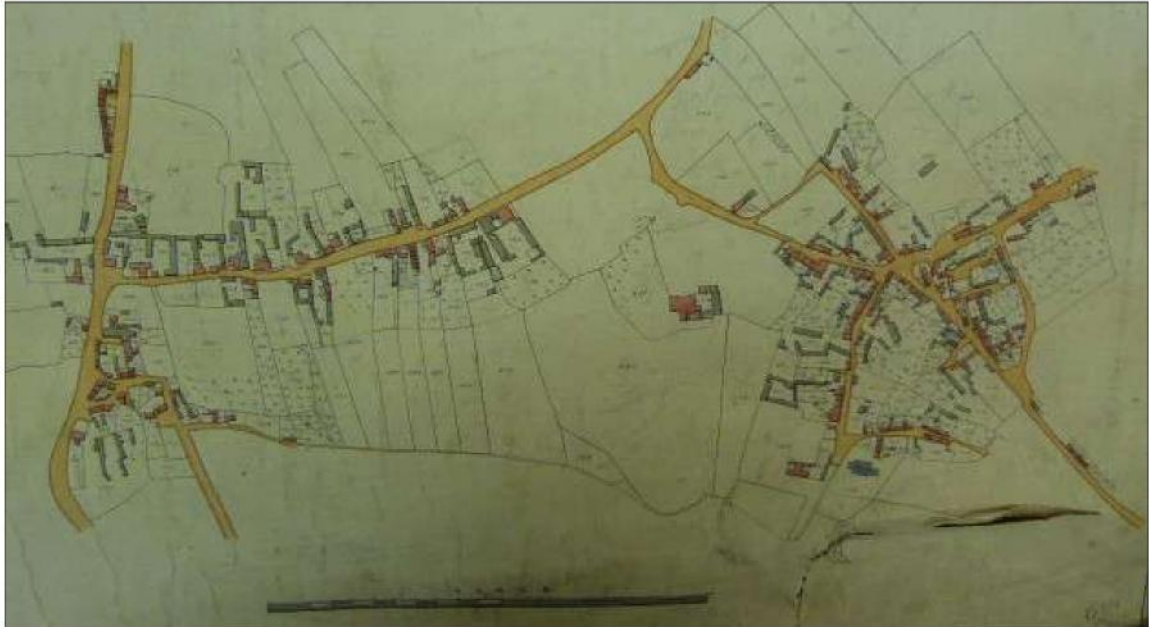
4.1.10 Cottingham originally formed a separate CA from Middleton and is built on the same B670 that passed through Middleton. However, it has a completely different character: its immediate setting at the foot of a steep hill at the west end of High Street is rich in tree cover with many fine specimens (some protected by individual TPOs) on the south side at the entrance to Cottingham Hall and the Hunting Lodge development. Views of the Hall can only be glimpsed through its attractive wrought-iron gates and railings, the house largely screened by the fine trees to the front of it. Longer views of the back of the Hall can be had from the *Jurassic Way* footpath to the south of the settlement; this currently lies outside of the CA.



4.1.11 The west end of High Street is wide and broad and lined by trees on both sides of the road. This is largely the result of street widening that occurred during the mid-20th century when older buildings, mainly on the north side of the road, were demolished and the road straightened. This also included the original thatched inn *The Spread Eagle* on the south side of the road, when a new inn was built behind it being set further back so as to make passage of traffic through the village easier. Some of the older buildings on the south side of the road (nos. 3 to 9) were retained and these follow a different more twisted alignment than those on the opposite side of the road.

4.1.12 *The Cross* is the unofficial name given to the meeting point of the 5 roads that converge in the centre of the village, close to *The Spread Eagle* P.H. This does not appear to be a chance accident and gives the village of Cottingham a unique character. The road to the north-east goes to Rockingham and Gretton, that to the east to Corby, opposite from this School Lane follows the alignment of the former Roman Road the '*Via Devana*' that passed through the village running

in a north-westerly direction from Huntingdon to Leicester that was later called the 'Gartree Way', below this High Street runs downhill to Middleton and Bringhurst. Down the side of the inn, Church Street runs off to the south leading only to the medieval parish church that is set up on a high plateau above the street that is dominated by views of its fine medieval tower and spire.



4.1.13 Cottingham the 5-pointed Star-shaped Village: these 5 roads form a star shape the centre of which would appear to have converged on the former site of a large water-trough and water-pump set in the bank in front of No. 1 Corby Road. While this was created in c.1854 it seems probable that it was the site of an ancient spring that at one time was the principal source of water for the village in the past, so all roads led to it and from it. In 1854 it appears that this spring was cannibalised so as to feed a system of cast-iron pipes with taps and troughs laid throughout the two villages at the expense of the Copyholders who then held the Lordship of the Manor. So while Middleton is a T-shaped village, Cottingham is a Star-shaped village giving it a unique character among all of the villages of the Welland Valley.

Landscape setting

4.1.13 The revised boundary for this joint Conservation Area of Cottingham and Middleton includes much of the rural setting surrounding both of these Welland Valley villages that are surrounded by fields mainly laid to grass for grazing, but close to some arable fields as well. Trees dominate the views at the principal entry point to Middleton leading off the old A427, the B670 road to Rockingham curves downhill and around the edge of East Carlton Park on the west side, its sturdy boundary wall backed by dense mature trees. The road descends down *The Hill*, then continuing eastward through Middleton village before going uphill towards Cottingham. The majority of the designated area covers this sloping

hillside down the steep scarp slope of the rocky escarpment that drops downhill to Middleton then along the edge of the plateau-like landscape where the road is fairly level along Middleton's Main Street. Ashley Road is a continuation of The Hill that quickly leaves the village through fields on the south side of the river Welland. To the east Main Street continues on the Mill Road to the former corn-mill on the river. This topography results in a fairly level principal residential street running west-to-east along Main Street. This provides a striking contrast with the more irregular street pattern to be found in Cottingham where five roads converge in its centre at the heart of the village described above (in 4.1.12).

4.2 Historic development and archaeology

Origins and historic development of the area

4.2.1 Earliest Origins: The 'Heritage Strategy for Corby Borough' (2006) suggests that "early settlement in the Corby area probably began in the Bronze Age, and had developed significantly by the Iron Age, by which time the area was being farmed and exploited for its natural mineral resources. When the Romans arrived they built a road linking Leicester with the Roman town at Huntingdon which passed through what is now modern Corby. One section of this road is a Scheduled Ancient Monument where it crosses Hazel Woods. Another ancient road, the *Jurassic Way*, crosses the Roman road between Kingswood and Cottingham. These roads were probably a focus for settlement, possibly even for a small Roman town.

4.2.2 Roman Origins: In the 1990s the pieces of a mosaic floor of a Roman Villa were discovered during archaeological field-walking in a field off the Ashley to Middleton Road, quite close to Cottingham and Middleton. Other Roman artefacts have been found in the fields around East Carlton immediately to the west of Middleton. In other parts of Corby Borough a Roman village was discovered at Little Weldon. To the east of Stanion another Roman villa site was discovered (in 2004); this shows that people of wealth and high status lived in the Corby area for hundreds of years until the third century AD. Present day Cottingham has a very interesting and informative village web-site that provides much useful information about the history of the village through the ages. A page titled '*Ancient and Roman Britain*' states that "**remains of a Roman building were discovered in Bury Close when the new bungalows were built**". Further enquiry in the village confirmed this, from two separate and reliable independent sources that during building works in the early 1960s while laying the access road Roman remains were discovered that included a **mosaic pavement**. One source states that it was close to the turning end bay opposite from nos. 7 and 9, and was partly in the garden of no. 7 (where a quantity of Roman pottery was subsequently discovered); the other source states that it was in the middle of the road where it forks, opposite from nos. 1 and 4 and 13; here the road is particularly wide. Apparently the mosaic floor was quickly covered over under 3 ft. of top soil that raised the road level, so as to preserve it and so the development was not stopped. This is important information that is not widely known, even in the village. Mosaic floors are only

found in important Roman villas, and if this is a villa site then from other surviving examples such as the Romano-British Villa at Piddington in the Upper Nene Valley that shows that villa sites were quite extensive and sometimes were the sites of earlier occupation, in that case to 8,000 BC; there is a Piddington Roman Villa Museum run by the Upper Nene Archaeological Society. A Roman floor mosaic has recently been put on display at the Stanwick Lakes Visitor Centre (run by the RFT) that was excavated from the site some 20 years ago and carefully preserved before being returned back to where it came from. It is an intriguing thought that a similar mosaic floor may still be preserved under the tarmac on the access road to Bury Close. It is also likely that further perhaps extensive remains may be found in Cottingham Hall's grounds immediately to the east and south of Bury Close, and that these may extend into the adjacent field behind no.16.

4.2.3 The 9th Century: It is thought that Carlton immediately to the west of Cottingham & Middleton was first occupied by the Danes, this part of England then falling under the governance of *The Danelaw*. The local place names show Scandinavian influence, certainly Corby a few miles away is thought to have been named after a Viking leader called 'Kori', and Carlton meaning literally "*Karla tun*, a settlement of Scandinavian carls (free peasants). However, Ekwall suggests that may be a Scandinavianization of the pre-existing village name of "*Charlton*" that is Old English (Ekwall, E. *The Concise Oxford Dictionary of English Place-names*, 4th Edition, 1960, p.88). With regard to Cottingham Ekwall (p.125) suggests that its etymological meaning is "*The Ham of Cott(a)'s people*", 'Ham' meaning 'village', 'Cotta' being a personal name.

4.2.4 The 11th Century: soon after the Conquest William the Conqueror retained the manor and *Hundred of Corby* as his own and established a castle at Rockingham on a carefully chosen strategic site, on a high hill with commanding views over the Welland Valley. This in part still survives today and is an Ancient Monument. The term '*Hundred*' is explained by the fact that in the Anglo-Saxon era, the country's parishes were split into administrative districts called 'Hundreds'. At the time of the Norman invasion in 1066 there were 29 Hundreds in Northamptonshire, and *Cotingeham* lay within the *Stoke (Stoche/Stoce/Stoc) Hundred* that is mentioned in the Domesday entry for Cottingham. Hundreds were so named because they originally contained 100 hides. The word *hide* comes from the old English *hi(gi)d*, from *hiw-*, *hig-*, meaning 'household'. Each hide was split into four *virgates*, and each virgate into four *furlongs*.

4.2.5 Domesday Book: in 1086 the Domesday Book provides our first documented evidence of settlement at Cottingham, where it is referred to as "*Cotingeham*". However, an earlier reference in the Geld Roll of 1066-75 for Northamptonshire stated that "*Cotingeham*" was part of the land of "*St. Peter of Burg*".

Domesday Book

(Land of) "St. Peter of Burgh" (Peterborough Abbey)

"The Church itself holds in Stoc (Stoke) Hundred COTINGEHAM (Cottingham).

There are 7 hides. There is land for 14 ploughs. In demesne (Lordship) are 2 and 4 serfs; and there are 29 villeins and 10 bordars with 10 ploughs. There is a mill rendering 40 pence, and 12 acres of meadow. There is woodland one league long and half-a-league (league) wide. It was worth TRE ten shillings, now 60 shillings. Leuric held (it) freely”

This ancient language is difficult to understand, but this entry tells us a great deal about Cottingham in the 11th century:

- *The Stoke Hundred* was a large tract of land that comprised of Ashley, Brampton Ash, Dingley, Carlton, Cottingham, Rockingham, Stoke Albany, Sutton Bassett, Weston-by-Welland and Wilbarston, but by 1296 *Stoke hundred* had been absorbed into the *Corby Hundred* to form an even larger area of land for administration purposes.
- A *hide* was both a measure of land and a unit of tax measurement. Notionally, a hide was the amount of land that would support one peasant family. Its actual size therefore varied depending on how fertile the land was, but is estimated to be around 120 acres. If this is this case, Cottingham having 7 *hides* would have covered approximately 840 acres, assuming that there was no waste land (i.e. land not fit for agricultural use) in the village that was not assessed for tax.
- The unfamiliar term *bordars* is mentioned in the text; these were not free peasants but were almost akin to slaves, being the peasants’ (*villeins*) servants; in times of need the knight Bishop would bring his peasants in to battle as well.
- The mention of “*demesne*” refers to the knight Bishop’s manor that he kept for himself, where the peasants were obliged to plough his land in return for land that he granted them to plough for themselves.
- The text mentions *a mill*, an essential part of the medieval agrarian economy for grinding flour to make bread, and a substantial acreage of meadow land (*12 acres*) for grazing animals.
- *It was worth TRE* (means *in the reign of King Edward in 1066*) *ten shillings, now 60 shillings*. It is noteworthy that the value of the manor had increased six-fold; in other parts of the country the value went down due to the laying waste of the countryside, especially in the North of England, where it was known as ‘*the Harrying of the North*’. This indicates that the Normans valued the East Midlands area with its arable land, and extensive woodland for making charcoal for iron smelting.
- The last part of the entry states “*Leuric held freely*”; this refers to the previous owner of the Manor before the Conquest, Leofric who was a powerful Saxon thane and Abbot of Peterborough who fought and fell at the Battle of Hastings in 1066.

This then provides a picture of a large thriving agrarian community, living in the settlement of Cottingham (N.B. Middleton is not mentioned at this date). The abbey became disposed of most of its estates after the Conquest, including

Cottingham on the borders of Carlton.

4.2.6 There is no evidence that Middleton existed at the time of the Conquest. The first appearance of the name "*Middelton*" is in 1146, in a Papal document signed by Pope Eugenius III, which also confirms the existence of a church in Cottingham, and that Middleton and Cottingham were then in the possession of "*the Abbot and Convent of Medeshamstede*", the original name for the Abbey of Peterborough, under Abbot Martin de Bec, together with a wood, a mill, and 20 cottages. Middleton is next mentioned in 1197 in the *Feet of Fines for Northamptonshire*.

4.2.7 The 13th Century: Carlton (i.e. East Carlton adjacent to Middleton) was created a separate parish in 1230 by Robert Grosseteste who became Bishop of Lincoln from 1235 to 1253; St. Peter's Church in East Carlton was established in c.1230. Previously Carlton was a Chapel of Ease belonging to Cottingham where a William Hotot (born at E. Carlton) is credited with the building of St. Mary's Church in Cottingham in the mid-13th century, probably when he was appointed the Abbot of Peterborough, between 1246 and 1249. Apparently he was forced to resign as the Abbot (reason unknown), after which records state "he retired to Cottingham"; perhaps to complete the building of the church dedicated to St. Mary Magdalene starting with the north aisle with its remarkable carved capitals that stylistically appear to date from the mid-13th century; the carving of a female may possibly indicate St. Mary Magdalene. It is amazing to consider that the cruck-framed part of the Royal George public house was built around the time that the William Hotot the former Bishop of Peterborough returned to the village, its cruck-timbers having a felling date of the Summer of 1262. It is possible that this former bishop may have witnessed it being built; the rearing of pairs of cruck-trusses was a notable event requiring several men (or oxen) with ropes to pull them vertically and secure them while the purlins and ridge were added to the roof to stabilise it. The Hotots were Lords of the Manor of adjacent (East) Carlton who held the Barony of Belvoir; a *Robert Hotot of Carlton* married one *Alice the daughter of Walter de Grauntcourt*, Their son and heir Thomas Hotot succeeded to the Manor of Carlton around 1175 where he lived until his death in 1212, his eldest son Robert inheriting the manor. This connection with various bishops is quite fascinating and yet another enters the scene in the late 13th century when John de Kirkeby, the Bishop of Ely from 1286 to 1290, seized *Esthall in Carlton* from Sir William Portehors in 1290.

4.2.8 The Middle Ages: in 1296 it was certified that the Manor of Cottingham and Middleton was held by the Abbot of Peterborough off the Crown (the King) "*in capite*" i.e. for unspecified services rendered. It appears that around this time the Abbot authorised the rebuilding of the south-aisle of the church and the raising of its earlier, possibly Norman tower. In the late-14th century the manor was leased from the Abbey by Sir Henry Greene of Boughton in 1370. He appears to have held the manor for some time as at his death he left the Manor of Cottingham-cum-Middleton to his son and heir Sir Thomas Greene. In the 15th century there was a separate "*Hill Manor*" (probably located where Hill Farm is today) in Middleton then in the possession of William Palmer of Carlton; the Palmer family were to

have a long association with the two villages, and Middleton in particular. By the early 16th century the Abbey were once again in full possession of the Manor and William Palmer of Carlton was appointed bailiff of the *Manor of Cottingham-cum-Desborough*.

4.2.9 The Tudor & Elizabethan Period of the 16th century: shortly before the Dissolution of the Monasteries in 1535 Henry VIII commissioned a survey of the value of all monastic lands and properties in his Realm; from this we learn that the yearly revenue of Cottingham was then valued at £45. 17s. 4d, and the profits from the woods at £16. Peterborough Abbey was dissolved in 1536 and its Abbot John Chambers was appointed Bishop-elect of the new Diocese of Peterborough and made Warden of its former property. Cottingham was then placed in the Deanery of Weldon, in the Diocese of Lincoln. In 1541 Peterborough Abbey was reconstituted as a Cathedral at which time it lost much of its lands, including the Manor of Cottingham which then reverted back to the Crown. The King then granted Cottingham Manor and Rectory to his father-in-law Sir William Parre, Lord Parre of Horton, father of Henry VIII's last wife Queen Katherine (Parr). Sir William and his male heirs were to hold the manor by the service of one-twentieth part of a knight's fee. When he died in 1546 his widow Mary Parre "was left in occupation of Cottingham". The following year in 1547 the reversion of the manor was granted to his nephew William Parre, Earl of Essex, who was raised to the rank of Marquis of Northampton. In 1554 he lost all his estates and honours for his support of the Lady Jane Grey in an attempt to prevent Mary Tudor from acceding to the throne. During Mary's reign (1553 to 1558) the Manor of Cottingham-cum-Middleton remained part of the Royal Estate, and was valued at £51. 10s. 7d eventually passing to Queen Elizabeth 1st by charter in 1560, when "the vill of Cottingham and Middleton, which is a hamlet of the same vill", were confirmed as being in the hands of Queen Elizabeth I. Some 25 years later in 1582 she granted the Manor in fee, with other lands near Corby, to her Lord Chancellor, and favourite, Sir Christopher Hatton (I) (1540-1591) of Holdenby and Kirby (Hall). He was responsible for the appointment of Richard Bancroft to the living at Cottingham church in 1582; he was eventually to become Archbishop of Canterbury (see earlier Church History). Hatton died in 1592 "*seized of the scite (site) and demesne lands of Cottingham manor, and of three mills*": one water-powered, one wind-powered, and one horse-powered. He was succeeded by the husband of his sister Dorothy, wife of William Newport who changed his name and became Sir William Hatton, Knight.

4.2.10 The Jacobean Period of the 17th century: Sir William was childless so after his death the Manor of Cottingham reverted back to the Crown in 1624, to James 1st, but in the momentous year of 1645 fell into Oliver Cromwell's hands on behalf of Parliament and the Commonwealth, and remained in it until his death in 1657. At the Restoration of the Monarchy in 1660 it once again passed back to the Crown. Then in the gift of Charles 2nd he was to grant the *Manor of Cottingham-cum-Middleton* to another Sir William Newport (ancestor of the one above); after whose death in 1671 it passed to another Sir Christopher Hatton (IV) (1632-1706) of Kirby. He was to instigate the enclosure of *Cottingham Woods and Middleton*

Thick and other coppices in and around the two villages which Queen Elizabeth 1st had granted to his more illustrious ancestor and name-sake Sir Christopher Hatton (I) in 1572. Sir Christopher Hatton (IV) of Kirby was to make the most significant development in Cottingham church's history since the Reformation, when in 1676 he sold the Advowson of Cottingham Church (i.e. the right to appoint clergy to the living) to the Principal and Fellows of Brasenose College, Oxford.

4.2.11 The Palmers of East Carlton in the 17th century: during this period Geoffrey Palmer (born in 1598) who was a lawyer of the Middle Temple established a deer park at Carlton in 1638/39 that impacted on nearby Middleton by the creation of a park-pale or boundary wall between them, so as to keep the deer inside the park. This was granted by permission of King Charles 1st, and in consideration of the sum of £100. The king permitted him to enclose several areas of land and stock them with deer, and to no longer be subject to Forest Laws and Courts, but with a covenant permitting the Keepers of the Forest to hunt the deer. It is possible that *Longridge* a part 17th century house at the foot of The Hill with its back to the former deer park and directly facing towards Main Street was constructed at this time, possibly on Palmer's land, for the use of a Forester associated with Carlton's deer park, rather than a farmer. During the Civil War Palmer supported the king, and ended up imprisoned in The Tower of London in 1655. Following the restoration by Charles 2nd in 1660 he was released; for his loyalty and suffering Palmer was knighted and appointed Attorney General with the title of 1st Baronet of Carlton. The 'East Hall' at Carlton became the Palmer's principal residence at this time. Prior to his will Sir Geoffrey established Alms Houses inside the Park called the "*Hospital of the Blessed Jesus in Carlton*" in 1668; he died in 1670/71 at his house in Hampstead while still the Attorney General. Following his death a number of local residents including Andrew Colling, Walter Newman, Thomas Bowman, John Maydwell and others were "*seized jointly and separately in the Manor of Cottingham and claimed common pasture of Driffield (an 80 acre field), 150 acres of Rockingham Waste, and parcels of Cottingham manor with lands in Cottingham and Middleton, for which they pleaded prescription*". This would appear to be the establishment of the Copyholders who were to become the Lords of the Manor. Another source (Rockingham Forest Trust) states that after the Crown came possessed of the manor in 1611, it was "*conveyed to trustees made up of local yeoman farmers who held it on behalf of the copyholders. The 70 copyholders paid a total of £1,868.10s.5d in proportion to their quit rents*".

4.2.12 Development of Transport during the 17th and 18th Centuries: In 1667 King Charles 2nd granted Sir Geoffrey Palmer the right (by Letters Patent 5th February 1667) to construct and enclose a road from Rockingham through his estates at "*Carlton and from thence to Market Harborough*" that demonstrates the desire for better communications for the benefit of the gentry and other travellers passing through the district, even before the turnpike roads of the 18th and 19th centuries. A fine stone wall was built in the 17th century enclosing the Deer Park, being subsequently rebuilt in the 18th century on its southern boundary along which the main road to Corby and Market Harborough ran, that still survives to this day curving downhill toward Middleton at its eastern end.

4.2.13 The Georgian period of the 18th century: by the time of the 3rd Baronet Sir Geoffrey Palmer was firmly established at East Hall. The family appears to have prospered for in 1768 the 5th Baronet Sir John Palmer first built a fine stable block and coach house, and then in 1776 to 1780 built a new Palladian mansion designed by John Johnson an architect of Leicester; built of brick and Ketton stone, and roofed with Swithland slate. In 1788 he rebuilt the local church where he established a Palmer Chapel. The connection with Middleton is very strong the Palmers owning land and property in the village, they were also paternalistic. In the early years of the 18th century Mrs Catherine Palmer had left £100 “to the poor of the parish of Cottingham and Middleton” to provide a teacher for girls to read and knit. The old manor house of Cottingham was built in the late-17th century and was called “*Berystead*” in 1720 (later *Bury House*, and now *Cottingham Hall*) and was then in the possession of Thomas Medlycott. Around this time it was given a new U-shaped north entrance front in a



Classical style with a balanced symmetrical façade, the original 17th century house being absorbed into the East Wing and service range. In 1766 the Copyholders were Lords of the Manor with sufficient money to establish a school for the poor children of Cottingham and Middleton on land owned by Sir John Palmer. A School House was built in Camsdale Walk in 1766 with memorial plaques recording the names of the local

Bailiffs. This later became the residence of the teacher in 1856 when a new and larger school was built adjoining it on the west side; both these now form separate dwellings. At the west end of Middleton Main Street the Manor House (originally called Manor Farmhouse) was built its front range dated 1785.

4.2.14 Enclosure: the date of the Enclosure of the common fields of the parish took place in 1815 by an Act of Parliament, when the Hon. Barbra Medlycott (of *Bury House*) was recorded the *Lady of the Manor of Cottingham with Desborough* holding some 505 acres of land (32% of the total). Also at this date Sir J.H. Palmer, Bart., owned 271 acres (17%) in both village townships. Both the townships of Cottingham & Middleton were enclosed by 1825.

4.2.15 The Early 19th century: saw a period of increasing building activity. In 1803 Cannam House would appear to have been built on the Main Street of Middleton; and in 1835/6 *Bury House* was ‘modernised’ to the designs of the London architect and surveyor William Parsons, with new extensions providing a new open-well staircase hall for the Honourable Mrs Barbra Cockayne Medlicote. On Middleton Main Street, Middleton House Farm forms an impressive grouping with a T-shaped Georgian-farmhouse next to a U-shaped courtyard of farm buildings enclosed by, and entered through, the archway of its coach-house that fronts the street.

4.2.16 The mid-to-late 19th century; the Victorian Period: was a period of great building activity in both villages. The Palmers built an attractive pair of Jacobean-style almshouses at the foot of The Hill and provided a water trough set into the boundary wall of their Deer Park. *Milestone House* (no. 25 Main Street) is an interesting small detached 3-bay symmetrical farmhouse with banded ashlar window lintels. No. 20 Main Street is similar and may have had a hipped roof originally prior to no. 18 being added on to its west side. No. 10 Church Street also has a similar banded limestone lintel-band above its ground-floor windows contrasting with the orange coloured ironstone walling. Most roofs are gabled and few hipped roofs are to be found in the villages; No. 5 School Hill (dated 1863) has a similar hipped roof to that of *Milestone House* but is entirely built of limestone. In the 1870s the Rectory was partly rebuilt (1876 to 78) and extended, and the church was restored from 1878 to 1880 with a mostly new Chancel. While the church was closed for rebuilding the Methodists also decided to rebuild their earlier chapel of 1808 in 1879, in brick with a Classical gable-ended entrance front facing on to The Nook. This in essence is similar to the design of the taller 3-storey brick clothing factory built on the Rockingham Road in 1874 for Wallis & Linnell, which undoubtedly led to an increase in the working-class population of the village almost certainly leading to the construction of the new Methodist chapel at a time when the parish church was closed and being re-built. This would accord with earlier practise when the Congregationalist opened a chapel on Main Street, Middleton in 1808, leading the Methodists to build a rival nonconformist chapel the same year.

4.3 Spatial analysis

The character and relationship between spaces in the area.

Key views and vistas

4.3.1 The two villages like nearby Rockingham are located on or close to a hill to the south of the settlement, resulting in mainly sloping fields running down to the Main Street in Middleton, the fields mainly used for grazing sheep and horses. The long curving road (B670) leading down into Middleton from the road junction with the former A427 that now by-passes both villages, provides short views then suddenly opens up with a view down towards the Ashley Road and the Welland Valley beyond. Significant views can be had from above The Hill, the aptly named steep road that leads up to School Hill and Camsdale Walk set high above the village to the north with long views over its roofs and chimney pots to the fields to the south of the River Welland.





