

Moulton

Conservation Area Appraisal and Management Plan



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1 Introduction

1.1 Why has this document been produced?

The Council is undertaking reviews of existing conservation areas within the District, and as part of this programme prioritised a review of the Moulton conservation area. This document has been produced to outline the special interest of Moulton conservation area in an up-to-date appraisal, replacing the Moulton Conservation Area Appraisal (1997). Conservation Area Appraisals and Management Plans are used to help inform the planning process with a view to preserving and enhancing the historic environment.

Public consultation was undertaken to inform this document, as set out in Section 1.3

1.2 What status does this document have?

This document has been adopted as a Supplementary Planning Document, as such it is a material planning consideration in the determination of planning applications.

1.3 Public Consultation

This final document has been informed by several rounds of public consultation. Initial discussions regarding the process, scope and aims of the conservation area appraisal were held with the Parish Council at the outset of the review. During the drafting process an exhibition was held in the Moulton Village Hall in late January 2017. The exhibition was attended by members of the Parish Council and local residents. It created the opportunity for the wider parish to provide information and also be informed regarding the drafting process and ongoing schedule.

The draft was released for wider public consultation on Monday 13th March 2017, for six weeks, during which time hard copies of the appraisal were available for inspection at