4.3.2 Camsdale Walk is the starting point for the Jurassic Way a long distance ancient footpath that passes through close to the villages running from the west of The Hill in an easterly direction along the edge of the long and narrow former tofts and crofts, some with hedge boundaries, running down to the south of the properties on Main Street, Middleton. From the path occasional long views can be had of

parts of the village and the Welland Valley beyond. Further along the path a view to the north-east can be had of the west side and rear of *Cottingham Hall* that helps to give an impression of its quality and size. This is a particularly fine view



from its former land (as shown in the Enclosure Map of 1815) that ran all the way across the path to the road to the south. On part of this land further to the west is an avenue of trees marked on the 1st Edition O.S. map of the 1880s. These may

be 20th century replacements of a former lime-tree avenue; they are grouped in pairs and originally led down to the rear of the Hall and were probably the main approach to the Hall in the 18th and 19th centuries by horse and carriage, avoiding the steeper hills and coming down the gentle slope of *The Dale* to the south-east of the church.

4.3.3 The best view of the church with its fine tower and spire can be had on the approach to Cottingham along the Corby Road from the east. The fields below the road provide a truly rural setting for the village and its church that is backed by mature trees. Also the view down Church Street that its twisted and squeezed between tall 3-storey buildings suddenly opens up to reveal a closer view of this magnificent church at the head of the street set on a raised ridge above the street.

4.3.4 Another fine view of the east end of the church, in its rural setting in the Welland Valley, can be had from the Burial Ground that is set on rising ground above the church on its south-east side.



4.3.5 The entry points to Cottingham show it in a rural setting, especially on the Rockingham Road where a picture-postcard view can be had through a field gate of the Welland Valley to the north. At this entry point from the north-east *Burghley House*, the former *Closers Factory* on the south-side of the road is an eye-catcher; its tall 3-storey and attic brick gabled symmetrical façade dominates the view.

4.3.6 The approach to Cottingham from the west at the junction with the Mill Road and Berry Road helps to define the separateness of the two villages. Magnificent mature tall trees on both sides of the road on this bend form a frame for the entry point into Cottingham that rises up hill, and the drive to the Hall on the south side of the road.



4.4 Character analysis

Definition of character areas, activity, prevailing and former uses

4.4.1 The Hill the southern entry point to Middleton forms a distinct area with the tall Georgian Hill House standing adjacent to the descending generously wide road, next to its former farm; this helps to establish a sleepy quiet rural character. The cluster of cottages and new build houses (in-keeping) before the former Red Lion inn add to the relaxed diversity of this part of the village, graced at this point with a pair of almshouses provided by the Palmers of nearby Carlton Park; they

were one of the largest landowners owning 271 acres in the manor (17%), and had held a manor in Middleton since the 15th century.

4.4.2 School Hill & Camsdale Walk a road runs behind nos. 11 & 13 The Hill that forms an island group of cottages enclosed by a tall stone wall to the rear. The road continues up School Hill to Camsdale Walk at the top of a steep hill, where the few dwellings are spread out terminating at the former village school and teacher's house that once was the original school. This comes as a surprise given its isolated rural location from the main centres of the two villages, and forms a separate character zone.

4.4.3 The Ashley Road junction with Main Street when viewed from near the almshouses has a special character all its own with an open area of grassland on the corner of the road, much like a small village-green. The view is dominated by no. 1 Main Street the former *Woolpack Inn* an attractive early-to-mid 19th century brick building with a 3-bay symmetrical façade. Down Ashley Road is the Woolpack Farm stables (that may have been associated with adjacent *Longridge*) next to the long banded stone former shop of Longridge Nurseries, which ceased trading in 2001. Here the village sign and Parish Council notice-board on one side of the entrance drive to Longridge, and with on the other side the telephone kiosk waste bin and sign-post, add to the interest of this quiet village street scene.

4.4.4 The Main Street is thick with houses on both sides of the street of all dates and periods variously constructed in ironstone, limestone-ashlar, and brick, all mostly with blue-slate roofs, but with some Collyweston slate roofs, and of varying heights. These help give this single main street through Middleton village a single unified village character. The exception is to be found not far from the Manor House, and possibly part of its complex of buildings originally where in the middle of this long cottage range an open-archway (set between nos. 50 and 52) leads through to a rear yard that is enclosed on two sides by cottages and a former tannery building. Some of these cottages once provided early shops, a haberdasher and shoe-maker being among them. To the south are enclosed individual orchards for the production of cider in the past, and set between two an enclosed former cattle drive-way that once provided access to the fields to the south for the farms on Main Street. This small area has a distinct character all of its own that once would have been busy with cattle and sheep passing through at various times of day, and with craftsmen and women working in parts of the buildings with people visiting their premises.

4.4.5 Manor House Farm this elegant former *Gentry* house stands at the east end of Main Street and is a very fine Georgian 2 1/2-storey limestone ashlar-fronted building that has a pleasing 3-bay symmetrical façade that dominates this end of the village, with a cluster of disparate ironstone cottages attached on to its west side. Opposite from it is a recently created pocket-park with gravelled paths and seating and a road down its north-east side to a new housing development Glover Court set well back from the street. The view of the house from this road provides a modest parkland setting for this otherwise urban townhouse. The park

and Manor House form an individual and special group separate from the general character of the built-up street scene of most of the rest of Main Street.

4.4.6 The Hunter's Lodge shares the entrance off High Street with Cottingham Hall and forms another distinct character area. The Lodge was once a large hotel and casino developed in the 1960s and 70s, which included part of the Hall's former 17th century outbuildings, developed at that time by the then owner of the Hall. This closed in the early millennium after being empty for several years, and was converted in 2015 into several apartments. It has a new open-fronted timber-framed garage block with clay-pantile roof to the side of its entrance, and retains a fine mature tree in the centre of the former large car-park that is enclosed by trees on every side screening it from view, making this a unique and separate character area.

4.4.7 Cottingham Hall forms its own special character area that includes its gated entrance, drive and lawned grounds with many fine trees to its front entrance (that faces north-west), its gardens to the side and rear are being developed by the present owner in an appropriate manner to provide a fitting setting for this very fine late-17th century, Georgian and Victorian mansion; most of the grounds of the hall are outside of the original CA boundary.

4.4.8 The Cross is the local name for the junction of 5 roads at the heart of Cottingham village that gives it a star-shaped plan. Originally there was a large water-trough on an island on the north-side of the road that may have marked an ancient water-source or spring that eventually feed a water-trough and a piped water supply created in 1854 with iron pipes laid throughout the two villages supplying taps, troughs and 'water-fountains'; this appears to have acted as a focus for all the approaching roads that converged at this point. This area forms a uniquely interesting character zone, with the village sign on the bank in front of some Georgian houses and cottages that mostly retain their small-paned sash windows.



4.4.9 The Nook Corby Road is a small enclave of interesting older buildings. No.12 a long ironstone 18th century farmhouse its windows with wooden lintels, opposite from the Methodist Chapel of 1879 and another small stone cottage the gap down its side providing a fine view of the church over adjacent rooftops. This has an intimate and special character with the other smaller cottages next to it.

4.4.10 The Royal George is approached up a narrow footpath off the north-side of the Corby Road next to nos. 9 & 11; also from its rear car-park off Blind Lane. As already explained this modest ironstone cottage contains a pair of medieval cruck timbers that are the oldest so far dated by dendrochronology in England; they are made from five complete trees that all produced the same date of the Summer of 1262.

4.4.11 Church Street is a narrow road thick with houses on both sides of the street when approached from The Cross. The road follows a twisting alignment before straightening and revealing a fine view of the parish church with its fine tower and spire that closes off the view to the south. The several cottages and houses along it mostly preserve their original window details, and more than anywhere else in the village provide a snap-shot of the historic development of the village, with many interesting cottages and fine houses, and the former village post office and general store that retains its original projecting shop-window.

4.4.12 The Church of St. Mary Magdalene and its burial ground forms a distinct group in itself, with the north side of the churchyard having neatly trimmed grass and some interesting grave-stones and older grave slabs to the north side of a path that rises uphill to the east to the present burial ground. Directly in front of the east side of the church, and on its south side the grass has been allowed to grow long with many tall grey-slate and older limestone grave-stones rising through the grass, the area enclosed behind a post-and-pale fence. The church is set on a raised rocky ledge above the surrounding land and the village throwing its tower into prominence.

4.4.13 Wood Hollow (the former Rectory) and its barn the former Rectory is setback behind a tall boundary wall and is largely enclosed from view by the long stone barn and stables that is orientated north to south that runs parallel to the path, a continuation of Church Street that runs due south out of the village to fields and linking with the *Jurassic Way* immediately to the south of the church; this heavily wooded area adds much to the quality of the CA and balances well with its historic setting next to the church.

4.4.14 Rockingham Road its entry point from the north-east provides wide open views of the Welland Valley, better than any other part of the CA. The contrast in scale of the long and low terrace of cottages on the south-west side of the road with the tall former clothing factory adds interest at this entry point into the CA.

4.4.15 Water Lane runs off to the east at the bottom of Church Street and forms a separate character area quite different from any other in the two villages. It is a narrow curving street lined with interesting buildings that contrast in scale from small single-room cottages to larger and taller farmhouses. The lane leading to a footpath at its far end, and an access into the adjacent field where there a former lime-kiln can still be discerned, though rather overgrown.

Listed Buildings

4.4.16 There are 12 listed buildings or structures within Middleton CA, and 14 listed items in Cottingham CA. There are in the proposed single Conservation Area of Cottingham & Middleton a total of 26 listings, but only 25 actual listed buildings and structures as the boundary stone between the two villages appears twice, on both village lists. These are included in the published statutory List of Buildings of Special Architectural or Historic Interest for both these villages that were surveyed and designated in c.1987.

4.4.17 All are listed at Grade 2 except for the church that is Listed Grade 1 and The Bury House (now called Cottingham Hall) that is listed Grade II* (see sections 3.2 and 3.3 for detailed descriptions).

Listed buildings in Cottingham are shown below:

ADDRESS	GRADE OF BUILDING	OS SHEET NUMBER	SERIAL NUMBER & DATE OF FIRST LISTING OF BUILDING
Church of St. Mary Magdalene Church Street (East side) Cottingham	I	SP8489	25/02/57
Pair of chest tombs approx 2m E of N chapel of Church of St Mary Magdalene Church Street (East side) Cottingham	II	SP8489	
Pair of chest tombs approx. 2m S of S aisle of Church of St Mary Magdalene Cottingham	II	SP8489	
Group of 3 chest tombs approx. 2m S of S chapel of Church of St Mary Magdalene Church Street (East side) Cottingham	II	SP8489	
No 2 and attached entrance to No 4 Church Street (West side) Cottingham	II	SP8490	

ADDRESS	GRADE OF BUILDING	OS SHEET NUMBER	SERIAL NUMBER & DATE OF FIRST LISTING OF BUILDING
No 4 and attached studio and outbuildings Church Street Cottingham	II	SP8490	
14 Church Street (West side) Cottingham	II	SP8490, SP8489	
16 Church Street (Church House) Cottingham	II	SP8489	
22 (Wood Hollow) Church Street (West side) Cottingham	II	SP8489	
Stables approx 8m E of Woodhollow Church Street (West side)	II	SP8489	
6 (The Old Bakehouse) Corby Road (West side) Cottingham	II	SP8489	
12 (Greystones) Corby Road (West side) Cottingham	II	SP8490	
The Bury House High Street (South side) Cottingham	II*	SP8490	25/10/51
Kiln at OS SP8474 8996 Water Lane (South side) Cottingham	II	SP8489	

Listed buildings in Middleton are shown below:

ADDRESS	GRADE OF BUILDING	OS SHEET NUMBER	SERIAL NUMBER & DATE OF FIRST LISTING OF BUILDING
Berry Road (north side) Parish boundary marker approx. 12m north of No 58 (Manor Farmhouse), Main Street, Middleton (that part in the parish of Middleton)	II	SP8490	

ADDRESS	GRADE OF BUILDING	OS SHEET NUMBER	SERIAL NUMBER & DATE OF FIRST LISTING OF BUILDING
7 Camsdale Walk (North side) Middleton	II	SP8489	
Cannam House and attached railings (formerly Listed as house 80 yards W of the chapel) Main Street Middleton	II	SP8489	25/02/57
21 Main Street (North side) Middleton	II	SP8489	
37 Main Street (Vine House) Middleton	II	SP8490	
Nos. 10 & 12 Main Street (South side) Middleton	II	SP8489	
Nos. 18 & 20 (The Uplands) Main Street (South side) Middleton	II	SP8489	
Nos. 50, 52 and 54 Main Street (South side) Middleton	II	SP8490	
Barn approx. 20m SW of No. 58 Main Street (Manor Farmhouse) (South side) Middleton	II	SP8490	
No. 58 (Manor Farmhouse) attached dovecote and outbuildings Main Street (South side) Middleton (Formerly listed as Manor Farmhouse)	II	SP8490	25/10/51
The Hill (east side) Dovecote approx. 20m E of Hill House (not included) Middleton	II	SP8389	
The Hill (West side) Longridge Middleton	II	SP8389	

4.4.18 There are a cluster of listed structures close to the church including three groups of chest tombs on the south and east sides of the church dating from the 17th and 18th centuries.

4.4.19 A few of the listed buildings and structures are reminders of Cottingham's medieval past. This role is fulfilled by the Church of St Mary Magdalene (listed Grade I) probably of Norman origin almost completely rebuilt in an Early English style in the 13th century; having an impressive west tower with a broached spire. It has a remarkable north aisle arcade with very unusual carved capitals. The boundary wall to the south of the entrance to the church encloses its burial ground and helps to preserve the setting of the church featuring several finely carved and inscribed headstones.

4.4.20 In the village the Royal George Public House is currently (in 2015) being considered for listing by Historic England; this contains medieval cruck-trusses dating from the mid-13th century built at a similar time to the alterations made to the church described above.

4.4.21 Near to the church its former Rectory and a long barn-like outbuilding are listed buildings. The Rectory, now a private house called Wood Hollow is largely screened from view but its fine Collyweston roof and tall Weldon-stone chimney stacks are visible from various points in the village. This forms a group with another listed building, Church House at the foot of Church Street on the approach to the church. This is a fine large late-17th century ironstone farmhouse that was re-fronted c.1800 in limestone ashlar with a Collyweston stone-slate roof and ashlar chimney stacks. This rises above the lower attached 18th century cottages built on to its north end, and acts as a visual marker to the street scene that is otherwise dominated by the tall church tower and spire.

4.4.22 At the opposite end of the street nos. 2 & 4 Church Street are among the most interesting listed buildings in the two villages. No. 2 being a small 2-cell late-17th century house built of ironstone, its former Tudor-arched doorway at the south end forming the entrance to a Victorian Reading Room in one end of the limestone walled barn that has an arched entrance leading through to its rear the floor laid with granite sets. This is attached on to no.4 that is the former village Post Office and general store that rises higher having 3-storeys and two bays of original small-paned timber sashed windows. At its south end is preserved its original projecting timber shop window and shutter-board box on the wall to the left of it; a rare survival.

4.4.23 On the Corby Road no. 6 (The Old Bakehouse) and no. 12 (Greystones) are older stone farmhouses dating from the 17th and 18th centuries built on the road edge, one parallel with it the other gable-on to it, that are close enough to each other to affect the quality of the street scene, being separated by the 19th century brick Methodist Chapel, a building of quality but not listed.

4.4.24 Cottingham Hall (listed as Bury House) has the higher grading of Grade 2* and is the home of the former lord of the Manor, and is a large and attractive stone mansion house with a U-shaped north front in limestone, but with ironstone sides and rear that dates from the late-17th century, part rebuilt in the early 18th century and extended in the early 19th century. It is largely hidden from view and can

only be peeped at through the iron railings of its elegant gated entrance, largely hidden behind a magnificent mature tree in its north entrance garden. A view of the rear of the building can be had from the Jurassic Way footpath to the south of the village, where an avenue of trees were planted before 1880, in pairs leading to the Hall then approached by horse and carriage. Set within a formal garden and a wider historic landscape it is the most important listed dwelling in the two villages, being set between them rather than at their heart next to the church. The underlining archaeology may be responsible for that, as the church is set upon a rocky plateau.

4.4.25 At the eastern end of Main Street in Middleton the Manor House (listed as no. 58, Manor Farmhouse, attached dovecote and outbuildings) is a fine Georgian small mansion having an elegant 3-bay symmetrical façade with arched-headed fan-light and window above flanked by 16-paned sashed windows with rusticated surrounds, and with triangular-headed dormers to each side of a central segmental-headed dormer on its Collyweston roof. This and the attached disparate group of outbuildings and its former barn now all converted to a single residential use, with its neighbours nos. 50, 52 & 54 a terraced group of three houses, and no. 37 opposite a 2 1/2-storey detached 3-bay symmetrical house, together form an important group of 18th and 19th century listed building within the Middleton CA. These help to reinforce the quality of the architecture of this part of the CA.

4.4.26 Similarly another group of interesting listed houses can be found in the middle of the Main Street. These include on the north side no. 15 (Cannam House) and its neighbour no. 21, together with on the opposite south-side of the street nos. 10 & 12, and nos. 18 & 20. No. 15 is one of the finest houses in the CAs and is largely unaltered retaining its original sash windows to its limestone-ashlar façade, and internal window shutters and an open-tread staircase that rises through 3 storeys. No. 21 also 2 1/2-storeys with 2 hipped-roofed dormers on its blue-slate roof retains the only example in the CAs of cross-mullioned timber casements in its street frontage. No. 20 is a former detached (probably hipped roofed) 3-bay house using contrasting ironstone and limestone band above its windows, to which was added a small cottage with wooden lintels above door and windows in 1880 (date-stone), when the two were re-roofed with a pitched blue-slate roof. Opposite from no. 15 is an L-shaped pair of earlier 18th century cottages, listed as nos. 10 & 12 (there is a new no. 10 in the grounds of the other). These together form an important group of listed buildings at the very heart of the Main Street of the village and the CA.

4.4.27 Main Street is closed off at its west end by *Longridge* an interesting house built of banded ironstone with limestone ashlar chimney stacks, that dates at least from the 17th century, but may have earlier origins as indicated by some unusual half-timbering and purlins with arched-braces (once) visible in its roof-space. It may have been one of the first buildings built in Middleton for use of a forester for the adjacent deer park to Carlton Park, and as such probably built by the Palmer family who owned land in the village area.

4.4.28 The remaining listed buildings are a disjoint group of three: 1. a dovecote at Hill Farm, not easily visible to view, hidden behind large gates; 2. a limekiln in a field to the east of Water Lane; and 3. the former village school (no. 7 Camsdale Walk) of 1766 described elsewhere that do not form a group with other listed buildings.

Contribution of key unlisted buildings

4.4.29 In addition to the listed buildings there are a number of unlisted buildings which make a positive contribution to the character or appearance of the two villages and the proposed enlarged single Conservation Area. Some of the identified buildings reflect both the social and economic history of the village and play their part in setting the urban grain of the village.

4.4.30 It is recommended that these identified buildings, deemed of townscape merit, and often having group value with each other and other listed buildings close by, be accorded the status of Local Interest Buildings. Paragraph 3.15 of the submitted North Northamptonshire Joint Core Strategy discusses the role of non-designated heritage assets and the important contribution they make towards a sense of place and identity. In the past it was one of the aims of the Rockingham Forest Trust, in their 'People of the Forest Project', to help local communities through various workshop sessions to produce a 'Local List' of buildings and structures, that will receive consideration within the planning process.

List of recommended Local Interest Buildings

4.4.31 These are identified on the proposed boundary map for the conservation area (see earlier section 3.2 for Middleton, and 3.3 for Cottingham for detailed descriptions). See Appendix C

Middleton

The Hill

- The boundary wall of East Carlton Park on the west side of the road, from the junction of the B670 with the old A427 for its full length down to no. 6
- Water trough set in recessed archway built into the above boundary wall on west side of the road
- Hill House
- Outbuildings, barn and coach-house at Hill Farm
- No. 4
- Red Lion (P.H.) and free-standing sign
- Nos. 3 &

5 Ashley Road

- Stone stables to Woolpack Farm
- No. 7
- No. 11 The Wheeler's Club House
- No.6

School Hill

- No. 5
- No. 7
- Victorian cast iron pump

Main Street (north side)

- No. 1 (The Old Woolpack), including L-shaped outbuilding and stable
- Middleton House
- Middleton House Farm: coach-house, barn and attached U-shaped range of farm buildings occupied by Wellington's school
- No. 9
- No. 11
- No. 23
- No. 25
- No. 35
- Former water trough next to no.

35 Main Street (south side)

- Village Pump set in wall to front of The Bungalow
- No. 32 former Congregational Chapel
- No. 34
- Barn attached to rear of no. 34 (occupied by Corby Osteopaths)
- No. 46
- Rear of no. 50 attached brick building (former tannery)

Cottingham

Mill Road

- War

Memorial High Street

- Stone house at Hunter's Lodge, originally stable/outbuilding to Cottingham Hall
- No. 9 (former 3 Horse Shoes P.H.)
- No. 1 Spread Eagle

P.H. Corby Road

- No. 1
- No. 3 & two detached single-storey buildings to front
- Royal George P.H (the original part)
- The Granary behind no. 4
- The Village Store & Café (attached to no.

2) Camsdale Walk

- The School

The Nook

- Methodist Church and Sunday School
- No.

8 Blind Lane

- No. 1
- No.3 and attached building to SW
- No. 5

Rockingham Road

- Boundary wall to front of no. 2, continues onto Blind Lane,
- Nos. 6 to 12
- Nos. 14 to

24 Church Street

- Nos. 13, 15 & 17
- No 6
- Foxglove Cottage
- No. 6a
- Water-pump between nos. 6 & 8
- No. 8
- Building to rear of no. 10
- No. 10
- No. 12
- Water trough at junction with Water Lane
- Wall on south-side of no.18, in front of 20, and at entrance to Wood Hollow

Water Lane

- No. 3
- No. 5
- No. 11
- No. 11a
- Barn to rear of no.

11a Church Yard

- 2 graves

4.4.32 Signage: There are standard simple signs indicating the village on the southern entrance to the Middleton village down The Hill off the old A427. Here the sign records that “**Middleton** $\frac{1}{4}$ (mile), Cottingham $\frac{1}{2}$ (mile), and Rockingham 2 $\frac{1}{2}$ (miles), “**B670**”. In addition both villages feature the same carved oak sign but with that **village’s** name on the shaped apron under. The sign features the water trough in its arched recess in the wall on the west side of The Hill, the squire on his horse, the church at Cottingham, the windmill at Cottingham, and the War Memorial cross set between the two villages on the edge of the Mill Road.

Local details: Building materials and public realm

4.4.33 Items of public realm: These tend to be grouped together as for example outside of the entrance to *Longridge* on the road-side edge, opposite from the junction of The Hill with Main Street in Middleton. Here is a colourful group with a red-painted traditional K2 telephone kiosk, and a blue-painted waste-paper bin situated close to a 3-way finger sign-post indicating East Carlton and Corby to the left and Cottingham and Rockingham to the right, and Ashley straight on.



On the other side of the entrance drive, next to the village sign (described above) on the edge of the Ashley Road is the Parish Council Notice Board next to the road sign for Ashley Road. On Main Street in Middleton is an attractive swinging sign on Middleton House Farm advertising the private school *Wellington's*. Further down Main Street is a red-painted post-box on a pole next to a bench and a blue-painted waste bin. At the end of Main Street is the Parish Boundary marker, a cast-iron angled

sign, like a turnpike milestone with arched head and with the names of the two villages on the projecting angled sides. At *The Cross* in Cottingham is the village sign next to a flag-pole (flying the Union Jack) and a street light. There is another K2 phone box on the Rockingham Road, but with faded paint (probably not in use). On the opposite side of the road is the Cottingham Parish Council's Notice Board. There is another notice board for Church notices close to the steps to the entrance to the church fixed on the edge of the burial ground.

4.4.34 Building Materials: The locally quarried orange-coloured ironstone is the most common building material used in the villages of the Welland Valley in the 18th and 19th century; this has created a unity and cohesion that adds to the character of the village buildings, as seen particularly along the Main Street of Middleton and Church Street in Cottingham leading to the church. Most villages had a primary source of stone from a stone-pit; in Cottingham there was such a large pit located below the church that was called "*the Great Pit*" in the 19th century. This pit was examined in detail by the geologist J.W. Judd in 1875 just three years before the Victorian restoration and rebuilding of the church; perhaps he was commissioned to check out the quality of the available stone next to the church. His records show that there were over 6 metres of "*hard, red rock with greenish centres (rock used for building)*", that was succeeded by "*2 metres of ironstone, and 3 metres of sands and clays*" (Grantham Formation), below the "*sandy base of the Lower Lincolnshire Limestone*", a cream-coloured stone used for building as well as the calcareous ironstone found in the escarpment overlooking the Welland Valley. The Lincolnshire Limestone forms a broad plateau in northern Northamptonshire; from Collyweston the outcrop continues south-westwards along the Welland escarpment through Gretton, and above the villages of Rockingham and Cottingham, to as far as Wilbarston. The finer freestones used for tracery in church windows, and door and window dressings on houses, comes from the Upper Lincolnshire Limestone, which in this region only occurs in a few localities: here where the historic quarries of the Corby Borough are to be found at both Weldon and Stanion, with another important one just outside of the Borough at King's Cliffe. It is likely that much of the finer limestone ashlar, built in squared and rectangular blocks, found on the better quality houses in Middleton and Cottingham probably came from the Weldon quarries; such as on the facades of the Manor House and Cannam House, and fronting Cottingham Hall and Church House near Cottingham church. This reflects

the relative scarcity and availability of the larger blocks of stone quarried from the deeper depths of the quarry, the rubble stone being found nearer to the surface. In Weldon quarry in 1963 it was recorded that the Upper Lincolnshire Limestone cut a deep channel some 7 metres deep resting on the Northampton Sand ironstone. Most of the buildings in the two villages are built of attractive local orange-coloured calcareous ironstone, often found with contrasting limestone window dressings. It is sometimes banded with a grey-coloured limestone, as on the west return wall of the east wing of Cottingham Hall. The local cream-coloured limestone (from the Lower Lincolnshire Limestone) is also used for walling, and door and window dressings. It is sometimes mixed with the main ironstone walling in a haphazard manner such as on the north wall of the North Chapel of the Cottingham Church that produces a mottled effect (possibly a deliberate intention). Also an almost white ashlar limestone is used for



dressings to the doorways and windows to provide a contrast against the darker coloured ironstone. The many tall double-flued chimney stacks observed in the villages are usually built of limestone, probably Weldon stone that was much favoured because of its porosity; this enables the stone to resist rain and frost action. These finely dressed chimneys often feature a finely cut moulded top edge that is a characteristic of the 17th and 18th century houses found in this region. This continued as a local building tradition in the villages through to the early 19th century, after which brick chimneys appear replacing stone.

4.4.35 Roofing: Many buildings are roofed with traditional Collyweston limestone slate roofs that reinforces the traditional character of the buildings and adds quality and richness to the character of the villages. However, these were always expensive as they were hard won by being mined in underground galleries, then when brought to the surface they were left until frost action split them easily into thin slabs that were much favoured for roofing. They were mainly used on the larger houses of the wealthier residents, such as found on the roof of the Rectory that dates from c.1878; the dormer on the roof does not have



valleys but has swept sides. Ordinary village houses mostly were thatched in the 17th and 18th centuries using 'long straw thatch' (corn or wheat straw); as illustrated in several of the old photographs of Cottingham (shown on the village web-site www.cottinghamhistory.co.uk) such as on the original Spread Eagle P.H. Most roofs in the villages were covered in Swithland slate during the 19th and 20th centuries because of their lower cost replacing all previously thatched roofed buildings in the two villages; they came from nearby Swithland in Leicestershire and were available after 1800. This was the local equivalent of Welsh blue-slate found throughout the country after the coming of the railways in the 2nd half of the 19th century. There are also a number of concrete pantile roofs, replacements of older roofs, including those that were once thatched; many are coming to the end of their natural life and provide an opportunity for a more durable traditional roofing material to be used when the roofs are replaced.

4.4.36 Brick: has also been used in the region from the 17th century onwards. However, in this area it was not much used before the late-19th century. The nearest 18th century example is to be found in East Carlton Park where the stable block is dated 1768. The opening of a brickworks on the Rockingham Road just outside of Cottingham village no doubt led to a plentiful supply of cheap bricks; it is shown on the 1st Edition O.S. map of 1886 (Northamptonshire Sheet XI.13.). Brick appears to be the favoured building material in the 1870s, when no. 17 Church Street was built in 1871



(date plaque), and the brick former Closer's Factory (Burghley House) on the Rockingham Road in 1872. No. 6 Church Street is a part-brick building, at the rear and on the south side, but built of ironstone on its street front but with cambered brick-arched windows; this appears to be mid-19th century. Its south gable features decorative brick work, built in a checker-board pattern of alternate burnt-headers and stretchers usually referred to as *Flemish Bond*. Brick was also used at the former Tannery attached to the rear of no. 50 Main Street. Middleton village has a number of other brick buildings ranging from small cottages to re-fronted houses such as no. 1 (the former

Woolpack Inn) and no. 9 Main Street. The rear wall of the Manor House is also constructed in brick but with stone quoins. However, the use of brick is not widespread in the two villages where ironstone buildings predominate.

4.4.37 Pantiles: There are only a few surviving examples of clay-pantiles in the two villages, used on the roofs of farm buildings. At Hill Farm Middleton a low group of open-fronted cattle or cart sheds has a pantile roof, and a similar open-fronted brick range to the rear of the Manor House also has a pantile roof. These add to

the character and diversity of the CA and should be preserved if at all possible.

4.4.38 Surfaces: There are no examples of historic street paving in the villages where the roads are edged by granite curbs and the paths are mostly covered in an orange gravel bound to tarmacadam, as on both sides of Main Street. The only historic floor surface observed was under the archway of no. 2a) Church Street, where the road that leads to the rear is laid with granite setts, sadly damaged by the provision of a service trench and being concreted over. In the more rural areas the road is lined with blue-granite setts but the pathway is laid to grass up to property boundary walls.



4.4.39 Street lighting: There are very few street lights on the village roads lighting the streets, usually a single lamp on each road or street, or two at best. The ones on Ashley Road are similar to those at East Carlton that have a cone-shaped top. The rest are not over tall modern steel columns the lamp having a bent head. While this under provision results in a mostly un-lit rural village this may be preferred by the residents to an over-provision that would give the villages a suburban effect.

4.4.40 Street signs: These are usually of the finger-post type having black letters in a traditional type face on a white background, made from aluminium and on posts; these have a neutral effect.

Boundaries

4.4.41 Boundaries within the proposed conservation area were traditionally defined by dry-stone walls constructed from coursed dressed rubble stone. In Cottingham there are a few older walls at the end of Church Street with a stone-slate sloping top like a Collyweston roof, and a section to the former Rectory topped with clay-pantiles; these appear to be a local feature with heights generally high up to three metres. The boundaries to the gardens of the houses are mostly dry-stone rubble walls some backed by hedges set back with a grassy area in front as at Church Cottage, no. 19 Church Street that helps to enhance the setting of the church by screening the house behind the hedge. Nos. 15 & 17 Church Street are amongst the few to have a small garden to their fronts bounded by a low brick wall surmounted by hooped railings. On Main Street Middleton most of the properties are built directly on to the street. A few have created a small curtilage area to either side of the entrance door. The most successful is that to the Manor House that has to each side of its entrance a neatly trimmed curving low box hedge enclosing a few plants and bushes with some that grow up the face



of the building. In front of Milestone House is another example having a low brick wall partly overgrown by a dense topiary box hedge; these have a softening effect on the otherwise hard surfaced street. There are a few examples of iron railings the best being Cannam House that retains its original Victorian railings with spear-heads. A few properties have hooped iron railings to either side of their front entrance, as at no. 37 Main Street; nos. 11 and no. 35 copy this idea. There are a few examples of stone walls enclosing a garden

from the street. To the west side of Cannam House is a tall curving limestone rubble wall that encloses a mature tree and houses a conservatory behind it, mostly screening it from view. Middleton House has a low stone wall with flat coping that ramps at its west end and a gated entrance to its front garden. The approach to Cottingham Hall has an elegant set of railings and gates to its front entrance that is appropriate to the setting of this small country mansion. Opposite from Cannam House are some



Classical gate-piers surmounted by cast-stone vases that formerly lead into its detached garden that is enclosed by railings on a dwarf stone wall that is in-keeping with the fine Georgian House opposite from it. On the east side of no. 37 an entrance to the rear yard has been created with quadrant stone walls leading to tall ashlar panelled gate-piers surmounted by cast urns, the gates with solid boarded double gates.



Green spaces; ecology and biodiversity

4.4.42 This is a rural area where the open fields are very much in evidence on the approach to Middleton down the B670 that is bounded by mature trees on the west side of the road. There is a significant area of open green-space on the east side of The Hill at its junction with Main Street that from map evidence would appear never to have had any buildings on it. It has a number of attractive trees on its east and south side but is open on the other two sides; this is much like a village green and adds much to the quality of the CA. At the other end of Main Street a new small pocket park has been created in recent years as a Section 106 agreement by the developer of the adjacent Glover Court development of ironstone houses. This deliberate creation is very successful, the park bounded



by a neat low brick wall with curved topped coping. The open grassed area on its east side running along the edge of the new road provides a most attractive setting to the Manor House fronting the Main Street on the opposite south side of the road. The gardens behind the properties on both sides of the road provide important areas of green space some still retaining mature cider apple orchards. There is a large

garden (mostly outside of the current CA boundary) to the rear of Cannam House that has been developed in an appropriate manner by the present owner.

4.4.43 The approach road to Cottingham having passed through Middleton village leads uphill from the junction with the Mill Road where there are some important shelter belts of trees on both sides of the road that provide an impressive setting to the entrance drive to Cottingham Hall and to the village. At The Cross in the heart of the village the open grassy bank in front of no.1 Corby Road again acts as a sort of village green as that described earlier in Middleton. This is an important area of open green space opposite from the Village Store and Café. There are few other similar areas in the village except for the north side of the church that has a path and steps leading down to Water Lane; this continues to the east and becomes a footpath leading uphill to the Corby Road. The surrounding fields viewed from the Corby Road provide an important rural setting to the village and its church with its landmark tower and spire.

4.4.44 The approach from Rockingham leads through a particularly attractive rural landscape with views on the north side of the road of the Welland Valley. The open fields with few trees on the roadside give way to dense hedged boundaries that mostly screen the view that is suddenly revealed through a fence gate.

Extent of intrusion or damage

4.4.45 The two villages of Middleton and Cottingham remained separate entities until the second-half of the 20th century when the then owner of Bury House (later re-named Cottingham Hall) developed housing on his land in the 1960s to the west, and to the north in the former large orchard on the north side of High Street, and on the east side of the Hall building a hotel and casino that was accessed off the same drive used by the Hall. This damaged the setting of this fine small country mansion-cum-manor house by encroaching on its grounds. The Bury Close development effectively joined the two villages together, this was further extended by the addition of four more suburban gable-fronted houses (nos. 10 -16) on the west side of Cottingham Hall's grounds, the





development extending further into the fields behind the Manor House as a back-land development. When the two villages were first designated as Conservation Areas in 1975 this developed parcel of land was excluded from the CA boundaries, but included the field immediately to the rear of the Manor House and across the backs of the rear gardens and orchards of the properties on the south side of Main Street, presumably to give them some measure of protection. By contrast the western border

of the Cottingham CA ran down the west side and rear of the former Bury House excluding most of its surrounding land and garden.

4.4.46 Subsequently the field behind the Manor House has been further developed in recent years by further extending Bury Close to include another 9 tightly packed houses on Manor Court that lies inside of the Middleton CA boundary, bringing properties even closer to the rear of the listed building. It is ironic that two of the finest listed buildings in this proposed joint conservation area have had their settings compromised in the past by new buildings being built close to them in back-land developments that made incursions into the open green fields to the south of the village extending the village envelope with suburban housing in an inappropriate manner.



4.4.47 Other new houses that were built inside of the Middleton CA boundary at first followed a definable building line set back from the south side of the street: nos. 6, no. 8 (dated 1995) & no.10. However, other new houses such as nos. 14 & 16 were permitted set even further back, as back-land developments, built on a hilly slope that brought their modern suburban designs into prominence when seen from the street. Such development affected one of the finest of the listed buildings in Middleton, Cannam House (no. 15 Main Street), compromising both its setting and spoiling the view from its windows. Other inappropriately sited developments to the rear of properties were allowed: these include nos. 20a, 22, 30, 42 and 48a. Where properties filled gaps in the street frontage and followed existing building lines, such as no. 29, these were more readily integrated into the street scene. Less successful were those slightly set back such as 15a) and The Bungalow (between nos. 26 & 30a

4.4.48 The north side of Main Street, behind the houses built on that side of the road has fared less well. Here new suburban dwellings have been permitted in a small housing estate accessed off the Ashley Road that includes Cannam Close,

Darescroft, and Lightfoot Lane.

4.4.49 There are few examples of the use of solar roof panels in the CAs. However, where they have been incorporated, such as on the south-facing roof of no. 8 School Hill, and no.19 Church Street, the effect is damaging to the general character of the building and village, and that on Church Street to the setting of the church.

4.4.50 New development within the Cottingham CA is mostly not well integrated, and of a more haphazard nature; particularly the development of properties within the triangle of land formed between Church Street, Water Lane and the Corby Road that include nos. 10a, 17b, 17c and *Harewood*. Better is no.13 Water Lane (currently just outside of the CA boundary) that is a recently built dormer bungalow that by its use of carefully chosen natural materials, coursed rubble-stone and brick (for the porch and gable chimneys) and a natural (not artificial) blue-slate roof, matches well with its neighbours both in scale and character; the large area of lawn on the bank in front of the house enhances its setting. No. 10 Blind Lane by contrast, just outside of the current CA boundary, is a typical suburban house perched on top of a high bank with a block supporting wall that in its hard edge finish is damaging to the setting of the CA immediately adjacent.

4.4.51 A lack of parking provision in the two villages leads to on-street parking that is at times very intrusive. It is less of a problem in Middleton where the Main Street is quite wide, but more of a problem in Cottingham especially on Church Street, particularly between nos. 2 and 6 where the road is narrow and has a blind-bend reducing the road to a single-track. Parking is however available just in front of the church. Parking is also a problem in-front of the Village Shop & Café where traffic parks directly outside and pull on to the pavement close to the road junction. Any attempt to create parking bays on the opposite side of the road cut into the green area where the village sign is located should be strongly resisted, as this would be detrimental to the character and setting of the village (this will be commented on in the Management Plan that forms the second part of the document).

4.4.52 The loss of original windows and their replacement with white-plastic UPVC windows has happened throughout the CA. While many try and copy the original small-paned design they often feature top-hinged openers instead of sashes or side-hung casements; this fundamentally changes the character of the building, the street and the CA. These include most of the buildings in Cottingham (except for the listed buildings): all of the buildings on High Street, those on Blind Lane and the Rockingham Road; including the former Closer's Factory (Burghley House) where the original pattern of the 16-paned sash windows has been followed, but the integral ventilator strips spoil the look of the window. On Church Street the group of listed buildings at the north end of the street help to give a special quality to this part of the CA, that sadly is not reflected on the opposite side of the street where no. 1a) in particular has ill proportioned windows and an unsightly drainage system of pipes across its façade from the dormers on its roof. This makes the survival of original small-paned white-painted timber sashes in un-listed



buildings all the more remarkable. At the very heart of Cottingham CA no. 1 Corby Road retains its original 16-paned sashes with 12-paned ones above to the 1st floor. No. 3 retains small-paned glazed casements at the 1st floor, and simple 2-paned windows in the gable of its former outbuilding fronting the road; these have been accorded the status of Local Interest Buildings. In Middleton the two clusters of listed buildings on the Main Street retain their original sashes and small-paned glazing that give a feeling of quality and permanence to the CA. In some of the other older houses the original small-paned sash windows survive, as at Middleton House and on the 1st floor windows of no.1, and at no. 35, all identified as Local Interest Buildings. Elsewhere is an almost universal replacement with double-glazed windows, mostly in plastic UPVC frames with stuck on glazing bars on to the artificial glass, as at Hill House that has lost its integrity by such inappropriate replacements of its original Georgian sashes, though it's spoked fan-light above its door does survive indicating its former quality.

Positive Developments

4.4.53. In recent years new developments have made a greater effort to integrate into the street scene helped by the use of carefully chosen natural materials, both limestone and ironstone being used, as seen on Peake Close off the Ashley Road, and Glover Court off Berry Road/ Main Street Middleton. The most satisfactory new development built in recent years in Middleton is to be found at the foot of School Hill in Middleton where nos. 1, 1a), 2a), 2b) & no. 9 The Hill are well integrated into the street scene and now form part of its urban grain. *Milestone Mews* is a good example where an effort has been made to integrate a new property into its setting behind Middleton's Main Street. This is a U-shaped courtyard development looking much like a stable-block when viewed from the street having an eye-catching clock-tower central to its roof, and incorporating garages that are akin to stables in its side 'wings', not visible from the street. Its location down the side of Milestone House, a fine Local interest Building, in this instance complements rather than detracts from the house.



4.4.54 On Water Lane no. 11a) has been identified as a Local Interest Building with the best new extensions to be found in the two villages added on to the building: a new rear single-storey kitchen built at right-angles to the house in 2004, and a garage added onto its east gable in 2005 that features an outside stone-staircase leading to a first floor room above the garage. More than anything else



it is the careful choice of natural matching materials that has helped these extension blend in with this interesting 3-storey house, together with the appropriate design and scale of the extensions (see paras 3.3.76 in the earlier Appraisal for additional comments). A neighbouring house no. 13 just outside of the original CA also successfully uses a mix of stone and brick walling to provide interest to the street scene. Its 1 1/2-storey dormer-bungalow

design seems appropriate in the context of its setting at the eastern end of the street. Both of these properties are also enclosed by new curving traditional dry-stone walls with mortared vertically-bedded top stones that are skilfully constructed and complement each other and the CA.

Neutral areas

4.4.55 The general tarmac road and pavement and path surfaces provide a neutral appearance to the conservation area. The wide pavement on the south side of High Street is partly used for parking; the owner of no. 5 has introduced new tegular dark-blue sets enclosed by timber bollards to his property side of the pavement to define his parking area from the otherwise tarmac pavement. While this non-traditional treatment is an undesirable development, its effect on the CA is largely neutral.

General condition

4.4.56 In general most of the domestic properties in the two villages appear in to be in a fairly good condition and reasonably well maintained. Even the few farm buildings appear to be well maintained, except for those at Hill Farm where the listed dovecote is in a poor and deteriorating condition and like the other farm buildings is largely overgrown with ivy or other creeper. The windows of the former chapel no. 32 Main Street, which has been converted to dwellings in the past, are in a poor condition, the woodwork of its front windows lacking any paint and as the others on the sides show urgently require painting; however, it may be too late and they may require complete replacement. During survey in July 2015 no. 34 had its front covered with scaffold for roof repairs that demonstrates works of repair going on in the village.

Problems, pressures and capacity for change

4.4.57 A number of dwellings within the conservation area retain their original timber sash windows while a number of others have replacement white UPVC windows

with stuck on glazing bars. Where original windows survive on the older 18th and 19th century cottages these are 'at risk' from alteration and replacement that could damage the integrity of the building and the character of the conservation area.

4.4.58 There are very limited or no opportunities for further housing development within the proposed conservation area; any such proposals would have to be carefully considered by both the local authority and local community. The provision of garages to properties without them will set design challenges as will any proposals for extensions or porches built on to the properties; these too will have to be carefully considered so as not to have a detrimental effect on the two village Conservation Area.

4.4.59 The proposed joint Cottingham & Middleton Conservation Area is notable for the following attributes:

- Survival of the historic street pattern – star-shaped in Cottingham: High Street, Church Lane, Corby Road, Rockingham Road, and Blind Lane; and T-shaped in Middleton: The Hill and Main Street.
- A number of listed buildings, dating from the 17th, 18th and 19th centuries.
- Historic St Mary's Church, of medieval origin, but subject to some rebuilding in c.1880 during the Victorian restoration of the church. The north-aisle arcade dating from c.1250 features what may be unique carvings to the capitals of its columns.
- Notable views of the church and its magnificent medieval tower and spire set within its own churchyard and bounding fields edged with mature trees. These form an important area of open green space on the southern edge of the village, particularly when seen from the Corby Road and Church Street, and from the Jurassic Way footpath looking north. A fine view of the church spire can be had from the Corby Road and Church Street that adds much to the interest and quality of the village and the CA.
- A number of unlisted Local Interest Buildings of merit (some which deserve to be listed buildings). Of these the most important is the Royal George P.H. off Blind Lane that has preserved within it the oldest pair of surviving curving cruck trusses in the Country, recently dated by dendrochronology to 1262. A spot-list request made to Historic England has recently been acknowledged (in June 2015) by letter to Corby BC.
- Pleasant rural setting of the five principal entrance roads that lead into the two interlinked villages.
- Use of local ironstone and limestone for the older buildings, several with limestone ashlar chimneys, some with later brick chimneys, and mid-to-late 19th century stone and brick buildings. Some sympathetic new builds and notable extensions built onto traditional village houses (such as no. 11a) Water Lane), using a mix of the traditional building materials found in the villages.
- The survival of a number of properties retaining traditional Collyweston stone slate roofs, and many others covered in local *Swithland* blue-slate, or Welsh blue-slate.

- The two villages set within a landscape of lush trees, copses and woodland surrounded by open fields on all sides that currently mostly lie outside of the 1975 CA boundary.
- The survival of a number of traditional dry-stone boundary walls, and with a few notable survivals of cast-iron railings (such as at Cannam House).
- A contrasting mix of a peaceful rural character near the church, and on The Hill at its junction with the Ashley Road, but with a busier village character at The Cross in the centre of Cottingham where the Village Store & Café serves its local community and acts as a meeting place.
- The mature parkland setting of Cottingham Hall on the southern edge of the settlement on the up-hill slope to the south leading to the Jurassic Way footpath and the former A427.
- On the outskirts of the settlement down-hill to the River Welland on the Mill Road where the original corn-mill is located (outside of the CA), with fine views of the Welland Valley from the Rockingham Road, and from the burial-ground to the east of the church, and from the top of The Hill on Camsdale Walk at the entry point to the Jurassic Way footpath.
- The Main Street of Middleton Village characterised by a group of former farms side-by-side with associated farm buildings forming enclosed L-shaped or U-shaped groupings adjacent to Middleton House Farm mostly converted to other uses; not just residential but commercial including a school, and a clinic further down Main Street up Rope Walk. There are only two active farms in the CA, one in each village and both called 'Hill Farm': at the south-western edge of Middleton, and at the north-eastern edge of Cottingham, on the Rockingham Road; these are largely hidden from view and do not appear to make much impact on the villages. However, a smallholding set below the Corby Road, just before its entrance into Cottingham village, provides much more interest and activity with the feeding of various farm animals.

4.5 Proposed Extension of the Conservation Area Boundary

4.5.1 Introduction: the original CA boundaries were tightly drawn around the older village envelopes of Cottingham and Middleton, resulting in two separate CAs. The two villages are linked by the B670 that ran through Middleton down Main Street and up the High Street to Cottingham. In particular the CA boundary ran down the west side of Cottingham Hall totally excluding its garden and grounds. This led to a small housing development in the 1960s on land just outside of the CA boundaries, formerly part of the Hall's grounds, on Bury Close that is set between the two villages that separated the two CAs.

4.5.2 The Proposed Extension: it is proposed to enlarge the 1975 boundary so as to encompass both villages and form a single CA taking in much of the rural fields and footpaths to the south of both villages so as to better protect the setting of the two villages, and the church in Cottingham. See proposal map at Appendix B. The best view of the church and its fine tower is from the Corby Road across open fields, outside of the original CA. It is proposed to include these fields as well

to better protect the setting of this fine medieval church. The various entry points into the villages from East Carlton, Ashley, Bringham and Rockingham are mostly excluded from the original CA boundaries. The CA will be extended down these roads to include significant walled boundaries and the many fine mature trees set behind them, together with some older properties along them. These will include the fine trees on the approach from East Carlton down the edge of East Carlton Park, and those on the bend at the junction of the B672 with the Mill Road.



4.5.3 Historic England Advice: such proposed extensions of CA boundaries are not only supported by Historic England but actively encouraged: in March 2001 Historic England published a new document providing guidance on conservation areas *“Understanding Place: Conservation Area Designation, Appraisal and Management”*. This document supports such extensions to existing CAs where paragraph 1.15 states that *“it is now recognised that the boundaries of some conservation areas designated many years ago may have been drawn too tightly – historic rear plots, which are often of archaeological interest and an essential part of the framework of an historic town, were omitted . . .”*, and that when reviewing an existing boundary the immediate setting of a conservation area requires additional controls (para. 1.13).

Approaches, Entrances and Exits

4.5.4 The Southern Approach: from the road junction of the A427 with the B670 the CA shall be extended to include the boundary wall on the west side and the many fine trees behind it bounding East Carlton Park including the island on the south-side of the road that has the road sign to “Middleton 1/4” and “Cottingham 1/2”. This downhill approach to the villages provides short views because of a right-hand bend in the road, that suddenly opens up round the corner at the entry point into Middleton, on The Hill, aptly named providing distant views of the Welland Valley. The east side of the road has a different character being more open fields bounded by a straight road also called The Hill on the 1962 O.S. map, but now School Hill that leads off to the north from the A427 where it runs into the original CA boundary at Camsdale Walk. The field between the two roads is used for grazing horses, this is to be included in the revised CA boundary. Set behind *Longridge* is its long rectangular walled garden that is mostly outside of the CA, this has a small privy on the northern edge of the boundary wall; this area will also be included in the CA. The fields immediately to the west of Peake Close, a successful new development



off Ashley Road (see below), will also be included in revised CA boundary.

4.5.5 Ashley Road: the road is bounded on both sides by a broad footpath with a green sward on the edge of the path up to the old limestone walls, one with vertically bedded copings, the other triangular tiles, with some trees and shrubs. The boundary will be extended down the road to include the long barn-like former row of stone cottages now forming the headquarters of the *Rockingham Forest Wheelers* (a well-established cycling club). Next to it is an attractive Georgian looking detached house built of stone in 1995 with a 5-bay symmetrical façade, set well back from the road with a long lawn in front of it; the owner was

apparently so pleased with the result that he named the house after the builder – hence “*Bramwell House*”. 20 years on since it was built it looks like the real thing with its white-painted 12-paned sash windows and its front door with a glazed over-light, and merits being included in the CA. Immediately adjacent on the west side of the road is another recent housing scheme of 5 detached houses on Peake close, set back



from the road behind the older stone boundary wall approached through a wide entrance fringed with flowers and shrubs it presents an attractive appearance to the street. Built of coursed stone with brick detailing to the cambered heads of the 3-light windows with 2-paned glazing, and having natural-looking blue-slate style-roofs, it successfully follows local building traditions; this development will also be included in the CA. On the opposite side of the road the estate of houses on Cannam Close, built on the site of a large orchard, are less successful and will not be included within the CA. However, No. 6 is an older early 18th century ironstone house with quoined angles, windows with wedge-shaped lintels and a limestone ashlar double-flued chimney on its roof; the extension built against its north gable is in-keeping; this too and its boundary walls will be included in the new extended boundary of the CA.

4.5.6 Main Street (B670) north-side: the boundary of the CA originally runs up the backs of the properties fronting the street. *Cannam House* (no. 15) has a large part of its garden outside of the CA, this will now be included; currently being landscaped in an appropriate fashion by the new owner to form an attractive setting for this important Georgian house, its inclusion will help to control any future developments on this back-land site. Immediately adjacent to the east is a former footpath leading to another footpath that links the *Glover Court* development to *Darescroft*; the CA boundary will be extended to the north to include the footpaths together with fields and back lands behind nos. 21 to 37 (inclusive); this will include the whole of *Milestone Mews* that is partly outside of the original boundary of the CA. Leading



off the north side of Main Street opposite from the *Manor House* the new access road to **Glover Court** leads north through an almost park-land setting that is an important area of open green-space. The houses are built of traditional ironstone in a variety of traditional styles, some with steeply pitched gable-fronted roofs and gabled-dormer windows. The buildings on the south side of its access road that are visible from the Main Street (in the original CA) will be included in the CA, the boundary running down behind them along the southern pavement on the edge of the road-side, and continuing in a westerly direction along the northern boundary of the footpath (mentioned above). This will help to control any proposed future developments in the fields to the south that are outside of the original CA boundary.

4.5.7 Bury Close: lies just outside of the original CA boundary. **Manor Court** is only accessible up this cul-de-sac road; this is a small housing development inside of the CA boundary. The houses are a mix of bungalows built in ironstone, and 1 1/2-storey gable-fronted houses built of a buff brick. When this development was built in the early 1960s (the O.S. map of 1963 shows the road lay-out with the end termination points of the cul-de-sac with a few houses) Roman remains were discovered. Two independent sources both confirm that a Roman tessellated mosaic floor was revealed at that time that (it is reported) were quickly covered up by the builders who raised the floor level above them by 3ft or so to leave it undisturbed. It is reported that the tarmac road was laid above it rather than any houses being built on it, but its exact location is uncertain: one source states that it is in the middle of the road at the junction of the two arms of the Close, between nos. 1, 4, and 13; the other that it is nearer nos. 7 and 9, where apparently Roman pottery and other remains have been found in the garden of no. 7 in the past. If this is true a mosaic floor would have been for a high-status building, such as a Roman Villa and is likely to have been part of a complex of other buildings, rather than a single isolated building. This might explain why this former part of Cottingham Hall's grounds appear completely blank (undeveloped) on all available early and O.S. maps, as illustrated on the 1918 sale plan that is in colour – as if by tradition the Roman site was respected and left undisturbed. It is tragic to think that a suburban housing estate was built on such an important archaeological site. However, it may not be totally destroyed if the reports are true; there may still be Roman remains preserved under the present wide access road of the housing development. The fields to the south of nos. 10 to 16 Bury Close, and on the border of Cottingham Hall's grounds may also have important archaeological potential and will be included in a revised CA boundary; this will not merely be limited to the immediate fields.

4.5.8 Junction of Berry Road, Mill Road and High Street: The revised CA boundary will include the grassy edges of the road on the north-west side of the road to include the village War Memorial, a simple 1st World War cross set on the side of the road in front of the school currently outside of the CA boundary. On this bend in the road are some fine trees that make a great contribution to the setting of the Cottingham CA at the foot of the High Street; these will now be included within the boundary of the revised CA to better protect them.

4.5.9 Camsdale Walk & the Jurassic Way: the original CA boundary terminates down the east side of the listed School House. However, the path continues running along the contour of the hillside in an easterly direction, following the line of the *Jurassic Way* that becomes a narrow footpath that cuts across the landscape towards Cottingham Church. It first passes no.11, a long low bungalow with a 5-bar at its gated entrance. Beyond a gate-way leads to a tapering path where the trees on either side eventually form a tunnel, with dense undergrowth on the north side. Eventually this gives way to open fields and follows an undefined sunken pathway visible as a V-shaped feature in the landscape with hedges and trees growing on its north side. Running



up to this path are older boundaries of tofts for the properties on Main Street. These long narrow fields are shown on the *1825 Enclosure Map of Middleton* that originally ran all the way to the A425. It clearly shows the ancient footpath crossing the fields that have each individual owners name inside it (to show ownership), such as John Cannam who owned all the land from his house on Main Street to the main former A427 road. This confirms

that originally the fields were intimately connected with the properties on Main Street; so it is appropriate to include them in a revised CA boundary as part of the village's historic landscape.

4.5.10 Further along the *Jurassic Way* a view can be had downhill of the rear of Cottingham Hall that is visible from this elevated path, showing its banded ironstone walling. A little further to the east there is a distinct grouping of an avenue of trees planted in pairs opposite each other leading downhill towards the Hall that it is believed was a carriage drive leading to the south side of the hall; these trees are shown on the 1st Edition O.S. 1:2500 map of the 1880s. The 1918 sale plan shows this land as a complete lot to be sold with the hall leading to the main road; sadly in recent years the ownership of the land has been separated from that of the Hall by its retention by a previous owner. Just beyond this point the southern boundary of the land of *Wood Hollow* (the old Rectory) forms the boundary of the current CA; the whole of the land between the south side of



Main Street and the Jurassic Way is included in this proposed addition to the CA. A little further along a path runs off to the left in a northwards direction down to Cottingham Church.

The fields to the south and east of the church and the Jurassic Way

4.5.11 A 5-bar gate leads into a large field that features a broad green pathway clearly visible as a grassy road that leads up-hill (outside of the original CA boundary), across a field owned by the Cottingham Parish Council known locally as “*The Dale*” and eventually joining the A427 through a wooden style entrance on to the road, with a footpath sign



pointing back towards Cottingham. Turning west along the A427 there is an attractive 5-bar gateway on the south side of the road that leads to “Hempwell Quarry” its name recently carved into the wood having very Roman-face lettering. This is adjacent to a part-flooded small circular former fine quarry that is surrounded by trees; it is reported by a member of the Cottingham PC as having Sand Martins nesting in the sides of the quarry; this is to be included within the CA boundary. Along the road another

finger-signpost points to a footpath that runs down across the fields along a tree-lined fenced boundary back towards the church; this has high landscape value. The road bends to the south with trees and hedges along its boundary with wide views across the fields down to the *Jurassic Way* footpath with longer views behind to the Welland Valley that has a high sky-line several miles away; another footpath leads off the road beside a post-and-rail fence across the fields also heading down to the ancient footpath. This path and the one on the south side of the road, Wood Lane, marks the Parish boundary between the two villages. Further along School Hill runs off to the right



downhill to the north bounded by a traditional limestone dry-stone wall with vertically bedded

copings that leads back downhill to Camsdale Walk. It is proposed to include the trees and hedges on the boundary of the road on both sides, and the fields that are criss-crossed with a number of footpaths leading to the *Jurassic Way*; this provides a truly rural setting to the village, the church and the Hall below it.



4.5.12 Where the footpath from “*The Dale*” meets the road (the former A427), if an easterly direction is taken along this road (towards Corby) just a field further on another footpath leads off to the north to an interesting area of small possibly medieval field enclosures, formerly hedged fields of some historic interest that are clearly visible on the large-scale O.S. maps, and aerial photos of this part of Cottingham. This is on a high plateau where immediately to the north of it the rocky escarpment falls away and leads across fields to the Corby Road. On this



eastern approach to the village of Cottingham a fine view of the church is provided across the open field. It is proposed to include all of this area in the revised CA boundary to better protect the setting of the church and the village on this open approach and to preserve the historic field patterns.

Corby Road (south side) & footpath to Water Lane:

4.5.13 A cast-iron gate hinged on a decorative cast-post opens to a downhill footpath with a view of open fields beyond it. At the bottom of the lane **no. 13** Water Lane is a recent 1 1/2-storey bungalow built of stone and brick set within a curving walled garden that is sensitive to its surroundings and its setting, having stained woodwork and window frames, with two gabled dormers set on its roof. Close by in the field to the east are the stone-walled remains of a 19th century circular lime-kiln, part built into the hillside (Grade 2 Listed) that will also be brought within the revised CA boundary.



The Corby Road (north side) & the junction with Blind Lane:

4.5.14 The revised CA boundary will run down the north side of the Corby Road and include the ramped access leading to Stonepit Drive, where a fine view can be had of the church (one of the best in the CA). The boundary will continue up Blind Lane an original cross road being part of the old village bringing nos. 6, 8 & 10 in this triangle of land into the CA. No. 10 is built on the site of the “*Village Pound*” where stray animals were once kept in the past. The dominant nature of this house that is set above the Corby Road, and its hard edged front supporting wall are not in sympathy with the CA that it is immediately adjacent to; by bringing it into the CA it will help to control any future developments, which could include environmental improvements.

Rockingham Road (north side):

4.5.15 The revised CA boundary will include the large field on the opposite side of the road from no. 24 that has a tall hedge boundary broken by a gated entrance to the field that provides a fine view of the Welland Valley. Including this area will help to control any undesirable developments at this entry point into the village and with fine views down to the River Welland.

School Lane:

4.5.16 The original CA boundary terminated abruptly behind no. 1; it is proposed to extend it along the stone boundary wall on the north side of the road, and on the west side where the lane narrows and leads down to High Street. This small lane with its dog-leg bend is part of the original street pattern of the village.

5 Community Involvement

5.1 Historic England advises that involving the community and raising public awareness of conservation issues should be an integral part of the Appraisal process. As part of the consultation process the proposed joint conservation area for Cottingham and Middleton, with its wider boundary than the original CA, was presented to the two Parish Councils in the meeting room of the Village Hall attached to the Cottingham C. of E. Junior School at their evening meetings held respectively on the 10th and 16th June when the consultant outlined the proposed boundary using Corby's planning maps of the area; this was accepted and widely supported by those present. The document is currently published for a six week public consultation period in accordance with the North Northamptonshire Statement of Community Involvement. As part of this consultation exercise a public meeting is to be held at Cottingham Village Hall on the 14th September 2015.

5.2 It is possible that the local community could receive instruction from members of the Rockingham Forest Trust who in the past have held training sessions for several of the district's villages, concerned with their 'People of the Forest Project'. Their project concerns three topics – 'Local Listings', 'Statement of Significance' and 'Remember When'. In the past it was one of the aims of the Trust to work with the local village communities to help them take a pro-active role in the production of a Local List of Unlisted Buildings of merit, and to produce a statement of significance for their local church as well as record their memories of the village. This present document may well make such work unnecessary, or could be used as a starting point for further discussion and research into the village's joint history.

6 Suggested boundary

6.1 The revised boundary of the new joint conservation area is detailed on the accompanying map (see Appendix B) with no alternative variations or options. This may be subject to amendment following the public consultation.

7 Local generic guidance

7.1 The North Northamptonshire Joint Core Strategy was submitted on 31st July 2016. This sets out policies relating to the historic environment in Policy 2, and recognises conservation areas as designated heritage assets. The policy ensures that the historic environment will be protected, preserved and, where appropriate, enhanced. Any proposals where development would impact on a heritage asset and/or its setting should conserve and, where possible enhance the heritage significance and setting of an asset; they should complement their surrounding historic environment; protect and where possible enhance key views and vistas of heritage assets; and demonstrate an appreciation and understanding of the impact of the development on heritage assets and their setting in order to minimise harm to these assets and their setting.

8 Summary of issues

8.1 The earlier paragraph 4.4.37 outlines the many attributes of this proposed Joint Conservation Area of Cottingham and Middleton. These include:

- Survival of historic street pattern.
- A number of listed buildings.
- Notable views of the church.
- A number of unlisted Local Interest Buildings of merit (some which deserve to be listed buildings).
- Pleasant rural setting of the approach to the villages.
- Use of local building materials.
- Some sympathetic new builds and extensions.
- Use of traditional roofing materials on the village houses.
- The landscape setting of the two villages.
- The survival stone boundary walls, and cast-iron railings.
- A contrasting mix of rural village character particularly in Cottingham
- Settings, and the Jurassic Way footpath.
- The Main Street of Middleton Village

8.2 There are a number of negative issues identified in this Appraisal to be addressed in the management plan. These fall into two sections; one as affecting the public realm and the other private properties.

9. Public Realm

issues: 9.1 Street

surfacing:

- Tarmacadam roads and many gravel paths.
- The introduction of new surfacing to roads and drives leading to properties, as at no.12a Corby Road accessed from The Nook that has a blue-gravel drive.
- Curbs to edges of roads – many are lined with granite curbs

- Street lighting – this is generally poor with an under provision of street lights.
- Signage
- Lack of seating provision throughout the villages

9.2 Private Property issues:

- Boundary treatment to fronts of properties gravelling over of lawns for car parking to fronts of houses.
- Introducing boundary fences and hedges where previously they did not exist. Use of inappropriate timber paled fences.
- Traditional windows replaced with white UPVC double-glazed windows.
- Lack of car parking spaces leading to on-street parking in-front of houses.

9.3 Following public consultation a number of initiatives could be considered. These include:

- Publication of the Conservation Area Appraisal for Cottingham & Middleton, and for this to be made available on the Council's web site.
- Making "*Building on Tradition*" (The Rockingham Forest Countryside Design Summary) more widely available, both on-line and printed. It is an excellent publication that amongst other things usefully provides detailed design advice relating to extensions, and the use of traditional materials in the villages of the former Rockingham Forest that includes Corby.
- Publication of a small publicity leaflet briefly outlining the implications of designation.

Part 2 – Conservation Area Management Plan

Introduction: as well as defining the character and appearance of the Conservation Area and what makes it special, it is important to develop proposals for the future management of the Conservation Area. This is called the Management Plan. It relates the designation and management of a Conservation Area to the principles of historic environment planning. The Management Plan may be reviewed every five years and updated or modified where appropriate.

Methodology: there are several mechanisms through which the Council can manage the future of the Conservation Area:

- Understanding the area its history and value
- Application of policy;
- Policy and design guidance;
- Development briefs;
- Application of an Article 4 Direction;
- Monitoring change;
- Boundary changes;
- Enforcement proceedings;
- Appraising the condition of heritage assets and developing a strategy for repair;
- Proposed enhancement schemes;
- Proposals for economic development and regeneration (including grants); and
- Designation of Heritage Assets.

1 Understanding the area its history and

value 1.1 The Area's conservation value

Summary: The landscape in and around Cottingham and Middleton, and within the defined boundary of the proposed joint conservation area, is a result of the complex inheritance of man's past activities. This 'historic environment' is a legacy resulting from the interaction between people and places through time and embraces all surviving remnants of past landscapes; the landscape particularly to the south of Middleton is a relict landscape featuring a number of long tofts and crofts with hedge boundaries of great antiquity (defined on the historic O.S. maps) running from the backs of the properties on the south side of Main Street up hill to the ancient footpath that now forms their southern boundary, the Jurassic Way. This footpath is thought to date back thousands of years. It traverses across the landscape from east to west and was used as a main thorough-fare by the people of both villages throughout the centuries: from Middleton to access the medieval Parish Church, and from Cottingham for the local children to walk to the village school that was first established on Camsdale Walk in 1766, its School House (Grade 2 Listed) serving its local community for 90 years before it was extended with a new large school room built on its west side in 1856 when the former school

became the home of the Master or Mistress. This long-distance route is now frequented by walkers and hikers who can regularly be seen progressing along it, sometimes in large lead-groups their leaders wearing high-vis vests, arriving in large groups by the church in Cottingham.



Runner on the Jurassic Way en-route to Camsdale Walk above Middleton, the Welland Valley forming a back cloth

1.2 The Rockingham Forest Trust on-line resource centre states that the location of the villages built on or by the Welland scarp *“is the most important factor in the siting of the village, rather than the geology on which they lie. Only the church in Cottingham and the very southern element of Middleton lie on limestone on the plateau edge”*. It suggests that the focus for a village *“was below the scarp on the Upper Lias Clay. Here an Anglo-Saxon site has been identified which lies adjacent to Burystead Manor”* (the original name for Cottingham Hall), and that *“it certainly existed here by c.1400 when berydikes is mentioned”*, on the edge of Cottingham *“but close to the boundary with Middleton, and adjacent to an area of Roman as well as Anglo-Saxon occupation. This location is also beside the Roman road from Godmanchester to Leicester.”*

1.3 Links with the Past more than most places the two villages of Cottingham shows its links with its past in several different ways. It is an ancient settlement dating back to before the Norman Conquest, when the Domesday Survey of 1086 records a fairly large population listing some 55 people who worked the land with room for some 14 ploughs and 12 acres of meadow – this is still shown in the two

villages today that is still surrounded by fields in agricultural use, mainly for grazing now, and by two farms with the same name, Hill Farm, one is in Middleton off The Hill, and the other in Cottingham set between the Rockingham Road and School Lane. It is hard to believe that this now insignificant lane, School Lane that doesn't appear to lead anywhere, was once on the same alignment of the former Roman Road the '*Via Devana*' that passed through the village. When the Romans arrived they built a road linking Leicester (then known as '*Ratrae Coritanorium*') with the Roman town at Huntingdon. This road passed through what is now modern Corby the route following the Corby Road leading into Cottingham and along what is now School Lane continuing in a westerly direction (where the lane takes a sharp left-hand bend), in a straight line across the former fields down to Ashley Road (nos. 8, and 8a appear to have been built, one above the other, directly on this Roman road alignment). One section of this road is a Scheduled Ancient Monument where it crosses Hazel Woods. Another ancient road, the *Jurassic Way*, crosses the Roman road between Kingswood and Cottingham. These roads were probably a focus for settlement, possibly even for a small Roman town. The road was later called the '*Gartree Way*' and remained a nationally important road during the medieval period and after. In 1300 there is a documentary reference to a tenement in Cottingham that lay next to the '*Royal Road*'. This also passed close to Rockingham that is only a few miles away where William the Conqueror strategically chose to build a castle on the high scarp slope above Rockingham village overlooking the Welland valley; Rockingham Castle still dominates the landscape above the village as it has done since the 11th century. It is interesting to note that this small part of Northamptonshire was directly affected by the two major invasions of England; by the Romans in AD 43 when the Emperor Claudius invaded 'Brittania', and by William the Conqueror in 1066. See [http:// www.cottinghamhistory.co.uk/](http://www.cottinghamhistory.co.uk/)

1.4 The Growth of Corby: The expansion of Corby during the 1st half of the 20th century, due to the dramatic growth of the steel industry especially in the 1930s, appeared to threaten the small rural villages around Corby from over expansion of new houses. Just a few miles away from Cottingham (in Corby) was created the largest integrated iron and steel and tube works in Europe, beginning in 1933/34 by Stewarts & Lloyds. This led to a huge increase in population in the Corby area the Company providing hundreds of new houses for their workers at first close to their works (Lloyds CA) year on year, but also building a new estate of executive houses for the white-collar workers at East Carlton. Writers in the mid-20th century feared for Rockingham's survival due to Corby's growing development that was feared would creep almost up to the castle gates.

1.5 Impact on the two Villages: Fortunately due to enlightened planning policies developed in the early years of Corby's existence in the mid-1970s Cottingham and Middleton village survived largely unscathed, its old stone cottages fronting Church Street and Main Street contrasting with the housing built in the former steel town. In this proposed joint CA new council housing estates were built on the outskirts of Middleton, to the east in the area of land below Cottingham Hall, on Berry Field Road that the O.S. map of 1963 shows as an L-shaped arrangement.

Off the Rockingham Road on the approach to Cottingham a similar U-shaped group of new council houses was built, shown on the 1964 O.S. map. Subsequently private housing estates were built behind Main Street in Middleton, accessed off the Ashley Road leading to Cannam Close, and Darescroft leading to Lightfoot Lane. In Cottingham the area of land between the new houses built on Bancroft Road and the Corby Road was developed with houses, the roads following a curving alignment: Millfield Avenue leading to Stonepit Drive and Windmill Close and Rise. A short road to the west of this development was built on Welland View Road accessed off Blind Lane. All of these housing developments lie outside of the revised CA boundary.

1.6 Summary: This is explained in more depth in Part 1 of the Conservation Area Appraisal, which more specifically identifies its special interest. The last chapter 8 provided a summary of the issues of the conservation area's special qualities and characteristics (please refer to Part 1). People value all aspects of the historic environment as part of their cultural and natural heritage.

2 Objectives of the Management Plan

2.1 Conservation has come to be seen as the management of change, seeking to retain what people value about places for future generations. It is important to establish clear planning policy guidance to ensure consistent decision-making of planning applications, and to improve the quality and content of planning applications, discouraging outline applications, and requiring applicants (where appropriate) to provide contextual drawings that show elevations 'as proposed' in their setting illustrating adjacent buildings; this can be done photographically using a photo-montage as well as drawn on plan. New work should aspire to a quality of design and execution related to its context which may be valued in the future. This neither implies nor precludes working in traditional or new ways, but will normally involve respecting the values of the place identified through an assessment of its significance as detailed in this conservation area appraisal and management plan.

2.2 The designation of the villages of Cottingham and Middleton as conservation areas in 1975 was a prime indicator of the importance that the Northamptonshire County Council attached to these villages, and the significance of the place to the general population as a whole, that the area is worthy and matters. Any new proposals for change (planning applications) within the village should be carefully considered by the both the planners, Councillors and the residents themselves through the two Parish Councils who are already consulted on planning applications in the village; this accords with the precepts of the adopted North Northamptonshire Statement of Community Involvement (2013) where in Corby Parish Councils are consulted on planning applications within their area.

3 Application of policy

3.1 Section 12 of the National Planning Policy Framework (NPPF, March 2012), places emphasis on the conservation and enjoyment of heritage assets, which are

referred to as an “*irreplaceable resource*” (Paragraph 126 of *National Planning Policy Framework*)

In the ministerial foreword to the NPPF, a declaration is made regarding the historic environment:

“Our historic environment – buildings, landscapes, towns and villages – can be better cherished if their spirit of place thrives, rather than withers.”

3.2 Once adopted, the Conservation Area Appraisal for Cottingham and Middleton will be an approved Council document and is, therefore, a material consideration in any planning decision. It is anticipated that the Conservation Area Appraisal will help inform and strengthen decisions made in line with this policy framework, which will be one of the most direct and effective means of managing the Conservation Area in the long term. For example, the Appraisal helps define the planned form of the area, the typical scale, form, massing, materials of buildings, traditional detailing, important views, and significant trees. These elements should be considered when looking at any development proposal.

3.3 In addition, the Appraisal identifies key buildings and features that contribute positively to the character and appearance of the Conservation Area. As such, there should be a preference against demolition or loss of any building or feature identified as meeting these criteria. As stated throughout this document, please note that the exclusion of any building or feature within the Appraisal does not necessarily indicate that it makes no positive contribution to the character and appearance of the Conservation Area.

3.4 The Conservation Area Appraisal can also be used to inform decision-makers about other local or national conservation policy considerations. For example, development that might affect natural features within the CA. By defining and identifying significant buildings, areas of open space, trees, settings and landscapes, the Conservation Area Appraisal provides information that will inform planning decisions on the merits of development proposals.

Policy and design guidance

3.5 In new buildings and the public realm, high quality design is paramount if the quality of an area is to be preserved and enhanced. The emerging Joint Core Strategy sets out place shaping principles that should shape development proposals in order to make sure settlements retain local distinctiveness and a strong, positive sense of place. *The Manual for Streets 2* (DFT 2010) shows how the design of residential streets can be enhanced and how street design can help create better places with local distinctiveness and identity. The North Northamptonshire Sustainable Design SPD provides clear advice on the creation of high quality developments that have minimum environmental impact, and for new developments to reach a ‘Building for Life’ Standard. It highlights the need for developments to promote character; reinforcing locally distinctive patterns of

development, and that in historic village areas such as Cottingham and Middleton, urban form characterisation should inform the design of all new proposed developments. It advises that *“the overall look and feel of a new development should be considered in relation to neighbouring buildings and the local area more generally, based on an understanding of the way the local area looks and works”*; this new Conservation Area Appraisal and Management Plan for Cottingham and Middleton should be used to answer the questions posed in the SPD.

3.6 The North Northamptonshire Sustainable Design SPD draws attention to the *“Building on Tradition – The Countryside Design Summary”* (2000) prepared by the Rockingham Forest Trust that remains relevant for development in the Borough and in CAs. It identifies ways in which new development can be designed to harmonise with and enhance local character in the region, providing advice on all aspects of development, on its built form and scale and use of building materials. Please contact Corby Borough Council or Rockingham Forest Trust if you wish to view this document.

3.7 These guidance sources are relevant to anyone thinking of undertaking development within Conservation Areas. It is hoped that this advice will help stakeholders of the historic environment make informed decisions and therefore, contribute positively to the management of Conservation Areas. In addition to policy guidance, local generic guidance can be produced from time to time with specific advice on topics relevant to Conservation Areas e.g. window replacement as outlined in the appraisal document.

Present and potential future threats

3.8 Introduction: Paragraph 4.4.29 (onwards) of Part 1 of the conservation area appraisal commented on the extent of intrusion and damage to the conservation area. The last Chapter 8 of Part 1 identified some negative characteristics in the conservation area, including public realm areas and, particularly paragraph 8.2 for private property issues.



3.9 Middleton village has survived largely unscathed from the rash of alterations, such as the loss of traditional timber and metal windows and their replacement with double-glazed and UPVC windows normally inflicted on houses throughout the country over the last 50 years by its designation as a conservation area from as early as 1975.

Many of the houses in the village still retain windows of a traditional design, both timber sashes, and metal and timber casements, with several of the properties retaining their original glazing; these have been identified as Local Interest Buildings in Part 1 of the conservation area appraisal.



3.10 Cottingham has fared less well with most of the unlisted houses having replacement UPVC Double Glazed windows, though some have timber frames. Where the listed buildings are found in a group on Church Street (nos. 2, 2a & 4; and 14-18) they make a



particular contribution to the

quality of the CA. Here some 8 buildings have been identified as Local Interest Buildings, and though some of them have had their windows replaced they have been done with a small-paned pattern of glazing, unfortunately many with top-hinged casement openers that is a non-traditional feature.

3.11 Possible Action: The Council could consider the introduction of Article 4 (2) Directions to this joint conservation area, which would remove residents permitted development rights with regards to replacement windows in the future. The implementation of an Article 4 Direction requires a strong justification for proposing the Direction as well as appropriate stakeholder support. There are significant resource implications in the implementation of an Article 4 Direction, particularly for the planning authority, which has to effectively manage additional planning applications and enforce the Article 4 Direction.

3.12 Car Parking issues: A far greater threat to the character of the conservation area is posed by car parking issues, especially in Cottingham with cars parked on the street directly outside of houses, creating difficulties sometimes with few or no passing places for cars, particularly on Church Street; this physical intrusion of cars in front of houses on the edge of the street is damaging to the special character of the CA. There is little provision for visitors passing through the village in cars to stop, most of the on-street parking being used by local people. Only at the southern end of Church Street, just before the church, is a wide open area used for parking independent of houses.



4 Planning

Measures

Development Briefs

4.1 A development brief is an outline of what might be expected or acceptable in principle on an identified development site prior to a formal development proposal. For example, this might be a gap site, or a site under threat of demolition and re-development, or perhaps areas that have a neutral impact on the Conservation Area where redevelopment might readily be accommodated. The definition and characterisation analysis within the Conservation Area Appraisal can be expanded to form a detailed design brief in order to help promote an appropriate form of development on such a site.

4.2 At the time of writing this appraisal, there are no such sites formally identified by the Council within the Conservation Area boundary. However, as part of the site allocations process of the emerging Local Plan, it is possible that development briefs could be published for sites within or adjacent to the Cottingham and Middleton Conservation Area at that stage.

4.3 From a careful consideration of the two CA villages it appears that most, if not all, possible areas for new housing within the former defined CA area village areas have already been filled:

Summary of Development:

4.4 Already Developed:

Off the west side of Ashley Road, Peake Close, adjacent to Woolpack Farm, has been developed in accordance with the plan and in a sympathetic manner, as identified in the Part 1 Appraisal document.

4.5 The large area to the north-west of the Berry Road and to the east of Darescroft off the Ashley Road, shown as 4 fields on the map (fig. 3.8) has been developed as an extension of Darescroft and Glover Court set well back from Middleton Main Street; part of the area was allocated as an “Environmental & Nature Conservation Site” within the 1997 Corby Borough Local Plan which explains the long approach road and the retained areas of green along the road, and the new pocket park created by the developer as part of a Section 106 Agreement. It also explains the retention of the undeveloped fields to the south of the new development that was also allocated for Environment & Nature Conservation in the 1997 Local Plan.

4.6 Possible New Area for Development:

The area to the south of *Longridge*, that was formerly used for growing flowers as part of the *Longridge Nursery* (closed in 2002), does offer a potential housing site that could form an infill development on the west side of The Hill. However, the green-field site opposite at the junction of the





two roads acts almost as a village green and any proposed development of this site would be strongly resisted. This site is not level with the road but is raised up and accessed via a short flight of steps making it appear prominent. This open area of green lawn at the junction of the two main roads throws the buildings on the north side of the street into prominence enhancing the

view of them rather than blocking the view as a building opposite from them would. This adds much to the rural character of the village that only gradually fills with buildings built on both sides of the street as it progresses in an easterly direction. From a careful examination of all available historic and O.S. maps it is clear that this corner site has never been built upon.



4.7 Homeworking: NPPF paragraphs 21 and 28 facilitate flexible working practices and support rural business.

Possible development sites:

4.8 Within the current boundaries of the two CAs are a few groups of farm buildings that fall within this category:

1. Hill Farm in Middleton, where an interesting group of farm buildings mostly overgrown by ivy that do not appear to be in active use including a cart-shed, coach house and barn that form a group with a small semi-derelict dovecote (Listed Grade 2) that offer potential for repair and restoration, by being converted

to dwellings and garages. This could see the restoration of the listed dovecote as part of a Section 106 agreement.



2. Hill Farm in Cottingham, that lies partly inside of the existing CA boundary. There is a long range of single-story buildings fronting a large open area of grassed farmyard, with a taller stone barn set at right-angles behind it. This area too appears to offer potential for re-development.



Re-use of existing buildings:

4.9 In addition there are a few former farm buildings, currently under used or empty that also would appear to offer potential for residential conversion, or for other use in accordance with policy 25 of the emerging Joint Core Strategy:

Longridge, No. 1 Ashley Road, the small single-storey building on the right-hand side of the entrance to Longridge once served as a florist shop, closing in 2002, subsequently it appears to have been empty since. It has a single chimney stack to its ridge and has a fireplace in the south room where there is a projecting bay window. Part of the building forms a garage with its entrance on the west side. It offers potential for conversion to a small office, or other retail outlet, or a small dwelling.



Barn on west side of no. 2b School Hill, this is a well-constructed long and low stone farm building with a blue-slate roof running parallel to the road that does not have any visible openings from the road-side. This could be brought into use, offering scope for conversion to a dwelling or office. The roof is relatively low that could have some conservation roof-lights inserted that would have minimal impact on the building or its immediate setting.



3. The former stables to the rear of no. 1 Main Street, an I-shaped range of single-storey buildings offering potential for re-use, especially with a separate access of Ashley Road.



The former stable-barn at Wood Hollow Church Street, this long building looking inwards to the rear entrance courtyard of the former Rectory is 2-storey in height and has a number of windows on its west side. Its barn-doors used for garaging, it retains an impressive inglenook fireplace with a tall tapering canopy above it built against its internal south gable that suggests some domestic use in the past. This building is Grade 2 listed and its conversion to a dwelling or holiday-let cottages with tourism potential, being adjacent to the Jurassic Way footpath, offers possibilities for a sustainable re-use



Barn to rear of nos. 11 & 11a Water Lane, this is an interesting group of a small stone barn with a blue-slate roof with an attached semi-derelict cottage built on to its east side. This would appear to offer potential for conversion to a dwelling having a separate access off Water Lane. While the barn appears to be in a reasonable condition the cottage is in danger of total collapse in the near future if its state is not addressed.



4. Two single-storey buildings in front of no. 3 Corby Road, fronting the main road are two interesting single-storey ranges that may have had some industrial use in the past; they



would appear to offer potential for conversion to other use, possibly commercial being almost opposite from the Village shop and café, or to offices or dwellings.

7. Part brick and stone building adjacent to no. 3 Blind Lane, this building is in a poor condition and offers potential for re-use.



4.10 Isolated new houses: NPPF paragraph 55 states isolated new houses in the countryside are to be resisted unless there are special circumstances. One of the few circumstances in which isolated residential development may be justified is when accommodation is required to enable a rural worker to live permanently at or near their place of work. It is noted that in the Corby context it is considered more sustainable for such workers to live in nearby towns or villages, or in suitable existing dwellings in the countryside, so as to avoid new and potentially intrusive development in the countryside. As Cottingham and Middleton are only a few miles away from Corby special circumstances would have to be demonstrated to permit new housing for such workers to be built within the conservation area.

Monitoring change

4.11 Monitoring change, both positive and negative, is important for the long-term management of a Conservation Area. For example, it can show how effective policies have been. Monitoring change can assist in identifying where more resources are required and in modifying priorities or policies.

4.12 A Conservation Area is usually thoroughly surveyed and described when first designated or when modified. Local Planning Authorities should seek to review Conservation Areas from time to time and update appraisals. The Council will develop a schedule of Conservation Area reviews in due course. The review process for Cottingham and Middleton Conservation Areas began in June 2015. Once adopted it is envisaged that a further review should take place from October 2020 onwards.

Boundary changes

4.13 An important function of this Conservation Area Appraisal is to assess whether the boundary of the Conservation Area is appropriate. Boundary changes might include reduction or extension to an area. Specific justification should be given for proposed changes. For example, an extension to the boundary might be proposed to incorporate the wider setting of a Conservation Area. Thought should be given to the appropriateness of the boundary.

4.14 The original Conservation Area boundary was designated in 1975, when each village was made a separate conservation area. This boundary incorporates changes (to the 1975 boundary) the revised boundary being detailed in section 4.5 of the conservation area appraisal document was arrived at after extensive research undertaken by the consultant commissioned to undertake this review, with any amendments made following the public consultation of this appraisal in September – October 2015. These changes included extensions to the boundary incorporating a large part of the fields to the south and east of the Cottingham and Middleton to better protect the setting of the two historic villages, and the Jurassic Way footpath as it passes through the area. It is anticipated that the boundary will once again be reviewed five years after the approval of this document.

Appraising the condition of heritage assets

4.15 A survey is carried out from time to time at both a national and local level to assess the condition of heritage assets. This survey includes the identification of buildings that have fallen into disuse, dereliction or disrepair, commonly referred to as 'Buildings at Risk'. This survey can provide a useful means of monitoring many significant historic buildings within conservation areas. The national *Heritage at Risk Register* covers grade I and II* buildings at risk and is available through www.historicengland.org.uk. The council has not undertaken a district wide condition survey of its listed buildings to identify those that could be considered 'at risk'. However, during the preparation of this Conservation Area Appraisal a few listed buildings were identified as potentially 'at risk'.

4.16 This CA document for Cottingham and Middleton, and those prepared in 2008 and 2009 for six other villages in the Borough provides a baseline for monitoring change in the buildings at risk within the Conservation Areas of CBC. These CA appraisals could be used to identify specific problems or issues that may benefit from targeted resources. These resources could be streamed through the grant aiding of target buildings, or through the use of legislation such as Repairs Notices or Urgent Works Notices, to bring about works to a building to either repair it or make it secure or weather tight.

4.17 At the time of publishing, there are 3 Grade II listed buildings/structures identified as being 'at risk' within the Cottingham and Middleton Conservation Area. These are:



. Dovecote 20m east of Hill House, The Hill, Middleton

. Kiln off South side of Water Lane, Cottingham, at O.S. SP8474-8996





□ Barn and cottage to rear of No. 4 Church Street, Cottingham

The Council may seek the repair and/or restoration of each of these structures, in line with the Council's wider strategy for dealing with buildings 'at risk'. Other than those listed buildings/structures that have already been identified as being 'at risk', others within the Conservation Area require monitoring, such as those which are currently vacant (either wholly or partially) or are the subject of enforcement action

Buildings at Risk

4.18 A few buildings within Middleton and Cottingham village areas are considered to be in a relatively poor condition, 'at risk', or underused; these have mostly been identified in paragraphs above, but also include:

1. The Dovecote at Hill Farm, The Hill, Middleton that is a building of special purpose requiring specialist repair to save it from total collapse; it is in a very poor condition.

2. No. 2a & outbuilding to no. 4, Church Street, Cottingham where the former historic village Reading Room is un-used (un-heated) except for the storage of large quantities of timber and lumber (possible fire-risk). The attached barn to the rear of this building (included in the listing as an outbuilding), accessed through the archway on the street, is also of historic interest and retains a largely unaltered original inglenook fireplace built against the north gable, and a timber spiral-stair (in fragile condition) to one side of the fireplace leading to the first floor. This is also completely full of general lumber, stacked to the roof, leading to concerns over excessive floor-loading. The original roof rafters survive but the roof covering has been lost in the past and replaced by corrugated metal sheeting that has gone rusty on the outside and fails to totally keep out the wind. This rear (listed) barn and cottage, that is currently unoccupied, offers potential for re-use as an independent dwelling.

3. The Kiln off Water Lane, Cottingham, is almost absorbed by the landscape in which it is located. It is very overgrown and the fire-hole entrance is no longer visible, but was observed on historic photographs seen by the consultant.



4. No. 32 Main Street, Middleton, unlisted but identified in the appraisal as a Local Interest Building where the windows are in urgent need of repair and re-painting to halt the deteriorating state of the building

Enforcement

4.19 There have been no recorded instances in the Cottingham and Middleton Conservation Areas where enforcement action has been taken against non-compliant works to a listed building. In addition to maintaining vigilance of buildings 'at risk', and unauthorised development, the Council may employ enforcement powers in the existing and proposed extension to the Conservation Area, should the need arise.

4.20 Inappropriate advertisements and signage do not in general pose a threat within the Conservation Area. A single property on Main Street has an excessively large number sign directly opposite from a listed building that could be regarded as adversely affecting its setting.

4.21 Should it be necessary, the Council may issue discontinuance orders to secure the removal of adverts or signs that it deems have a detrimental effect on the setting of the buildings and the Conservation Area. If a stricter degree of control is then considered necessary the imposition of an 'Area of Special Control of Advertisements' may be sought. Stricter advertisement control would then apply with restrictions on poster hoardings and the size of signs and individual characters.

4.22 Unauthorised works and breaches of planning control can cumulatively harm the quality of the built environment and surrounding spaces within a Conservation Area. An obvious example of this sort of damage could be unauthorised works to a listed building. A listed building is a building of special architectural or historic interest and is protected in law under the Planning (Listed Buildings and Conservation Areas) Act 1990. Listed Building Consent is required for any works of alterations to a listed building which are considered to affect its special interest. It is a criminal offence to carry out unauthorised works. The removal of traditional timber windows and doors, for example, and their replacement with PVC-u or poor modern imitations, can be detrimental to the building's intrinsic special interest.

4.23 It is not only alterations to listed buildings that can damage the character and appearance of Conservation Areas. The unauthorised demolition of buildings, or detrimental alterations to unlisted buildings, can all erode the special character of a Conservation Area. The use of non-approved materials, for example, can

be particularly harmful (e.g. modern cement rendering, inappropriate 'ribbon' pointing style, plastic rainwater goods). It is important, therefore, that the Council investigates breaches of planning law within Conservation Areas, as this can help preserve the quality of the historic environment. The survey process utilised in the production of an Appraisal may highlight planning breaches and unlawful alterations to listed buildings. In response to this survey, the Council may take appropriate action with owners on an individual basis.

4.24 Anyone can report a suspected planning breach by contacting the Council's Enforcement Team. The Borough Council regularly follows up reports of unauthorised work and may take enforcement action if necessary.

Proposed enhancement schemes

4.25 In general, the Council seeks to preserve and enhance the special interest of its heritage assets, including Conservation Areas. This includes the preservation, restoration or enhancement of historic buildings, the enhancement of the public realm and the sympathetic redevelopment of sites that currently detract from the character and appearance of the Conservation Area.

4.26 With regard to future areas for enhancement in this proposed joint Conservation Area of Cottingham and Middleton, the Council supports the re-use, restoration or enhancement of historic buildings and sites within and around the Conservation Area, especially those which are currently identified as 'at risk'. This is subject to features of significance, such as timber joinery, facing materials and boundary treatments being retained (and repaired where necessary) or any replacements being sympathetic to the building and setting.

4.27 Other than those buildings/structures 'at risk', there are several other key buildings that have been identified which would benefit from sympathetic repairs, more substantial restoration or small-scale reinstallation of traditional architectural features, particularly timber-framed windows. This would be subject to obtaining appropriate planning permission/Listed Building Consent.

Urgent Works and Repairs Notices

4.28 The Planning (Listed Buildings and Conservation Areas) Act 1990 provides specific protection for buildings and areas of special architectural or historic interest. The Act gives the Local Planning Authority powers to take action in the following circumstances:

i) Urgent Works

4.29 Where a historic building has deteriorated to the extent that its preservation may be at risk, the Act enables the Local Planning Authority (or Historic England) to carry out urgent works for the preservation of listed buildings after giving notice to the owner. These powers can be used only in respect of an unoccupied building.

The powers are confined to urgent works; on other works emergency repairs for example to keep the building wind and water tight and safe from collapse. The LPA may recover the cost of such works from the owner.

ii) Repairs Notices

4.30 If the Local Planning Authority (or Historic England) considers that a listed building is not being properly preserved it may serve a 'repairs notice' on the owner. The Notice specifies the works that the authority considers reasonably necessary for the proper preservation of the building.

Article 4 (2) Directions

4.31 This is a discretionary power given to the LPA to restrict specific permitted development rights in relation to dwellings in Conservation Areas, where the permitted development fronts a public area. The Council may consider introducing this measure in the future should the character of the conservation area be damaged by further alterations to the windows of dwelling houses that front onto highways.

Article 4 (1) Directions

4.32 This is a means for the LPA to withdraw permitted development rights on non- residential properties within the Conservation Area. However, an Article 4 (1) direction requires the approval of the Secretary of State, which is a potentially lengthy procedure. The Council are unlikely to seek the imposition of this measure.

Section 215 Notices

4.33 Circular 2/98 – prevention of dereliction through the planning system – promotes the use of Section 215 notices to require owners to maintain their land and buildings properly, if they affect the amenity of the surrounding area. Such notices are very useful and can be used to deal with a wide range of environmental health as well as planning problems including:

- Clearing rubbish and waste materials from open land
- Removal of abandoned vehicles from private land
- Removing the remains of derelict/fire-damaged buildings
- Restoring damaged paintwork
- Refurbishing important features (e.g. porches, door-cases) which have been left to deteriorate to the point where they harm, rather than enhance, a building or the street scene
- Removing fly-posting and graffiti, where they adversely affect amenity
- Tidying up land awaiting redevelopment

4.34 Where land and buildings (through fire damage or general dereliction) are considered to adversely affect the amenity of the conservation area the Council will consider the serving of Section 215 or 'Wasteland Notices'. If work is not done within the period specified in the notice, the local authority can follow it up with prosecution or enter the land and take direct action to carry out the works, in default of action by the owner. Changes to regulations which came into force in January 1998 mean that local authorities can recover its costs if direct action is taken in default, if necessary.

Compulsory Purchase Orders

4.35 Historic England advised that when listed buildings or unlisted ones identified as contributing positively to the special architectural or historic interest of a conservation area (i.e. those identified as Buildings of Local Interest in the appraisal document), are falling into decay the local planning authority should use its statutory powers to secure their preservation. The Council may consider the serving of urgent works notices and/or repairs notices on listed buildings considered 'At Risk' within the conservation area as a first step to ensuring their emergency repair and/or towards compulsory purchase of the building by the Council.

5 Framework for design standards

5.1 The aim of this section of the management plan is to provide practical advice and guidance to householders and non-specialist conservation planning officers in the maintenance and restoration of the historic built environment. It is important that proper attention is paid to maintenance and repair of the existing historic fabric, and the traditional detailing of works of reinstatement. This section is set out in six parts:

□ Repair and maintenance

- Windows and doors
- Rainwater goods
- Roofs and chimneys
- Walls
- Temporary Works or

Scaffolding □ Re-instatement

- Windows and doors
- Roofs and chimneys

- New development and design
 - Building materials
- Public realm
 - Signage
 - Lighting
 - Furniture
- Traffic and pedestrian management
- Shop fronts and signage

Repair and Maintenance

Windows and Doors

5.2 Windows and doors are important elements in the character of buildings. Often it is windows and doors that stand out as key features from the building structure. Authentic joinery adds to the historic character and visual quality of a Conservation Area. The extent of survival is often indicative of the value local residents place on their properties and the historic fabric of their village, or are the subject of chance, such as the diagonally boarded double doors leading through the former coach house of Middleton House Farm to Wellington's School; such survivals are important survivals of the historic past of the village.

5.3 A number of traditional older windows and doors in a distinctive style have survived in the two village Conservation Areas through to the present day. These include traditional small-paned timber sashes mostly having 16-paned windows on the ground floor, with 12-paned windows above to the first floor, and 9-paned to the top floor or attic dormers. In addition are a few 'Yorkshire'-sashed windows where the frame of usually a 2- or 3-light window slides horizontally behind a fixed window; such a window has recently been conserved in the refurbishment of no. 16 Church Street.



There are few examples of older 17th century stone mullioned windows. The former Rectory *Wood Hollow* preserves a 3-light window with ovolo-moulded mullions retaining its leaded light small-paned glazing, but its former metal side-hung casement has been replaced by a timber casement with 2-paned glazing, probably in the 18th or 19th century.

A similar 3-light stone-mullioned window survives in no. 14 Church Street, its original small-paned glazing altered to



2-panes. Leaded-light windows of this type are made of individual small rectangular pieces of glass joined together by lead strips that are fixed directly to the stonework of the window surround or stone mullion without a frame with mortar, though they usually have a central wooden or metal bar set on the inside of the window; only the opener needs a frame that is usually made from galvanised iron with a metal handle, sometimes made of brass or bronze, or even decorative hand-forged wrought iron – as it would have been made in the 16th or 17th centuries; none appear to have survived in the two villages.



5.4 When refurbishment or extension is proposed residents or developers should consider re-instating authentic detailing where ever possible, including internal doors and shutters where it has previously been lost, so as to preserve or to provide the buildings with their own special brand of distinctiveness that sets them apart from other villages and helps to identify its individual character. A few traditional braced-and-ledged vertically boarded doors also exist within the villages, also seen in no. 16 Church Street. Elsewhere some 6- and 4-panelled Georgian-style doors with raised-and-fielded panels also survive, such as in Cottingham Hall. Sadly many others have been replaced



in the village buildings, some with external UPVC white-plastic doors that diminishes the traditional character of the villages.

5.5 However, many of the older cottages fronting Main Street in Middleton retain small-paned glazed windows, a few with metal casements in an unusual combination, such as on no. 20 that has a central hinged metal 2-paned casement set within the middle of a 9-paned window.



5.6 A few of the older buildings in the two villages appear to date from the late-17th century, rebuilt sometime after the Civil War period after the Restoration in the 1670s, such as the East Wing of the former Bury House (now called Cottingham Hall) that was enlarged in the early 18th century Queen Anne period of architecture, and again in the 1830s, each phase of the building impacting on the design of its doors and windows.

5.7 The predominant window type of the smaller vernacular cottages is the wooden casement with small-paned glazing that has been mostly altered to two larger panes but retained the side-hung casements. Several of the unlisted properties on Church Street have recently had their windows altered to plastic UPVC windows but retaining a small-paned pattern of glazing; unfortunately the top-hinged small casement openers stand out as non-traditional and spoil the façade of buildings when they are open. Repair of older timber windows is preferable and cheaper than replacement; old timber is usually of a much better quality than modern softwoods and will last longer. New pieces of preservative treated softwood can be 'spliced-in' to replace the lower section of a rotten frame where the sill may be all that needs replacing, removing the need for a new window.

5.8 Badly fitting windows can be re-hung after accumulated layers of paint have been removed, vertically sliding sash windows will usually require new sash cords, parting beads and sometimes new pulleys.

5.9 Old glass was handmade and blown and is therefore not flat and flawless like modern sheet glass, and is found in some of the original sash windows in Middleton on Main Street, it should always be saved. Care should be taken when repairing windows not to damage old glass as it is thin, it should be protected when using chemical paint stripper, or carefully removed and replaced later; though the removal of brittle glass often makes it crack and fracture.

5.10 Traditional windows should always be painted and not stained; except on converted farm buildings and former industrial buildings where a natural timber treatment appears more appropriate than a paint-finish. Micro-porous paints should be used as they allow the timber to 'breathe' and so the paint is less likely to peel or blister. As a general rule windows should be painted in light colours such as white or cream. Stronger colours can be used on doors and sometimes on window frames. The use of modern paints and methods can lengthen the time between the need for re-decorating.

5.11 Sometimes some cottages combine the two types in the same window as where a fixed leaded light is to the right of a 2-paned wooden opening casement; such detailing is the mark of local distinctiveness and should be retained where ever possible.

5.12 It is the mix of surviving house types in Cottingham and Middleton that help to give the villages their distinctive character: these range from larger farmhouses and *gentry* townhouses to smaller cottages, some previously with thatched roofs, demonstrating different window types. The mostly white painted windows help to establish a uniform character though they are of different designs; they should remain painted white. The use of modern paints and methods can lengthen the time between redecorations.

Rainwater Goods

5.13 Rainwater goods are another traditional feature that when replaced by cheaper modern plastic products detract from the character and traditional appearance of the building. In the Conservation Area the houses have a mix of gutter types, some with stone-slate roofs, that have timber gutters carried on brackets, or cast-iron gutters with cast-iron down-pipes and hoppers, some of which survive and probably were an introduction of the 19th century; the colour of the pipes is mostly black. Some buildings have plastic gutters fixed to a timber back-board that is vulnerable to rot over time and not as good a solution as a solid timber gutter or cast-iron one; plastic gutters tend to buckle under the weight of a ladder lent against it that is usually need for repairs from time-to-time.

5.14 Maintenance: it is important to carry our simple basic annual maintenance of rainwater goods to prevent minor problems that may lead to serious structural damage caused by leaking down-pipes or blocked hoppers that cause water spillage down the face of the building and will erode the stonework and cause staining. Traditional gutter profiles, mostly half round or Torus moulded on timber gutters, add to the appearance of individual buildings and collectively enrich whole street scenes. With proper maintenance these items can offer good service for well over 100 years. When replacement is needed there are plenty of suppliers of historic profiles - many are available factory finished and some in cast aluminium that are likely to last indefinitely. Plastic is an inferior product which will not last as well or look as good – especially if it has a modern box profile. It doesn't take paint well but unpainted it soon develops a coating of algae. Like other plastic building products, when it is replaced it has to go to landfill where it will not break down for centuries, so the environmental costs also deserve consideration. Cast-iron down-pipes and eaves gutters can give many years of service if properly maintained by periodic re-painting and rodding to free blockages. Every spring and autumn any plants, leaves and silt should be cleared out of the pipes and the gutters. Bird/leaf guards can be fitted to the tops of soil pipes and to rainwater outlets to prevent blockages.

Roofs and Chimneys

5.15 Old photographs of Cottingham village show a number of thatch roofed buildings. The local tradition was for long wheat straw thatch with simple flush wrap-over ridges secured by ligers, and some with graduated stone Collyweston slate roofs, many still surviving. The coming of the railway in the late-19th century permitted the transportation of Welsh blue slate around the country that became a popular choice for roofing due to its lower cost and thinness making it light and durable; many stone-slate and thatched roofs have been replaced with Welsh blue-slate. There is an interesting mix of traditional roofing materials to be found in the Middleton Conservation Area on the



Main Street and on Church Street in Cottingham. Seen here is a traditional Collyweston roof featuring a stone-laced valley (without lead) of one of the roof dormers on Wood Hollow, also having decorative barge-boards.*



5.16 Collyweston stone slates have been used in this region from the 17th century onwards, and help define the vernacular style of Northamptonshire and its neighbouring counties. They are the number one choice for traditional roofing and are seen throughout the two villages. It is important to clear fall-pipes and drain covers at least once a year to safeguard the underground drainage system.



5.17 Swithland slates (similar to Welsh blue slates in appearance) were available from the 18th century in the Rockingham Forest area, and are often found on brick buildings in this region, and there are many examples in both villages of both brick and stone buildings.



5.18 Throughout the villages the higher status houses, such as Church House on Church Street in Cottingham, and Cannam House in Middleton have ashlar stone facades and chimney stacks with finely cut cornices; these are probably of Weldon stone that was chosen for its durability and quality of finish. Whereas, the majority of the other houses and cottages in the CA mostly have brick chimney stacks.*

5.19 Maintenance is essential to keep roofs weather-tight and prolong life expectancy. A common problem particularly with stone-slate roofs is slipped and or

broken slates. Broken slates can usually be removed and replaced with reclaimed slates. Slipped slates can be retrieved and fixed back by making new nail holes and fixing to the battens or by using a copper or wire 'tingle', these should be used sparingly. Most pre-1940 roofs probably lack roofing felt and were traditionally weather-proofed by torching the underside of the slates with a lime-sand mortar, this can easily be re-applied; though to help reduce CO2 emissions it is now essential to add roofing felt and insulation when the roof is stripped and re-roofed, and to line the floor of the roof space of the loft with a depth of insulation. The reinstatement of traditional materials is important to maintain the local character of the Cottingham & Middleton Conservation Area.

5.20 Cement and sand mortars shouldn't usually be used on roofs, as it will not allow any expansion of the roof covering and may crack and fall off. Previously when surveying nearby Rockingham village in 2009 it was observed that one property with an original Collyweston slate roof (sometimes referred to within this region as *Colly* roofs) was noted as then being 'repaired' with pointing on its roof. English Heritage (now Historic England) in their Northampton Office when contacted about it by the consultant advised that this accords with a long standing regional tradition for the repair of such *Colly* roofs that are laid with mortar – either spot-bedded, when using felt to allow slates to breath, or more fully pointed. While this is a highly unusual practice nationally and usually discouraged, the re-pointing of *Colly* roofs has been part of the local tradition of the Rockingham Forest area for many years past. It is considered by Historic England a useful measure to extend the life of a roof without the need for stripping and re-slating (which in itself can lead to premature loss of a very scarce building material). Most roofers use cement-based mortars, but in recent Historic England restoration projects (e.g. at Apethorpe Hall) hydraulic lime has been used to good effect. The Northamptonshire Minerals and Waste Local Plan (2014) allocates a site for extraction of roofing stone at Collyweston village. Such an initiative may help to alleviate the short supply of second hand slates that has led to the stripping of *Colly* slates from lesser buildings for re-use, leading to a loss of character; such action will not be permitted in Corby's designated Conservation Areas.

5.21 External coating of roofs with bitumen products should always be avoided; it is unsightly and prevents the roof from 'breathing' which will lead to decay of timbers and slates and will eventually lead to the complete roof being replaced; none were observed in the village. Due to the exposed position of chimneys and the ridges of roofs, re-pointing will often be required from time to time, and chimney pots checking to see if they are stable and fixed to the bedding mortar.

Walls

5.22 Maintenance: It is important that maintenance of walls uses traditional techniques and materials. Strap-pointing and the use of hard mortar mixes (that included concrete) will usually lead to problems, such as damp inside the buildings and eventually cause failure of the brick or stone walling as the pointing is stronger than the walling material. It also looks unsightly and is now realised



to be damaging to the fabric of the building leading to the bursting of the surface of the stone work; though its use was fashionable by builders in the past its continued use should be discouraged, as should hard concrete and sand mixes when lime-based mortar is now perceived as better for buildings allowing them to breath.* Inappropriate pointing and material treatments, such as false stone cladding, will also damage the appearance of the building; stone-cladding of buildings within

a
area
consent from the
Local Planning
Authority; only
one example of



cladding was observed during the survey of the villages – on no. 11 Church Street, * but is not perceived as a problem within the CA. Painting of brickwork and stonework should be avoided at all costs, as it is difficult to remove without damaging the brick and requires regular maintenance; it

also seals the surface and does not allow moisture to evaporate naturally. Cleaning of stonework using high-pressure water jets or more destructive sand blasting will not only remove the dirt and soiling of the walling material, generally caused by atmospheric pollution over time, but also remove the hard crust of the outer stonework surface revealing the softer layers underneath that will cause accelerated deterioration to begin; such treatment can be to the great detriment of the building and a cause for regret by owners.

5.23 Stonework and brickwork will also deteriorate as a result of natural weathering, exposure to damp and structural defects; and lack of maintenance will accelerate the rate of decay. Walls should be kept dry by maintaining gutters, down-pipes and roofs. If a damp proof course has been installed it should be checked for damage and not bridged by piles of soil. If rising damp is a problem it may be more effective to reduce the external ground level to below the internal floor level, and install land-drains sometimes called ‘French drains’ around the building setting the surrounding soil back from the building with a depth of gravel around the edge of the building; this can also look neat and tidy without any weeds growing next to the building.

5.24 Re-pointing should only be carried out where the mortar is soft and can be easily scraped out with a screwdriver or similar sharp pointed implement. As a general rule never fill an eroded joint without raking out first, nor use a hard cement mortar as this will accelerate the weathering of the brick or stone. Never fill the joints so that the mortar projects in front of the walling material – especially brickwork. In the villages there are many interesting examples of pointing where by tradition a soft mix with added aggregate is sometimes *slobbered* over the

joints between the stones and then cut with a straight line as it is going off to give the impression of a neat joint. The example shown below is of a wall within Middleton that has been successfully pointed with a lime mortar, which is white initially before mellowing down to a light grey or soft sandy yellow. *Never fill the joint so that the mortar projects in front of the stone/brick; as illustrated it is recessed and set back and then has been skilfully tamped off as it is going off, with a stiff brush that roughs-up the surface finish.

5.25 Mortars should preferably use matured lime putty, or a hydraulic lime, mixed in the following proportions:

General Mix:

- 1 part stiff lime putty to 3 parts sand, by volume.
- Lime and sand should be well mixed together by hand to form a workable mix, and then left to mature under damp sacking and polythene sheets for not less than 7 days before use – don't add more water, further working will improve plasticity

Repair Mix:

- 1 part hydraulic lime to 2 parts sharp sand.
- 1 part soft staining sand with colouring pigment (or brick-dust) to match, by volume

Re-pointing Mixes for Ashlar Stonework:

- 1 part lime putty to 4 parts well-graded sand
- 1 part white-cement to 6 parts graded sand
- 1 part hydraulic-lime to 3 parts graded sand

Temporary Works or Scaffolding



5.27 From time to time scaffolding will be required to enable access to maintain or reinstate elements such as roofs. It is essential that care be taken when erecting scaffold, or if other temporary works are required, to ensure that permanent damage is not caused to the building. Fundamental to this is in educating those who erect scaffolds; as usual on-site practices may not be acceptable when working on or near historic buildings in this very special

conservation area. The aim is to avoid scarring and damage to any features, and particularly broken glass in windows; old glass should not be smashed to make ties. *

5.28 Where fixings are made to stone or brickwork there is an increased danger that fixing could dislodge stone or brick as well as damaging the building, this will endanger the scaffold. All fixings to historic walls must be made of stainless-steel only, as this avoids damage by corrosion that causes iron-staining of the stonework if left for prolonged periods. Contractors should be aware of the value of historic fabric, plastic end caps should be used to protect walls, windows and personnel.

Reinstatement

Windows and Doors

5.29 Windows and doors are important elements in the character of buildings. Often they stand out as key features from the building structure. Reinstatement of traditional windows, by replacing poor or modern windows and doors, will enhance individual buildings the streetscape and promote local characteristics and traditions. If a quality product made to a be-spoke design is used using a hardwood like oak, this will last a lifetime with minimal maintenance. The present owner of the former (unlisted) village school on Camsdale Walk installed two matching doors within the Tudor-arched entrance doorways of his building having a part glazed top panel (filled by bulls-eye glass, not plastic) that are both attractive, practical and in-keeping with the building that are amongst the best examples observed during the survey of the two village areas. *



5.30 New windows should where ever possible replicate the design of the original on the building, or if previously replaced an identified good example as outlined in Section 3 of the Conservation Area Appraisal. There is now a surprising range of different types of glass of varying thickness and qualities that are readily available including safety glass, and reinforced toughened glass, and self-cleaning 'Active' glass; thicker glass is also available up to 6mm thickness that is almost as effective as double-glazing with regard to heat-loss. When replacing windows the size of the original opening should not be enlarged, or the shape of window opening changed, unless it reflects the age and character of the house and is based on the advice of a Conservation professional. Windows should not project in front of the frame and should not have an integral projecting timber or metal sill; appropriate thin timber lintel sills to match existing examples in the village should be used. Where no original windows survive, to provide a pattern for replacements, neighbouring

houses identified in this report should be studied for appropriate detail.

5.31 At present the replacement of windows and doors is not controlled on unlisted buildings. It is always preferable, however, for owners to recognise that sensitive maintenance adds value to their property and contributes to the sense of place.

5.32 When new windows are needed there are a number of issues to consider:-

- Proportion and subdivision – The glazing pattern of the original windows should be retained, (or restored if lost), as that is a critical part of the whole building. It indicates the size of glass available (or affordable) at the time of construction.
- Mode of opening – The introduction of tilt-and-turn opening lights is always visually jarring and harmful to historic character where the original has been side-hung and / or top-hung casement openers.
- Glazing – Traditional thin glazing bar profiles, properly jointed and glazed with putty, (or glazing compound), rather than stuck-on beading, will give a genuine appearance.
- Draught-proofing – The most significant heat loss through old windows is due to poor fitting frames in their surrounds, and lack of draught-stripping. There are proprietary systems that fit draught excluders, and greatly reduce the amount of air changes and heat loss. Similarly draught-proofing can be applied to improve the performance of external doors and letter-boxes, so as to render their replacement unnecessary.
- Sound insulation – In noisy locations where properties suffer from traffic noise on busy main roads, people can be tempted to reduce the problem by replacing windows with modern double-glazed units; however, secondary-glazing is more effective than double-glazing and allows retention of traditional windows. Coupled with draught-proofing, old windows with secondary-glazing will usually perform far better than new units.
- Sills – Traditional sills should be retained unless beyond repair: it is a relatively simple job to replace or scarf new timber in (should be a hardwood); many windows are condemned by contracting joiners due to a defective sill where the rest of the window is still serviceable.

Doors

5.33 Doors are just as vulnerable to insensitive replacement as windows. The conservation principles summarized above can be applied equally to doors. Most traditional door types allow for individual expression by painting and attractive ironmongery etc. Some properties have been painted in a soft pastel shade of light green (nos. 1 & 5 School Hill, Middleton) that have produced a satisfying paint finish that is most attractive.

5.34 Where original doors survive these should be retained whenever possible, and carefully refurbished or repaired as necessary, rather than replaced. However, if the door is beyond its serviceable life its replacement should copy any distinctive original detailing observed on the particular door, or in the village, to maintain its distinctiveness. Unfortunately many owners choose to express their individuality by replacing a serviceable vintage door with an off-the peg unit in stained hardwood or UPVC, often with an inbuilt Georgian fan-light that is never acceptable. Traditional braced-and-ledged vertically boarded doors are an appropriate design for most of the cottage and farmhouse properties within Cottingham and Middleton. Where properties have a more balanced symmetrical façade a traditional Georgian-style 6-panelled door with raised-and-fielded panels is likely to compliment the style of the building.

Roofs and chimneys

5.35 When stripping a roof at least one-third wastage should be allowed for of clay pantiles or slates of any type if the roof is simply to be re-roofed using the original materials. If not enough matching slates are subsequently available, then the original slates should be re-used on the front roof pitch, or most visible roof slopes. To reduce damage to original Collyweston or Swithland slates during re-roofing it is advised that scaffolding should be installed at eaves level with a suitable back



kick-board and up-stand around the edge to aid the storage of slates at the edge of the eaves of the building. Only as a last resort should slates ever be taken down to ground level as they are more likely to get damaged in the process, or even stolen by being left unattended overnight. In such circumstances an elevator should be used (a moving belt) to safely transport slates to the ground, and vice versa up onto the scaffold from the ground; under no circumstances should slates be thrown off the roof onto old mattresses as this will inevitably lead to irreparable damage and total replacement at great additional cost. If stacked on-site slates should preferably be retained on pallets for ease of movement with a fork-lift truck and stored in containers on-site, that may have to be hired for this purpose, but well worth the expense so as to safeguard the repair or building project; they should never be permitted to leave the site for storage elsewhere as there is no guarantee that the originals will ever

be returned. Re-claimed and new materials should not be mixed on the same roof pitch. If under-felt is used provision must be made to ventilate the roof space using discreet ventilation at the eaves rather than on the ridge where it is visually intrusive. Slates should be re-fixed in the same pattern, in diminishing courses if they were laid that way originally, using copper or alloy nails. Surviving traditional ridge tiles should be re-used and re-pointed. Advice: property owners seeking competitive prices for re-roofing from specialist contractors or general builders should always seek confirmation of intended working practices and to ask for this to be included on a written quote on proper letter-headed paper.

5.36 Due to problems of availability and the cost of materials many owners may be tempted to replace Collyweston stone slate, and Swithland or Welsh blue-slate with modern synthetic alternatives. The reinstatement of traditional materials is important for the local character of the villages, and for the longer durability of the roofs of their properties that will always add value should the building ever be offered for sale. Today there are a much wider variety of products available. Artificial slates should always be avoided as they inevitably cause serious harm to the quality of the roof-scape. With natural materials being imported from Spain (often very brittle and liable to cracks and splitting), South America and China, great care is needed when specifying real slate; always ascertain the source of any new materials to be used and for this to be included on the written quote. While some of these may be suitable replacements on non-prominent buildings or new-build, they are never satisfactory replacements for historic slate roofing. New slate ought to be fixed using nails – clips are usually best avoided as whole rows of slates can be blown off in high winds; using a correct over-lap will also prevent wind-lift so that is not a justification.

5.37 Owners of buildings with traditional Collyweston slate roofs that may look ‘tired’ must be aware that much of the slate will actually have a lot of life left in it, but may be suffering from nail rot. Opportunistic contractors will often offer such owners a cheap price to re-roof the property in artificial or imported slate, knowing that the Collyweston slate they reclaim can be sold on or re-used on much more lucrative work elsewhere. The Council will resist



all attempts to replace such traditional roofs with modern roofing materials. The appraisal of the two villages has carefully recorded where traditional roofs exist, if such are removed and subsequently replaced the Council will consider initiating enforcement action and criminal proceedings against those concerned.

5.38 Where chimneystacks and pots have been removed or reduced in height, consideration should be given to their reinstatement to their original height with new or re-claimed clay pots to match. There is often a 3 month waiting period for new clay chimney pots, they are rarely available off-the-peg, so this should be factored in to the development process and ordered at an early stage, and not

left to the last minute to try and acquire. Brick chimney stacks should be pointed with a soft-mortar mix (see 4.26/7 above), and chimney pots set in a deep bed of a suitable mortar.

Shopfronts

5.39 The only commercial premise in the two villages currently is the *Village Store & Café* that fronts The Cross in Cottingham, so shopfronts are not perceived as a problem in this village, (see <https://www.facebook.com/cottinghamshop>)

5.40 Signage – There are few signs in the village itself other than the public houses that feature a sign board on a timber post, and a hanging sign for Wellington's outside Middleton House Farm.

New Development and Design

5.41 Good quality new design can help to promote a vibrant local economy and encourage development to support and enhance and maintain the locally distinctive character of the village vernacular. The Joint Core Strategy provides the context of how new development can be designed to meet the sustainability agenda in the region. The North Northamptonshire Sustainable Design SPD further explains the strategic policies relating to general sustainable development principles, design, energy efficiency, sustainable construction and housing provision, and environmental character and green infrastructure.

5.42 Attention has already been drawn to the Rockingham Forest Trust's "Building on Tradition" booklet; the section on '*Building Form and Scale*', plan-layout and style is of particular value. In the village there is a mix of heights of properties from discrete single-storey cottages and out-buildings, to 2-storey, 2¹/₂ storey, and 3- storey dwelling houses; the existence of taller buildings should never be used as a justification for new over tall buildings; they were always the exception and only used for particular important properties within the street scene. The cottage styles have attic rooms lit by a mix of dormer roof styles that either rises through the eaves cut-into the roof slope, or sits on the roof like a triangular wedge, some with a flat top. On stone and slate roofs attic rooms are lit by a mix of roof dormer shapes: gabled, hipped and flat-topped with a cat-slide sloping roof from the main roof pitch, placed either below or at the eaves level, or on the roof built off the 1st purlin in the roof. New proposed 3-storey and 2¹/₂ storey buildings will be resisted, as will double-pile plans with deep floor plates that create excessively wide gable ends that may dwarf existing older buildings in the conservation area; new buildings on in-fill sites should fit-in with neighbouring properties and be discrete using matching materials.

5.43 Where extensions are not possible on existing properties many people try and develop the roof space to provide additional accommodation and mistakes are made that are best avoided in conservation areas. Such new attic rooms are often lit by roof lights (set into the roof-pitch) or new dormer windows; sometimes

the proportions of these are too large and box dormers as such will not be allowed within the conservation area. Any proposed new dormers will have to follow the local vernacular traditional style found on the existing houses and cottages in the villages, and preferably be sited on rear roof pitches not visible from the street.

Building Materials

5.44 The use of appropriate local building materials in new or reclaimed stone in any new developments or on extensions to existing properties should be of a quality to enhance the local character; this supports local craft and construction skills readily available locally. Artificial stone or concrete bricks and synthetic roof materials tend to perform poorly over time and do not weather in the same manner as natural materials. Where these materials are used alongside existing natural materials the visual effect is poor; their use will be discouraged and be strictly limited in this conservation area.

In the future should any new buildings be permitted within the conservation area these will be required to be built of carefully chosen stone to match other buildings in the conservation area, and roofed with similar complimentary roof slates.

Proposed enhancement schemes

5.45 In general, the Council seeks to preserve and enhance the special interest of its heritage assets, including Conservation Areas. This includes the preservation, restoration or enhancement of historic buildings, the enhancement of the public realm and the sympathetic redevelopment of sites that currently detract from the character and appearance of the Conservation Area.

5.46 With regard to future areas for enhancement in this proposed joint Conservation Area of Cottingham & Middleton, the Council supports the re-use, restoration or enhancement of historic buildings and sites within and around the Conservation Area, especially those which are currently identified as 'at risk' (see page 96). This is subject to features of significance, such as timber joinery, facing materials and boundary treatments being retained (and repaired where necessary) or any replacements being sympathetic to the building and setting. Other than those buildings/structures identified as 'at risk', there are several other key buildings that have been identified which would benefit from sympathetic repairs, more substantial restoration or small-scale reinstallation of traditional architectural features, particularly timber-framed windows. This would be subject to obtaining appropriate planning permission/Listed Building Consent. The Council would encourage the reinstallation of traditional timber-framed sash windows on street frontages where they have been lost or replaced by artificial products, and the installation of suitably designed timber doors and door frames based on original details found in the villages.

Consultation

Public consultation

5.47 The consultation exercise has been devised in accordance with the North Northamptonshire Statement of Community Involvement (2012) and The Town and Country Planning (Local Planning) (England) Regulations 2012. Regulation 12 outlines the procedures to be followed with regard to the **Public participation** processes associated with preparing and adopting the Conservation Area Appraisal and Area Management Plan and the statement of adoption. This includes details of the formal consultation exercise to be undertaken, and in due course a consideration of the comments received together with any proposed changes to the draft Conservation Area Appraisal and Management Plan.

This sectionnoteType=Explanatory Memorandum has no associated

5.48 As part of the consultation process the proposed joint conservation area for Cottingham and Middleton was presented to the two Parish Councils in the meeting room of the Village Hall attached to the Cottingham C. of E. Junior School at their evening meetings held respectively on the 10th and 16th June when the consultant outlined the proposed boundary for a single CA, using Corby's planning maps of the area; this proposal was accepted and widely supported by those present. A public meeting has been arranged by Corby Borough Council for the residents of Cottingham and Middleton for Monday 14th September, 2015 in the Village Hall when the proposal for a single CA and a revised CA boundary will be presented; this will be widely advertised.

5.49 The occupiers of some of the more important listed buildings in the village were visited directly to discuss the CA appraisal survey; they permitted the consultant access to the rear of their properties, and to inspect the interiors of their buildings, that proved helpful in identifying the special interest of the building.

5.50 The draft documents will be made available to view on the Council's website for a period of six weeks public consultation. In addition a number of organisations and individuals will be informed of the consultation exercise.

Putting the Management Plan into practice

5.51 Section 8 of the Conservation Area Appraisal provided a summary of issues within the Cottingham & Middleton Conservation Areas. These will be specifically addressed in this section; these fall in to two sections; one as affecting the public realm and the other private properties:

Public Realm issues

5.52 Introduction: The aim on the main thoroughfares through the villages is to create a distinct, attractive, safe and clean pedestrian environment that enhances

the experience for residents and visitors to the area. The aim of successful public realm in the urban context is to create a network of hard and soft open spaces which are overlooked from adjacent properties and are linked to pedestrian desire lines, create focal points for social activity and use existing landscape elements. Street furniture should be coordinated to minimise their impact, such as is found in Middleton (detailed below) where two areas have a small collection of items including benches, telephone kiosk, waste-bin, GPO letter box, and street signs, all grouped together. These proposals have been identified following the survey of the area for the preparation of the Conservation Area Appraisal. While there may not currently be any finance in place to implement these suggestions they are included here to identify needs and possible opportunities should finance be available in the future.



5.53 Street surfacing – The main thoroughfares and pavements are mostly laid with tarmac top-dressed with a much degraded golden gravel but edged with quality granite sets laid on end. In the more rural areas such as at the top of School Hill and on Camsdale Walk the granite edged roads lack paths that are replaced by a green strip of grass separating the roads from the stone boundary wall of the properties. There are almost entirely tarmac roads and paths bound with a golden gravel throughout the two villages, and the proposed designated area of the conservation area. Where this is damaged or in poor condition it should be repaired or replaced with new matching those existing in the two villages. Whilst this

provides a uniform neutral character to the village it does not entirely enhance the setting of the principal historic buildings within it. In recent years a new access road has been created down The Nook laid with a dark-blue gravel that is alien to the character of the CAs; the use of a golden shingle or pea gravel for pavements is preferred in this conservation area. It is unusual that both the villages have their roads and paths edged with a blue-coloured granite stone laid on-edge (like a brick); any new proposed roads should be encouraged to match these or to use a special Conservation Curb.



5.54 Telegraph poles and overhead wires - these are usually visually intrusive to the street scene and every effort should be made to encourage utility companies to bury these underground. However, they do not appear to be a problem in the two villages.

5.55 Street lighting – the provision of lighting in the two villages is poor with only one or at most two street lights on each street. Close by in Rockingham on Michael's Walk, off the bottom of the Main Street, some traditional style lamp posts have been introduced that enhance the quality of the conservation area. If the existing lights on the streets were replaced in a similar manner, but with a few more suitable lights to the main roads, this would better enhance the CA and be to the greater benefit of the local population and passing motorists.

5.56 Public Benches – there are very few or no benches in the villages of Cottingham and Middleton. The conservation area would benefit from the introduction of some more seating; these could be traditional wooden benches or a mix of black-painted metal with wooden slated seating. In Middleton are two specific areas where public realm elements have been successfully grouped together: on either side of the entrance to *Longlands* (no.1 Ashley Road) where a telephone kiosk is next to an attractive CBC blue-coloured waste bin. Also included is a low finger-post supporting several street signs together with a single lamppost some years old but of a 'modern' design (that was used in the adjacent East Carlton CA to light the modern housing built for the white-collar workers at the Corby Steel Works) that is not appropriate for its context in this village; it is recommended that the lamppost should be replaced with one



of a more appropriate conservation design. On the other side of the entrance to Longlands is an attractive carved timber village sign and the Parish Council notice-board, but sadly no bench. This would be a suitable location to fix a new bench or seat backing against the small building. At the other location in the middle of Main Street (to the front of no. 29) is an attractive grouping of a post-box and the only on-street bench in the two villages next to another blue-waste bin. In the pocket-park created at the eastern end of Main Street are a number of attractive timber benches set around the curving path of the park. By contrast no benches were observed in Cottingham village that also appears to

lack waste-bins in the CBC livery.

5.57 There are a number of possible places to locate a new public bench. The suggestions below should be a starting point for a general discussion on the subject:

- Ashley Road: to the right-hand side of the street sign backing against the outbuilding to *Longlands*, or near the telephone kiosk.
- Berry Road / Mill Road / High Street junction: a circular tree-seat around

the tree in the middle of the traffic island with a new cast-iron waste-bin in CBC's livery

- Corby Road / Rockingham Road junction: a new bench next to the village sign on the grassed area to the front of no. 1, and nearly opposite from the Village Store & Café with a new waste-bin and a new Conservation lamppost. In addition a bench could be seat outside of the shop
- Church Street: a seat just outside of the church near the church notice board would be appreciated by walkers coming on the Jurassic Way footpath, together with a new waste-bin.

5.58 Information Boards and Signs – The accompanying appraisal has provided details of the fascinating, interesting and ancient history of both Cottingham & Middleton. Consideration should be given to providing at least one information board in each of the villages (using the same board details) providing information on the history of the two settlements and the church with its uniquely fascinating carved capitals, and a location street-map (a hand-drawn one similar to that on the village web-site). It should show the line of the Roman Road, and the boundary of the conservation area, also possibly identifying the listed and local interest buildings within it. A possible location in both villages would be next to the village signs. In addition consideration should be given to placing distinctive welcome signs similar to those at the entry points into Corby Old Village, stating "Welcome to Cottingham & Middleton Conservation Area" at its north, east and west entry points; and in Middleton at its south and north entry points, and close to the village boundary marker at the east end of Main Street. This would help to give a pride and unique identity to the villages.

5.59 Funding issues: many local parish council's throughout England do not charge a precept on the rates. However, for these specific projects outlined above people may be supportive of a modest precept on the rates to support the local Parish Councils in this initiative, that will make both villages appear more attractive places in which to live, the new benches acting as a focus for informal communication and somewhere to sit. The new information boards would help to give identity to the villages providing historic information of great interest to both the local resident and visitors alike, and even aid local property prices by giving the impression that this is an attractive place to live with a caring community. There may be tourism and other grants available from various sources to help pay for such initiatives. Local fund-raising events could be held that could help to pay for a single bench at a time. If the village contributes to the cost of such an initiative, rather than it being provided by the local authority, the village community are likely to take ownership and better care of these items, and look after them.

Private Property issues: the requirements for planning permission in a Conservation area.

5.60 Certain works to dwellings within the designated area, which are normally

considered “permitted development”, require planning approval from the Council by virtue of the building being within a conservation area. The overall effect of these additional controls is that the amount of building works which can be carried out to a dwelling, or within its grounds, without a planning application is substantially smaller in a conservation area than elsewhere.

Permission will be required for:

- Boundary treatments which will be carefully considered; these should try and retain the openness of the original character of the village where cottages are built directly on to the street, without the introduction of new additional fencing as has been added to a few buildings, especially to those fronting Middleton Main Street; existing hedges and walls should be retained; new timber pale fences are considered inappropriate and should not be considered. Where properties back onto field boundaries traditional iron fences, or post-and-rail traditional fencing may be permitted, as occurs on many existing field boundaries throughout the Corby Borough. These help to retain the openness of the countryside rather than it being enclosed behind a solid wall.
- Demolition of Walls and the removal of hedges on property boundaries in the conservation area will be discouraged, and normal hedgerow removal notices still apply; the parking of cars in former front garden areas will be resisted. However, where space permits this it may be permissible to create a drive down the side of the properties to a detached garage set back



from the house. There are a few examples of garages that have been added to properties.

- Sometimes it is possible to convert older farm buildings, stables and coach-houses to garages; a good example of this is to be found at no. 11 Main Street where the wide brick open-fronted archway easily accommodates a car.

- New Garages: the proprietary concrete garage built next to the former Congregational Chapel no. 32 Main Street is visible from the street and is perhaps the worst offending example, with a roller-shutter door, found in the CA.

- Trees are protected within the conservation areas and anyone intending pruning, lopping or felling a tree greater than 100 mm. in diameter, being a minimum of 1.5 metres above the ground, must make an application to the Council for works to trees via the completion of an on-line form for a Section 211 Notice, available on the [Council's website](#). The Council will assess the tree and its contribution to the conservation area in order to determine if the work should be allowed.
- Treatment of private drives – In general most properties do not have private drives being built on the edge of the street, but a few have drives down their sides where the surface treatment needs to be sensitively considered.
- Car Parking issues: there are few car-parking lay-bys in the villages where residents have to park on-the-street. This general lack of parking causes problems by narrowing the street down to a single width in many places, which leads to some reversing difficulties on the blind bend on Church Street. The Village Store and Café generates a certain amount of car-parking directly in front of it, on the street next to the road junction. The pavement in front of it is quite wide and would appear to easily accommodate a lay-by cut into, to accommodate for 2 or 3 cars and delivery vehicles. It is noted that *The Spread Eagle Public House* has a large car-park immediately adjacent, in the middle of the village accessed off School Lane reserved for their customers. During the day this is largely empty when the store and café are at their busiest. Negotiations with the owner of the inn by both the Cottingham Parish Council and the Local Planning Authority may provide a solution that would be of great benefit to the community at large, if others were permitted to park in this large car park during the day, but with a curfew at say 5:00 pm so as to accommodate the patrons of the inn in the evening. This joint endeavour to help solve this problem could provide much needed parking for visitors and tourists to the village and local residents who frequent the store; this would help to sustain and support the existing village facilities, without detriment to the public house and its restaurant.

Summary: there would appear to be two possible solutions:

1. The utilisation of the large existing private car park of the public house the *The Spread Eagle* with new additional signage – saying “Public Car Park”. This is largely empty during the day, especially during non licensing hours when the pub is closed for several hours in both the morning and the afternoon, and is thus largely wasted; consideration could be made for this to be a Pay and Display car park; it is thought that most visitors would not object to paying a small charge for parking so as to be able to have a walk and look around this attractive village and visit the shop and café. This then would be an ideal location for an

information board close by identifying a possible circular footpath trail starting from the inn car park. It also may lead to visitors using the pubs facilities to the benefit of the business, and its long term sustainability.



2. The introduction of a new car-parking lay-bye on the side of the road in front of the Village Store & Café.

- Traditional doors and windows – as stated elsewhere in this document historic windows and joinery should be retained or replicated where ever possible. Where original windows still survive the Council will support the introduction of secondary glazing to properties; this gives a superior performance in terms of thermal heat-loss to rooms when compared to factory double-glazed units, and also provides better sound-proofing than standard double-glazed units due to the wider air gap between the inner and outer panes. Various companies offer secondary glazed units.
- Dormer windows and roof lights – dormer windows will not be encouraged on the front roofs of original dwellings where they do not currently exist within this two village Conservation Area; though consideration will be given for these to be added to rear roof pitches. These should follow the patterns observed in the village that feature flat-roofed, gabled and dormers with pediments; replacement dormers or new ones on extensions built-on to existing houses, or on new build properties, should follow this original form. There are very few if any roof lights in the area. However, where they are proposed to be used the general rule is that these should be cut-in to the existing roof slope, rather than sat like a box on the roof (as old *Velux* roof lights), such 'Conservation Roof Lights' come in a variety of sizes and applicants should check the availability of specific sizes before submitting applications; accurate drawings, rather than indicative ones, will be appreciated and required by those determining applications. Such roof lights are only available from specialist suppliers, and will only be permitted

on rear roof pitches, not on roofs facing towards the public highway.

- Roofs – many original Collyweston and blue-slate roofs have survived, these should be retained rather than replaced with artificial roofing materials. The change of roofing material in a conservation area is regarded as demolition and will require Conservation Area Consent from the Local Planning Authority. Historic England in the past has recommended the use of the real thing with regard to Collyweston roofing slates, where ever possible; however where these are not readily available consideration will be given to alternative replacement roofing slates from applicants who should provide actual samples for consideration by the planning department. Where such roofs have been lost in the past consideration should be given to their replacement with traditional roofing materials when they need to be replaced.
- Walling materials – the use of artificial stone, cement render and painted finishes will be largely discouraged. Where they exist and cement or painted finishes are removable, consideration should be given to their replacement with a lime-render or lime-wash (rather than paint) in terms of breathability of the building.
- Satellite dishes - the rules governing satellite dishes in conservation areas are significantly tighter than outside such areas. These state that the installation of a satellite antenna on any building or structure within the curtilage of a family house in a conservation area is only permitted development if the following conditions are met:
 - The dish does not exceed 90 mm in any dimension;
 - No part of it must exceed the highest part of the roof;
 - It is not installed on a chimney;
 - It is not on a building exceeding 15 metres in height;
 - It is not on a wall or roof slope fronting a highway or footway;
 - It is located so its visual impact is minimised;
 - It is removed as soon as it is no longer required; and
 - There is not a dish already on the building or structure
- Telecommunications masts - the law governing the erection of masts and antennae is complex and whilst some companies have licences which

allow some structures to be put up in conservation areas without planning permission, the legislation does allow for consultation with the local authority concerned before the work is put in hand. The Council would not wish to see unsightly masts erected anywhere within this Conservation Area.

New Development within the Conservation Area

5.62 Here is a summary of the requirement for planning permission:

Permitted development rights i.e. those allowed without planning permission within Conservation Areas are detailed in the amended Town and Country Planning (General Permitted Development) Order 2015. Reference should be made to the full order (or the most up to date legislation at the time of reading) by those planning to alter their properties by adding any new windows or roof lights, or extend their principal dwelling house, or build or alter a structure such as sheds, garages, and other outbuildings in gardens within conservation areas.

It is briefly summarised below:

- Extensions will not be permitted beyond the side wall of a dwelling house and more than one storey if proposed at the rear
- Roof alterations will not be permitted
- Building structures will not be permitted between the side elevation of the dwelling and boundary

5.63 External cladding: Planning permission is required for external cladding to family houses in conservation areas (referred to as article 1(5) land), using stone, artificial stone, pebble dash, render, timber, plastic or tiles.

5.64 General Advice: For the avoidance of doubt those wishing to undertake such works to their dwellings, or construct extensions onto their property, are advised to first contact the Development Control Section of the Planning Department of Corby

Borough Council to see if their proposal may require planning permission, for development in a conservation area, or not.

Design Guidance for New Build in the Conservation Area

5.65 Introduction: the Joint Core Strategy is the key document for providing guidance on design issues. More detail is provided in policy 8 - 'Place Shaping Principles' of the Joint Core Strategy and also in the North Northamptonshire Sustainable Design SPD. **Prior** to submitting a planning application intended applicants are advised to first contact the local planning authority at their office in Corby to discuss their proposals, producing sketch designs and lay-outs, rather

than finished plans at an initial stage that can easily be amended, when agreement has been reached in principal.

5.66 The Buildings Policy for the Conservation Area: Clear guidelines need to be laid down to guide applicants and the planning committee alike.

1. All extensions to buildings shall be built in an appropriate material to match the existing building, or its neighbours; be it in stone or brick or render. Similarly roofing materials shall match existing; artificial materials will not be acceptable.

2. Where visible from the public side of the building all extensions shall have pitched roofs (rather than flat roofs) to match existing properties.

5.67 Extensions on to existing properties: The style and scale of an extension will be largely dependent on the size of the original building. In general extensions on the sides of buildings that front the street shall be built against the gable ends with either a lean-to roof, and preferably set back slightly from the front of the property, or with a pitched gabled roof also set back from the front of the existing building and lower than its ridge line.

5.68 There are many local examples in the villages around Corby and throughout the Northamptonshire area. Some properties feature side extensions with additional lower roofed lean-to extensions built on to them providing an organic development character that is considered a suitable model. What is required is a design that keeps the integrity of the original design of the house and its façade and clearly creates a new extension that is subservient to the original but compliments the original design and is subtly linked to it. A good example where a matching stone extension has been built on to the side of a building, its timber garage doors hung on strap-hinges set in its rear and enclosed from the street behind a stone wall accessed through a solid pair of timber gates is to be found at No. 11a Water Lane, where additional accommodation is provided in the roof space above the garage, accessed via an external stone-staircase, that is not damaging to the character of the original building or the conservation area in general.*

5.69 If 1½ -storey or taller 2-storey extensions are required, these will only be permitted if added on to the rear of the property set at right-angles to it, preferably at a mid-point so as to obscure it from the road-side front, forming a T- or L-shaped plan with the main house, ensuring that the ridge-line is set below the main ridge of the house and does not project above the front ridge line. Any new windows should match those on the principal property,



with any dormer windows cut-in to the eaves line. The building material, including the roofs, should match as closely as possible the existing material. A good example of such an extension is to be found built on to the rear of no.11a Water Lane (constructed in 2004),



5.70 Hoods and Porches – Open porches are preferred to enclosed porches and are a feature found throughout the district with a few examples in Cottingham village, such as that built on to No. 2 Church Street (Grade 2 listed). A new porch will have to be appropriate to the original design of the building it is to be attached on to. In Rockingham village a few miles from Cottingham there is a particularly distinctive type of gabled open porch with crossed members usually painted green; consideration will be given to the addition of similar porches on to properties where they are currently lacking in Cottingham and Middleton.

5.71 Garages – these are often better constructed as free-standing timber, or brick-built or stone-built (but never concrete) gabled structures either at the rear of the building or towards the outer edge of the property boundary; the entrance facing towards the road. Dual-purpose garage buildings with living accommodation above, using dormers in the roof, have been built in the area in the past; these will be judged on a case-by-case basis. Some garage doors observed within the Corby Borough were traditionally side-hung timber boarded doors rather than up-and-over doors; there are a few examples in the village and other villages nearby; these will be preferred on new garages to maintain the traditional character of the area. The walling and roofing material should match the existing property as closely as possible; careful choice of product materials is the essential element leading to the success of such developments; though a timber garage is fairly neutral and fits with most types of properties. Planning conditions are likely to require approval of materials by the Local Authority prior to the construction of the building; where this is ignored the Local Planning Authority may require the demolition of the building and its rebuilding as per the condition.

5.72 New Development: it is important that any new proposals respect the traditional settlement form and historic street lay-out of the Cottingham and Middleton Conservation Area, and the character of adjacent buildings by:

- ☐ Being set back from the frontage rather than forward of it; if on a street it may be better to be in-line with it so as to maintain the property line.
- ☐ Being subservient to adjacent properties as a small cottage property, rather than a larger detached executive-type of dwelling; such proposals will be strongly opposed.

- Respect the local vernacular style of the village buildings utilising similar window styles such as 12-paned or 4-paned sash windows, or 2-paned simple casement (side-hung) windows copying the pattern of glazing on the adjacent properties.
- Being no larger than 2 storeys in height, but preferably 1 1/2 storey with dormers cut through the eaves of the roof. No. 10a The Nook, off the Corby Road, is a good example of the type described, but is let down by the use of inferior artificial stone that gives a washed-out appearance after a few years (see below *).
- Built of a suitable material to match its neighbours; any new build is probably going to be constructed in stone with a very limited use of brick; with a stone-slate, or blue-slate roof. Artificial walling or roof materials are not acceptable and will not be permitted.
- Carefully considered car-parking provision, or spaces defined within the layout of the drives and landscaping; these should be indicated on a site-plan accompanying the application.

5.73 New Houses: In many respects new houses should look like those that exist in the village area, with additions and extensions built on to them, rather than individual bulky designs usually associated with housing estates that unfortunately have been built in the past in Middleton village without much regard for the setting of listed buildings close by, or opposite from them; such designs proposals will be rejected in the future.

5.74 New Commercial Buildings: While it is not appropriate for new commercial building to be constructed in the joint conservation area of Cottingham and Middleton, consideration will be given to the conversion of redundant farm buildings so as to retain them and bring them into productive use, such as those described earlier in paragraphs. 1.2.8 & 1.2.9 that appear to offer great scope for development to other than conversion to residential properties. It is not envisaged that any other part of the area could be developed for any new commercial buildings.

5.75 Re-use of Traditional Farm Buildings: The redundancy of farm buildings due to changes in modern farming practice threatens their survival. Conversion to domestic use represents a viable economic alternative; barn conversions have become highly desirable alternatives to the traditional dwelling house. However, such a reuse should not compromise any converted building's intrinsic character; successful conversions should aim to retain its essential agricultural character from the outset.

Conversions should:

- Retain and use only existing openings, including any arrow-slit ventilators in the side walls or gable ends where sometimes a circular owl-hole will be found placed in the apex of the gable, and not insert new openings.
- Retain the roof profile without the introduction of new eaves dormers or chimneys.
- Many traditionally barn roofs were roofed with Collyweston roof slates, and ancillary outbuildings sometimes covered in clay-pantiles, or if mid-19th century in blue slate; stone or Swithland slates will be preferred for barn roofs; only natural materials will be permitted in the conservation area. Chimneys are not acceptable on farm buildings and metal flue-pipes for wood-burning stoves are a preferred option; these should be set preferably on the rear roof pitch below the eaves. Similarly any new conservation roof lights should also be confined to the rear roof pitch (away from view from the public highway); their use being acceptable within these defined parameters.
- Not introduce conspicuous new elements, such as garages, or conservatories that would look incongruous. Few barns stand-alone but usually have other outbuildings attached forming an enclosed yard or a long run of buildings. These should also be utilised, rather than removed, to provide ancillary accommodation, including garaging where possible.
- Where barns are to be converted they often have large central cart-entries. New glazing should be set well back within the opening and use unstained (but oiled) natural oak frames (not painted) that should have (or retain) wooden boarded (oak) doors that can be folded back against the outside wall using appropriate pintols and strap-hinges; where it is not possible to open a door fully; bi-fold doors should be used. This will permit the doors to be closed when the building is un-occupied, and at night instead of using large quantities of curtaining or blinds, to provide greater security and to retain its essential agricultural character.
- Similarly any hay-loft openings could retain hinged timber boarded doors hung on the outside of the building and fixed to the side of the window opening. Where such features survive they should be retained and not removed or blocked up, the proposed internal lay-out being carefully designed so as to incorporate and accommodate them.
- One of the essential features of barns is their historic timber roofs with rafters carried on purlins usually supported by substantial roof trusses. Imaginative conversions will consider reversing the living accommodation by providing the main living space at the 1st- floor level, leaving the roof largely open to view, locating the bedrooms and bathrooms on the ground floor where subdivision of the space will not impact on the roof timbers and trusses.

- The setting of buildings should be carefully handled avoiding subdivision of yards into fenced gardens, retaining any historic surfacing such as cobbles, stones on edge, blue-brick stable pavers or red bricks in enclosed yards. Tarmac should be avoided in preference to natural stone chippings or gravel, which should be used instead for any new access roads (golden coloured preferred).

5.76 New shopfronts – within the limited scope of this conservation area shop windows should not be over large and follow local and regional patterns of timber stall risers, side pilasters and painted fascia boards. One original shop-front survives in Cottingham, No. 4 Church Street that is a model of its type. Currently a residential house, with a workshop studio above the adjacent barn, this could once again become a shop or a tea-room at some time in the future; the local authority would support such a ‘change of use’ application.

5.77 Signage - should be appropriate to its location with a careful choice of lettering styles and colours; these preferably should be consistent throughout the two village areas such as the use of gold lettering on a dark-green background. Wording should be kept to the minimum with single word names or numbers without excessive additional information such as phone numbers, e-mail addresses and lists of services. Any sign boards should be externally lit; internally lit box-signs or florescent tube lighting will not be permitted. Stuck-on plastic lettering should be avoided, but cast individual brass letters and house numbers may be used on a wooden natural or painted background; these should not be over-large and should look discrete and unobtrusive. Shiny acrylic sign boards are unacceptable and applications for these will be refused. What is required is a sign for a shop that will add quality to the conservation area, not detract from it.

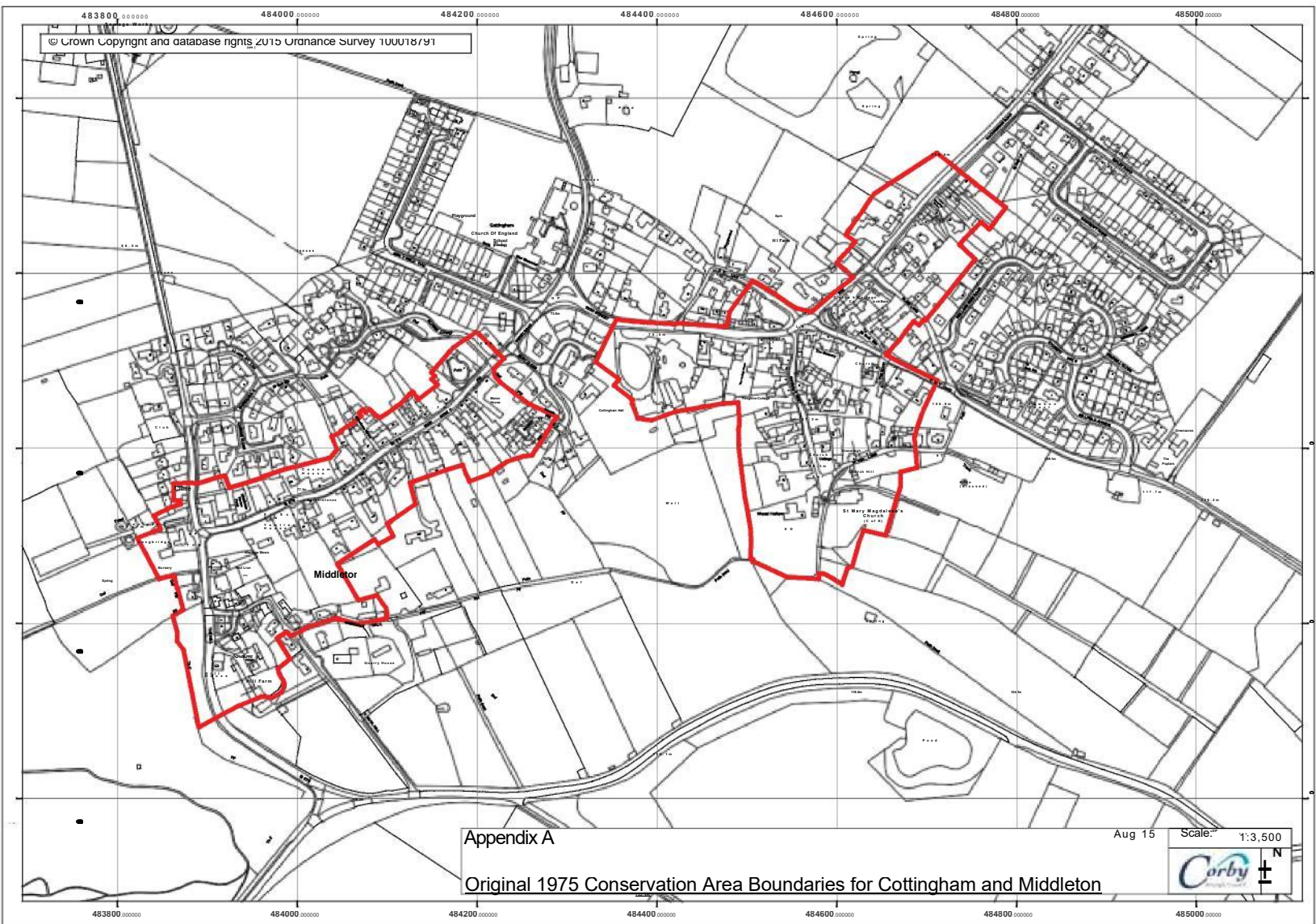
5.78 Unauthorised Signage - should any signs be put up without permission the Council may take appropriate action for their removal. Retrospective applications for such signage are likely to be refused.

5.79 Design and Access Statements – all new planning applications should now contain a statement explaining the permeability of the proposed development, how its design has been arrived at, and how it is appropriate to its location. The Sustainable Design SPD provides a framework for preparing such statements with a sequence of questions posed to aid the preparation. Contiguous with this requirement is the increased need for applicants to provide contextual drawings that show the proposed development within the street scene, showing adjacent buildings drawn to an accurate scale (usually in outline rather than all the details of window and doors) or using a photo-montage to show how it fits in with them in terms of design and massing. The provision of such information would greatly assist planning officers and Members of the Development Control Committee who determine such planning applications, and members of the public who may be consulted on the applications, such as the Parish Councils of Cottingham and Middleton.

The Conservation Area for Cottingham & Middleton is well established, and is supported by the development guidelines and practical design assistance given in this document, it is hoped the appearance of the area will be maintained and improved to the advantage of the local residents and visitors to the area. The inclusion of much of the landscape of fields and paths to the south of the villages in the revised Conservation Area boundary will also mean that these two village areas and their setting will be largely protected from development pressures in the future; residents can be assured that it will continue in a form recognisable as it now exists, and that inappropriate developments will be strongly resisted by the Council.

APPENDIX A

Map 1 of the 1975 CA boundary for both village

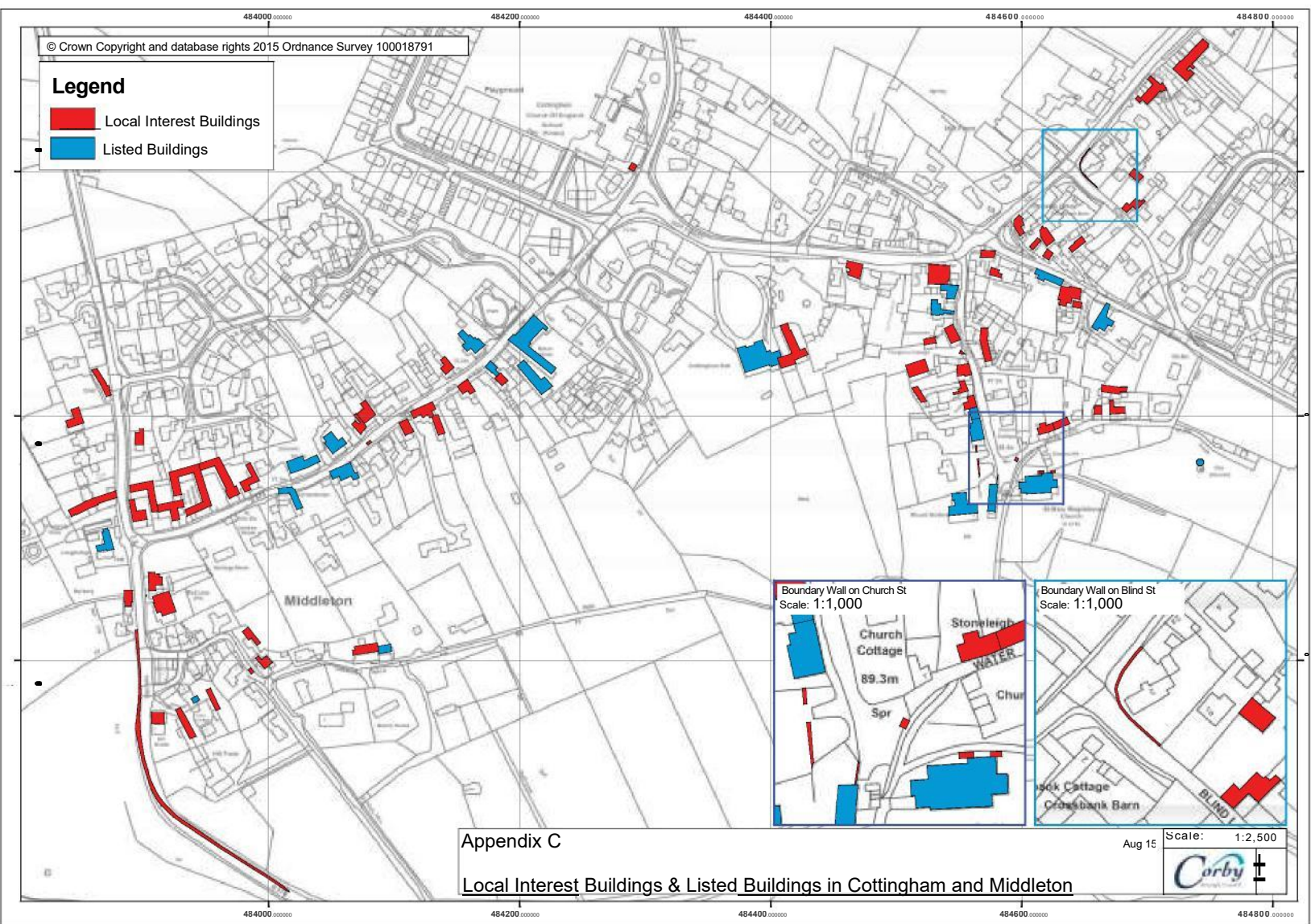


Map 2 of proposed revised CA boundary for both villages



APPENDIX C

Map 3 identifying the Local Interest Buildings in Cottingham and Middleton



APPENDIX D

CONSERVATION POLICY FRAMEWORK

1. Legal framework

1.1 The legal basis for Conservation Areas is the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 69 of the Act sets out what duties are incumbent upon the local planning authority when reviewing the historic environment. Where areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance, are identified, the Council shall designate those areas as conservation areas (which shall be a local land charge). The Council must review the past exercise of functions under Section 69 from time to time.

1.2 The publication of management proposals to preserve and enhance the conservation area is a duty set out in Section 71, including the need for a public meeting and for the Council to have regard for public views on these proposals.

1.3 Section 72 the Act provides a general duty for planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

1.4 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 require applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.

2. Policy Framework

Recent changes in national planning policy regarding the historic environment, in the form of Section 12 of the National Planning Policy Framework (NPPF, March 2012), place renewed emphasis on the conservation and enjoyment of heritage assets, which are referred to as an *“irreplaceable resource”* (Paragraph 126 of *National Planning Policy Framework*)

In the ministerial foreword to the NPPF, a declaration is made regarding the historic environment:

“Our historic environment – buildings, landscapes, towns and villages – can be better cherished if their spirit of place thrives, rather than withers.”

2.1 National Planning Policy Framework (NPPF) and Heritage Assets

The Government has set out its planning policies for the [historic environment](#) and our [heritage assets](#) in the [NPPF](#). The NPPF and its Planning Practice Guidance are material considerations in relevant planning applications and in relation to all [listed building consents](#), and [planning](#)

[permission](#) for relevant demolition in a [conservation area](#). Paragraphs 126 to 141 contain the heritage specific policies in the NPPF, but other policies expressly apply to the historic environment also.

The objective of the policies is to maintain and manage change to heritage assets in a way that sustains and, where appropriate, enhances its [significance](#) (see definition of “[conservation](#) (for heritage policy)” in the NPPF glossary). That significance is the value of a heritage asset to this and future generation because of its [heritage interest](#), which may be [archaeological](#), [architectural](#), [artistic](#) or [historic](#). This significance may derive not only from its physical presence but also from its [setting](#).

2.2 Government Objectives and Conservation

2.2.1 The opening remarks of the NPPF outline fundamental principles: “The purpose of the planning system is to contribute to the achievement of [sustainable development](#)” (para.6); the Government’s view of what sustainable development in England means in practice for the planning system is outlined in paras. 18 – 219.

2.2.2 We are informed that sustainable development has three broad roles: economic, social and environmental. The environmental role is “contributing to, protecting, and enhancing our...historic environment” amongst other things (para. 7); these roles should not be undertaken in isolation, because they are mutually dependant. Economic, social and environmental gains should be sought jointly and simultaneously. The aim of the planning system should be to guide development to [sustainable](#) solutions (para. 8).

2.2.3 Pursuing sustainable development involves seeking positive improvements in the quality of the historic environment (para. 9). Planning should seek to secure high quality design and conserve heritage assets in a manner appropriate to their [significance](#) so that they can be enjoyed for their contribution to the quality of life of this and future generations (para. 17).

2.2.4 The NPPF encourages LPAs to “identify and bring back into residential use empty housing and buildings in line with local housing and empty homes strategies and, where appropriate, acquire properties under compulsory purchase powers” (Section 6 para. 51)

2.2.5 Throughout the NPPF there are policies protecting the [historic environment](#); Section 12 in particular is entitled “Conserving and enhancing the Historic Environment” (paras. 126 -141). Attention is immediately brought to those “heritage assets most at risk through neglect, decay or other threats”. Local planning authorities are required to provide a positive strategy for the conservation of the historic environment, including identifying those heritage assets most at risk, and outline this in their Local Plan. We are told that “in doing so, they should recognise that **heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance**” (para. 126). In developing this strategy, local planning authorities should take into account “the

desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation”.

2.2.6 Section 4 of the Conservation Area Management Plan (CAMP) provides a list of heritage buildings capable of re-use and conversion that are currently empty and under-used, with some being ‘at risk’. Providing and outlining a strategy for their better conservation, by being repaired as necessary and brought back into use by conversion to dwellings, or other uses such as commercial or office use. This aim is supported at a National, Strategic, and Local level; this will be outlined below.

2.2.7 We are advised that Local planning authorities should have up-to-date evidence about the historic environment in their area and use it to assess the significance of heritage assets and the contribution they make to their environment. They should also use it to predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, may be discovered in the future (para. 169). It advocates the production of local lists of buildings of interest that are currently unlisted buildings, and to give these some status; Historic England, also encourages LPAs to add to their evidence base by identifying Local Interest Buildings and forming a list; these can also be outside of CAs.

2.2.8 Para.114 states that “Local planning authorities should set out a strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure”.

See also paras. 3.10.3, 3.10.4, 3.10.5, and 3.10.6 below for further comments regarding the NPPF.

3. Historic England & the Planning System

3.1 Historic England are the Government’s principal advisor on heritage matters. They are currently re-drafting earlier policies and guidance/advice documents that is more than a re-branding exercise as they are then subject to revision.

3.2 **HE Objective:** The number one objective of HE’s Corporate Action Plan for 2015 – 2018 (Historic England Draft Action Plan, published on 15 December 2014) is Championing England’s Heritage, and gathering evidence for the value of heritage, and states that “*decision-makers in national and local government require reliable and firm evidence upon which to act*”.

3.3. The [Good Practice Guide for Local Heritage Listing](#) (first published 18 May 2012, ‘Local Heritage Listing Guide’) provides the current guidance on how local heritage listing, backed by the NPPF, can help to recognise local distinctiveness and character to ensure these values are taken into account when changes affecting the historic environment are proposed.

- “*At its heart local heritage listing provides a much needed opportunity for communities to have their views on local heritage heard. It recognises that*

the importance we place on the historic environment should extend beyond the confines of the planning system to recognise those community-based values that contribute to our sense of place”.

- *“One aspect of the appraisal process with particular relevance to local heritage listing is the identification of unlisted buildings that make a ‘positive contribution’ to the character of a conservation area”.*

3.4 **Statement:** Around half of all [local planning authorities](#) have produced lists of locally important [buildings](#) and sites. Although not all of these have been adopted as part of local [development plans](#), they provide a very useful record of local [heritage assets](#) over and above the [designated heritage assets](#) that appear on the [National Heritage List for England](#). These lists should be available on local authority websites in their planning section or found in the local [historic environment record](#)

3.5 When determining applications the authority should take into account the Government objectives as expressed in the overarching definition of sustainable development and particularly (para.131):

- the desirability of sustaining and enhancing the significance of all heritage assets (whether designated or not) and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities, including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

3.6 Conservation weight

3.6.1 [Designated heritage assets](#) are subject (in paras. 132 and 139) to specific policies that require:

1. great weight to be given to their conservation in all decisions;
2. clear and convincing justification for any harm to significance however slight and whether through direct physical impact or by change to the setting;
3. substantial [harm](#) (direct or by change in the setting) to or total loss of [Grade II](#) listed buildings and [registered parks and gardens](#) is expected to be ‘exceptional’; and

3.6.2 HE advises that “substantial harm to or total loss of [Grade I](#) or [II*](#) listed buildings and registered parks and gardens ... scheduled monuments and undesignated sites of equivalent importance to scheduled monuments is expected to be ‘wholly exceptional’”.

3.7 Justifying harm

3.7.1 All grades of harm, including total destruction, minor physical harm and harm through change to the setting, may be justified “on the grounds of public benefits that outweigh that harm taking account of the ‘great weight’ to be given to conservation and provided the justification is clear and convincing (paras. 133, 134)”.

3.7.2 Public benefits in this sense will most likely be the fulfilment of one or more of the objectives of sustainable development as set out in the NPPF, provided the benefits will ensure for the wider community and not just for private individuals or corporations. It is very important to consider if conflict between the provision of such public benefits and heritage conservation is necessary.

3.7.3 The NPPF seeks economic, social and environmental (including historic environmental) gains jointly and simultaneously. The planning system should actively guide development to sustainable solutions. Pursuing sustainable development involves seeking positive improvement in the quality of the built environment. Substantial harm or loss should be refused unless it is demonstrated that it is necessary to deliver substantial public benefits that outweigh that harm (paras. 8, 9 & 133). The public benefits may be achieved with less or no harm by alternative design or location.

3.7.4 Sometimes harm is necessary to enable change of use of the asset to its optimum viable use. The optimum viable use is either the sole viable use of the asset or, if there is more than one viable use, the use most consistent with its ongoing conservation. Enabling such a change of use can be a public benefit that outweighs the harm done.

3.7.5 HE advises that “harm to [conservation areas](#) can be caused in any number of ways including through development within their boundary or within their setting, with or without demolition being involved. Their conservation should always be given ‘great weight’ and any harm can only be justified if the application clearly and convincingly shows that the harm will be outweighed by public benefits. Total loss of a whole building or other significant element, such as a square, may amount to substantial or less than substantial harm (para.138). It is more likely to be substantial harm if the building is of a type that makes the area worthy of its conservation area designation”.

3.7.6 We are further advised that “total loss of the asset or substantial harm may alternatively be justified if all of the following tests are met:

- there is no viable use of the heritage asset that can be found in the medium term including through marketing to find alternative owners;
- the heritage asset is preventing all reasonable uses of the site;
- public support for or ownership of the asset is demonstrably not possible; and
- the harm or loss is outweighed by the benefits of bringing the site back into use.

3.7.7 Historic Environment Advice 1: Conservation Area Designation, Appraisal & Management is a draft document intended to supersede “Understanding Place, CA designation, Appraisal & Management” (EH 2011). This document has been prepared in-line with the advice outlined in the HEA1. Attention is particularly drawn to paras. 11, 16, 17 & 29 concerning Local Plan Policies and protection of important views and vistas.

3.8 New Development and the Historic Environment

3.8.1 New sustainable development should protect and enhance our historic environment (para. 7). Pursuing sustainable development involves seeking improvements in the quality of the historic environment, replacing poor design with better design (para. 9).

3.8.2 [Local planning authorities](#) should take into account the desirability of new development making a positive contribution to local character and distinctiveness (para. 131). Local planning authorities should look for opportunities to enhance or better reveal the significance of heritage assets when considering development in their setting or with conservation areas (para. 137).

3.8.3 [Planning decisions](#) should aim to ensure that new developments (paras. 58, 60 & 61):

- establish a strong sense of place;
- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- address the connections between people and places;
- integrate with the historic environment; and
- promote or reinforce local distinctiveness.

3.8.4 Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area (para. 64).

3.9 Recording Heritage Assets

HE advises that “where a heritage asset is to be justifiably harmed or destroyed the local planning authority should require the developer to record the thing that will be lost in a manner that is proportionate to the nature of the loss and the importance of the asset. For a minor matter, such as a small alteration to a building, before and after photographs may be sufficient with a basic narrative. For large-scale development including significant destruction, this may involve substantial works of investigation, data gathering, assessment of significance and publication, all set out in a written scheme of investigation secured by conditions on the permission and/or by a Section 106 agreement”. This is supported in the NPPF para. 141 that states: “Local planning authorities should ... require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted”.

3.10 Historic England (HE) Good Practice Advice (GPA) notes

3.10.1 Introduction: HE has in recent years, since the introduction of the NPPF in 2012, produced 3 Good Practice Advice notes: GPA 1 (The Historic Environment in Local Plans), GPA 2 (Managing Significance in Decision Taking in the Historic Environment), and GPA 3 (The Setting of Heritage Assets), this latter is the most recent produced in May 2015. Their stated purpose is “to provide information on good practice to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the NPPF and the related guidance given in the National Planning Practice Guide (PPG)”.

3.10.2 **The Setting of Heritage Assets, GPA3 (EH May 2015)** should be read in conjunction with GPA 1 and 2. It deals with:

- Extent of the Setting,
- Views and Setting,
- Setting and the Significance of Heritage Assets
- Staged Approach to Proportionate Decision-Taking.

This latter section provides a useful check-list of “the potential attributes of a setting that may help to elucidate its contribution to significance”; then in “Step 3: Assessing the Effect of the Proposed Development”.

3.10.3 This is supported by advice and policy in the NPPF. Para.128 is concerned with the setting of heritage assets and advises that in determining applications, LPAs should “require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance” using appropriate expertise to advise them, that may include a desk-based assessment if there are any archaeological concerns. Para. 129 in particular requires LPAs to “identify and assess the particular significance of any heritage asset that may be affected by a proposal (including development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal”.

3.10.4 The NPPF in para.132 further advises that “When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification”.

3.10.5 Para 135 of the NPPF states “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 affect directly or indirectly non-designated heritage assets”. This shows the importance that can be attached to the local designation of Local Interest Buildings by the LPA, especially in CAs and in their prepared documents, the CAAs and CAMPS, and that their status can be a material consideration when determining planning applications that affect them.

3.10.6 Para 139 of the NPPF provides advice on “Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets”. In this instance in particular the **Jurassic Way** that runs through the Borough and forms a linking footpath between Middleton and Cottingham could be so considered as an archaeological feature worthy of designation as of



Local Archaeological Interest that in parts features a distinct hollow-way and a clear and ancient alignment that in itself is worthy of protection in its setting amid fields to the north of it above the village and to the south of it running down to the old A427; this is detailed in the CAA and the CAMP. It is a highly valued resource by local residents and the many walkers who transit across the fields to the south of the two villages on a daily basis who traverse this long distance footpath. The views in and out of the area from this path are an important feature and are valued by walkers transiting along them. In particular it provides one of the only views of Cottingham Hall available from a public footpath that is otherwise completely screened from view by trees in its grounds. The LPA should endeavour to protect



this view for the benefit of future generations. This is in-line with Heritage England's recommendations, in HEA1 (mentioned earlier), particularly paras. 11, 16, 17 & 29 concerning Local Plan Policies and the protection of important views and vistas.

N.B. This important Line-of Sight should be preserved and not lost or interrupted by other injudicious tree planting, or any new housing developments built in the field between the Jurassic Way footpath and Middleton Main Street, and to the rear of Cottingham Hall.



Corby BC Stated Planning Requirements:

3.10.7 Where the setting of heritage assets (not just buildings, but also to include any historic landscape features) may be affected by, or harmed by, any proposed new development, applicants are required to follow the advice provided in **GPA 3**, and provide written evidence detailing this. This shall be a material consideration and judged by the LPA in determining any such planning applications. The NPPF advises that proportionality should be a factor to be considered if higher graded listed buildings are affected, such as those listed Grade I or Grade II*, or Scheduled Ancient Monuments (SAMs). In the two conservation areas of Cottingham and Middleton this would apply in particular to any applications that could be deemed as affecting the setting of:

- . the Church of St. Mary Magdalene which is listed Grade I, and
- . Cottingham Hall (listed as *Bury House*) that is listed Grade II*.

4 Strategic Planning Policies

4.1 North Northamptonshire Joint Core Strategy (JCS) 2011-2031 Pre-submission plan January 2015

Introduction: This review responds to the Government's reforms to the planning system – the NPPF and the revocation of Regional Plans, giving greater scope to the JCS to respond to local needs and aspirations.

4.1.1 Policy 1 of the NNJCS requires LPAs “when considering development proposals to take a positive approach that reflects the presumption in favour of sustainable development” contained in the NPPF.

4.1.2 Section 1 Protecting and enhancing Assets:

We are advised that “the scale of development planned across North Northamptonshire will place pressure on social and environmental assets. It is therefore important to protect, conserve and enhance the natural and local environment, protect valued landscapes, minimise impacts on biodiversity and enhance green networks, as well as ensuring development provides sufficient community services and facilities to meet the needs of the existing and future population. It will be important that the design of development respects its local and environmental context and that the infrastructure requirements arising from development are fully understood and planned for”.

4.1.3 Para. 3.15 provides advice concerning **non-designated heritage assets** stating that:

- . “Whilst not having statutory status, non-designated heritage assets are identified as having a degree of significance that merits consideration in the determination of planning applications. Non-designated heritage assets

are an important component of North Northamptonshire (NN) and are at risk from the impact of development, or the cumulative loss of structures.

- These locally identified heritage assets can include buildings of local architectural or historic interest, locally important archaeological sites, undeveloped areas of visual importance and parks and gardens of local interest. Industrial heritage, including that of the boot and shoe industry, modern built assets, including 21st century architecture, can also contribute towards a sense of place and identity, and it may be appropriate to preserve these as future historic assets through local listings”.

Local Lists provide a positive way for the Councils to identify non-designated heritage assets against consistent criteria.

Table 9 (p. 184,) of Section D: Monitoring and Implementation Framework states Performance Indicators (PIs) and Targets for Monitoring the implementation of JCS Policies. Identifying Lists of **Local Interest Buildings** as a monitoring objective stating:

“Reporting on LPA progress in compiling ‘**Local Lists**’ of non-designated heritage assets”, with an identified target of:

- **“Each LPA to have compiled a list three years post the adoption of the JCS”.**

N.B. This is then sets a specific requirement for Corby BC and the other LPAs of North Northamptonshire (NN), to progress the compiling of “Lists of Local Interest Buildings.” Such Lists are not exclusively of buildings in conservation areas, but can and do include other buildings outside of CAs sometimes in isolated settings, or in towns and cities. The production and adoption of this CAA and CAMP for Cottingham & Middleton CAs will aid this requirement by providing such a list of recommended Local Interest Buildings within the two villages.

4.1.4 Other PI Targets where no specific target is identified – being a contextual indicator only include:

1. Reporting on “farm diversification & conversion of redundant buildings, for employment & tourism related development.”
2. Reporting on “enhanced and/ or new tourism & recreational opportunities in the Rockingham Forest.”
3. Reporting on “the enhancement of green links which enable greater accessibility to the Rockingham Forest via on foot, horseback or bicycle”.

4.1.5 **Heritage Assets** (HAs) are the valued components of the historic environment

and include Designated Assets: Listed Buildings and CAs, and non-designated assets. The greatest weight should be given to those of most importance – those listed at Grade I or II*. An important statement is: “the decision maker must have special regard to the desirability of preserving the building and its setting” (para. 3.16). “Heritage Assets are an irreplaceable resource” (para. 3.17)

4.1.6 HAs may be affected and harmed by direct physical change or by change in their setting. The NPPF defines setting as the surroundings in which the HA is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Significance derives not only from a HAs physical presence, but its setting (para 3.19).

4.1.7 **New developments** should use locally sourced building materials, which reflect “the distinctive characteristics of the settlements in North Northamptonshire”. It requires that “Councils will seek to ensure that form, scale, design and materials of new buildings are complementary to the historic environment. Applications will need to be accompanied by a description of the significance of any heritage assets affected by the proposal” (para. 3.20)

Policy 2 – Historic Environment details requirements expected for new builds in NN in particular:

- c) “Proposals should protect and... enhance key views and vistas of HAs, including church spires ...across NN.”
- d) “Where an understanding of the impact of development on HAs is required and on their setting so as to minimise harm to them. “Where loss of historic features or archaeological remains is unavoidable – provision should be made for recording etc.”
- e) “Where appropriate, flexible solutions for the re-use of buildings”, such as the farm buildings and former industrial workshops identified in the appraisal and management plan as suitable for conversion. In addition the policy supports the “conservation of other types of heritage assets at risk”, especially those identified on the ‘at risk’ register; such as the dovecote at Hill Farm in Middleton, and the lime kiln at Cottingham close to Water Lane.

4.1.8 In the past the development of new housing on Bury Close joined the two formerly separate villages together. Policy 3 concerned with Landscape Character would have lent support to refuse such a development

Section d) requires the protection of the landscape setting of individual settlements that contribute to maintaining their individual and distinct character, and:

- “Separate identities of settlements by preventing **coalescence**” (i.e. by joining them together).

4.1.9 This is further amplified in the section concerned with development as affecting “*The Rural Areas*”, para. 5.12 outlining that “the villages vary greatly in character, size and function and it is important for plans to be responsive to local circumstances. The strategy is for development in villages to be limited to meeting locally arising needs unless meeting those needs would harm the form, character or setting of the village, resulting in coalescence or where it could not be served with suitable infrastructure. In these cases that need would be more sustainably met at a nearby larger settlement. Part 2 Local Plans may identify a more detailed rural settlement hierarchy based on local evidence in order to guide planning decisions and Neighbourhood Plans”.

4.1.10 Para. 5.13 states that “**Local needs** in rural areas for both affordable and market housing will generally relate to a village/parish or a group of villages/parishes where there is a strong functional relationship such as smaller villages relying on the school and shops in a larger village, and in turn helping to support those rural services”. The Rural Strategy published in April 2009 reviews the various villages within Corby Borough. This concludes that the rural settlements, including Cottingham and Middleton are well served by the town.

4.1.11 The section concerned with the “Infilling and village Boundaries supports the proposed possible development sites within the existing village envelopes outlined in both the CAA and the CAMP. Para. 5.17 states “Criterion 2b of Policy 11 refers to small scale infill development being permitted on suitable sites within villages. This refers to the development of vacant and under-developed land within the main built up areas of the village on land which is bounded by existing built curtilages on at least two sides, such as the filling in of a small gap in an otherwise substantially built up frontage”. This is specific in its outline referring to development only where there is a gap between two properties; it does not lend support for back-land development which while it may have been permitted in the past is now seen as providing harm to the built character of the rural villages, and more specifically for those identified as being special by being given Conservation Areas status. Such back-land development of land and fields behind street frontages will not be supported in the future, especially where new developments coalesce with existing modern developments. Such enlargement of existing developments to make them even larger is seen as an undesirable suburban development not appropriate for rural villages; especially in the two village conservation areas of Cottingham and Middleton that are regarded as of a sensitive character.

4.1.12 **Table 1: Spatial Roles** provides comment on **Villages**, advising that:

- “Part 2 Local Plans may identify villages that have a sensitive character or conservation interest, in which new development will be strictly managed.”

This could be interpreted as those villages that are also conservation areas.

4.1.13 **Policy 11 – Network of Urban and Rural Areas Section 2: the Rural Areas**

- b) “Small scale infill development will be permitted on suitable sites within Villages where this would not materially harm the character of the settlement”.
- d) “...the appropriate re-use of rural buildings will be supported in accordance with Policy 25 Other forms of development will be resisted in the open countryside.”

Concerning **Diversification Policy 25 b)** supports “the provision and expansion of tourist and visitor facilities”. **The Jurassic Way** footpath forms a rural link between the two villages as part of a long-distance footpath, and is located close to Cottingham’s Parish Church that itself is of great architectural interest, and following the publication of this CAA could easily attract tourist visitors, if it was opened during the day. Many people are led by tourist guides on a regular basis along this footpath arriving in Cottingham village passing close to the church going up Church Street. There are opportunities for providing accommodation for walking groups and tourists, and other facilities.

4.1.14 Such tourist initiatives are supported by **The Green Infrastructure Framework** (p.105) that identifies local GI Corridors, calling them “sub-regional green infrastructure corridors”; these include the Jurassic Way and ‘Harper’s Brook’ that is both a historic landscape feature and provides a recreational facility for people to walk along it through an attractive green landscape of fields and trees.

Policy 19 b) Safeguards identified sub-regional green infrastructure corridors by:

- Not permitting development that compromises their integrity and therefore that of the overall green infrastructure network;

4.1.15 **Policy 21** is concerned with **Rockingham Forest**.

The landscape area around Cottingham and Middleton once formed part of this general Forest area. This policy is in part (para. a) concerned with “new tree planting” on suitable sites using appropriate species. Cottingham Parish Council have encouraged sponsorship of tree planting in the field locally known as “The Dale” near the church, planting ‘memorial trees’; this field would appear to be an appropriate location for more tree planting in the future, given suitable sponsorship in-line with this policy.

- Para. 7.6 states that the GI Corridors “provide opportunities for projects and investment at a smaller, more local scale”.



4.1.16 **The West Corby Sustainable Urban Extension** The enlarged boundary of the CA will act as a buffer zone to any new development within the A427 area and protect the setting of the villages and their heritage assets. The proposed development is outlined in Section C (p.150-155) and specifically mentions the two villages in para. 10.10:

- “**Strategic landscaping and Heritage Assets:** Rockingham Castle and the Grade II* Registered Park and Garden are located north of the A427 together with **Conservation Areas and listed buildings at East Carlton, Middleton and Cottingham**. Heritage assets in the village of Pipewell to the south-west of the allocated site include the scheduled Cistercian Abbey, a Conservation Area and listed buildings”. Further advising in para. 10.11:
- “Proposals should provide for **the protection of the rural setting of the heritage assets**; the assimilation of the urban extension into the countryside; green infrastructure links into the sub-regional and local green infrastructure corridors and the wider countryside.”

4.1.17 The adoption of the enlarged boundary of the joint conservation area of Cottingham and Middleton will not only provide protection to the setting of the two villages but will also usefully define an exclusion zone for any future development within it, and provide a restraint boundary to be used for a future masterplan of the area for the proposed housing development.



4.1.18 This is acknowledged in **Policy 32, para. k)**; this requires the inclusion of:

- “a connected and accessible network of high quality landscaping and green infrastructure which integrates the development into the countryside; enhances the character and ecological value of the site; **provides buffers to protect and enhance ancient woodland; protects the setting of heritage assets;** includes sustainable drainage infrastructure to serve the development; and incorporate open space for play, sport and recreation to meet the needs of the urban extension. *Provision should be made for the effective management of landscape features and the new landscaping and green infrastructure*”.

4.2 North Northamptonshire Core Spatial Strategy (NNCCS)

4.2.1 Table 1 on ‘Settlement Roles’ states that in Rural Areas “Restraint Villages to be identified where conservation is the primary consideration” (p. 24), referred to subsequently as “RVs”. This is further amplified in para. 3.14 that states “Development plan documents will identify RVs where conservation and restraint over development are priorities due to the particular scale, form and character of the settlement” (p. 26).

4.2.2 Policy 5 (and fig. 9) considers “Green Infrastructure”. The Jurassic Way and Harper’s Brook are identified as Sub-Regional Green Infrastructure Corridors (nos. 3 & 5 respectively) stating that “they will be safeguarded through:

- a) “Not permitting development that compromises their integrity and therefore that of the overall green infrastructure framework”.

This is further outlined in Table 7 that provides performance indicators for Policy 5 for the Development and implementation of green infrastructure framework.

4.2.3 Policy 13 outlines “General Sustainable Development Principles” that aim to “Raise Standards: h) Be of a high standard of design, architecture and landscaping, respect and enhance the character of its surroundings and be in accordance with the Environmental Character of the area”. Requiring within the same policy to “Protect assets o) Conserve and enhance the historic landscape character, designated built-environmental assets and their setting”.

5 Planning Measures

5.1 The Local Authority

5.1.1 Duties in law and policy: Local planning authorities (LPAs) play the central and vital role in conserving England's heritage. Through planning, LPAs have statutory responsibility for decisions on how places change and how local heritage resources are conserved and developed. A strategic objective of the Council's vision for the Borough is to establish a high quality of life for all of its residents. The conservation and enhancement of its heritage assets is seen as an important way of achieving this.

5.1.2 Local Lists: One of the principal aims of this conservation area appraisal and management plan is to protect and enhance Corby's heritage assets, not only those designated as Listed Buildings but also those of local significance, and form a list of Local Interest Buildings identified as such in this study of Cottingham & Middleton. The process of study involved in the production of CAAs provides a better understanding of the Borough's landscape, and through the identification of 'character areas' supports and advances the development of characterisation. The CAA also provides an in-depth understanding of the significance of its heritage assets, with an aim to reduce the number of heritage assets at risk by taking a proactive approach to deal with those so identified in the appraisal and management plan. To ensure that in the future 'development', in the widest sense, is managed in a way that sustains or enhances the significance of heritage assets and their setting, and does not damage, cause harm, or compromise them or their future.

These aims and objectives are supported by National Planning Policy and Historic England.

5.1.3 This appraisal and management plan gives Corby Borough Council such an evidence base, provided by the detailed audit of the heritage assets of both the villages of Cottingham and Middleton. This will be used to better inform future decision making for the greater protection of the two settlements, and the landscape in which they lie. This falls within the council's strategic vision for planning in the Borough, its strategic policies and its Development Management policies.

5.1.4 The significance of the area's historic and architectural importance is acknowledged through the joint designation of conservation area status over both villages that includes a large number of Listed Buildings, and many more buildings of merit identified in the Part 1 Appraisal document as Local Interest Buildings; this demonstrates the exceptional quality of the buildings within Cottingham & Middleton. The purpose of joining the two villages together under the banner of a single conservation area is to help to clarify their former close links in the past, and to identify their special interest, in order to give them greater protection from unsuitable developments in the future. The proposed new boundary embraces both of the historic village envelopes, but extends the boundary to include the

attractive landscape of fields criss-crossed by several footpaths to the south of both villages across which the long-distance footpath the Jurassic Way runs; this is of ancient origin thought possibly to be some 4,000 years old. With such status its special character is both identified and safeguarded through established planning legislation, national and local policies and practice.

5.1.5 The historic environment makes a major contribution to economic development and community well-being. **Corby Borough Council will be supportive of schemes that secure the restoration, repair and sympathetic re-use of historic buildings and areas.** The Council will seek to support policies and proposals that will maximise the environmental, economic and community benefits of heritage-led regeneration.

5.1.6 In order to make a sound decision a planning authority needs to understand from the applicant the significance of any heritage asset affected (NPPF, para. 128). This may require some investigative work, but the information to be supplied with the application should be proportionate to the asset's importance and the potential impact.

SPD

5.1.7 Once adopted, the Cottingham and Middleton Conservation Area Appraisal and Management Plan will be a significant material consideration to support the determination of planning applications within the CA. It accords with the policies of the adopted Core Spatial Strategy and is consistent with the policies of the replacement Joint Core Strategy.



The historic environment is constantly changing, but each significant part of it represents a finite resource. If it is not sustained, not only are its heritage values eroded or lost, but so is its potential to give distinctiveness, meaning and quality to the places in which people live, and provide people with a sense of continuity and a source of identity. The historic environment is a social and economic asset and a cultural resource for learning and enjoyment.

(**Conservation Principles** para. 163: EH 2008)

PHT September 2nd 2015

Glossary

Acreage: the size of an area of land; one acre measuring 4,640 sq. yards that is the equivalent of 4,050 sq. metres, usually used in connection with an enclosed piece of land or a *fi*

Architrave: a moulded timber surround to a doorway or window, usually painted white.

Ashlar: smooth faced masonry of large blocks used in building.

Balusters: a series of often short ornamental turned timber or stone pillars/uprights of bellied form supporting a rail, found rising on steps of a staircase, and horizontally as a **balustrade**. **Balustraded** refers to a parapet at the top of a building hiding its roof, or to an ornamental terrace or balcony.

Bressummer beam: a big horizontal timber directly supporting a wall or section of one, as at the base of a jetty of a timber-framed building, or of a *fi* where it supports the hood at the front.

Bolection-moulded surround: a moulding, usually incorporating two opposite curves, often continuously in a *cyma* that is like an S-curve that usually combines a convex curve below a concave upper that is called in Classical architecture a '*cyma-recta*' or if reversed the other way round a '*cyma-reversa*'. Used in the late-17th century and into the early 18th century as a surround running around the outer edge of a panel, framing wall panelling where it is used to good effect. Also commonly found on door-frames or *fi* surrounds in the Queen Anne period.

Bothy: an open dormitory usually found on the *fi* of a stable block above the stables for the grooms, or other servants, to sleep in. The idea was that if any of the horses were disturbed or fell ill during the night, the grooms would hear them and come down to see to them; it also discouraged thieves.

Buttress/ Buttressed: a vertical support of stone projecting from a wall or close to the corner angle of a church tower to stabilise it or to resist the lateral thrust of an arch, roof, or vault.

Canted: an oblique angle, a slanting surface.

Chamfered stone plinth: a plinth is an external section of wall at the bottom of a building which projects slightly and runs for some distance, where the top edge is cut at a *fi* angle of roughly 45° to the original face.

Close-strung stair: where the side of a stair is boxed in so that the individual treads ends of the steps are not visible from the outside of the stair. Where the steps are visible this is called an open-string.

Collar: a horizontal timber tying together a pair of rafters or principal timbers (such as a pair of cruck blades), always above the tie-beam level.

Copings: large heavy *fi* rectangular ashlar stone blocks used on the top of walls of buildings to protect the slates on the edges of roofs by weighing them down to prevent them blowing off in a gale; usually bedded on mortar to prevent the ingress of water.

Cruck: A vertical inclined timber called a cruck-blade, usually curved, joined with another to make a truss, by which the roof is directly supported.

Base cruck: one in which the pair of blades go to the ground and rise off padstones to support a tie-beam or collar.

Full cruck: one in which the blades go from the ground to the apex of the roof.

Raised cruck: where the blades rise from half-way up the wall to the apex.

Curtilage: The area of land surrounding a dwelling within the property boundaries. This area may be fenced and may include garages or standalone workshops.

Cusped mouchettes: tracery in a window like a dagger but with curved sides (elongated ogee-ended lozenges) that go to a point like the top of a wave.

Dentil cornice: a dentil is a small square block decorating the face of a frieze repeated in a continuous row found on the cornice of the Ionic and Corinthian orders of Classical architecture.

Dog-leg staircase: parallel flights of stairs rising alternately in opposite directions with a minimal gap between them from a half-landing.

Doric columns: Doric is one of the simplest orders of architecture, usually smooth faced on a round column with a moulded capital at the top. Used on its own in vernacular buildings but on more Classical buildings with an elaborate carved entablature along a panel above that the column supports.

Hoodmould: a projecting moulding/dripstone above a window or arched opening.

Jambs: side posts of an opening such as a doorway, window or a fire

Kneelers: the horizontal projecting stones at the base of each side of a gable to support the inclined coping stones.

Lamb's tongue stops: a common description for an ogee stop that closes a chamfer, usually on an oak beam in a ceiling where it meets the wall with a double-curved tongue-shaped end.

Lintels: a horizontal supporting beam of timber or stone usually across the top of a doorway, window or fire

Moulded ring capitals: shaped ornamental projecting strip running round the top of a column near the capital at the top of a column.

Mullions: a vertical dressed stone or timber upright squared and shaped or chamfered dividing the lights of a window.

Newels: an upright square timber post used on staircases at the foot of the stair, and on any landings where the stair changes direction, into which the outer string is framed and which also supports the handrail.

Orthostat: a large stone set upright (vertically) usually found in an archaeological context in the walls of prehistoric chamber tombs, or other stones being part of a larger structure.

'Orthostat walling' in this context refers to several vertically bedded, regularly sized roughly dressed rectangular stones, laid on their side forming a division wall (a sort of fence) in the garden between the fire and lawn, and the vegetable plot; an extremely unusual feature and difficult to date as it usually is pre-medieval, but is unlikely to be in this context..

Ovolo mouldings: usually referring to stone mullions as part of a window that has a convex moulding in the shape of a half circle with a projecting fire centre.

Pulvinated frieze: a moulding with a bold convex profile Found on door-frames, sides and top of fire and as framing around panelling.

Quatrefoils: four lobes formed by the cusping of a circular or other shape in tracery

Quoins: alternately long-and-short corner stones on the edge of a building, sometimes referred to as a **quoined angle**

Soffit the underside of a lintel or a beam or a staircase.

Tarmacadam: a material of stone or slag (waste material) bound with tar, used for paving roads and paths, the word usually truncated to **tarmac**.

Transom windows: a horizontal timber or shaped stone forming part of a window, sometimes with mullions above and below it.

Voussoirs: wedge-shaped or tapering stones forming an arch.

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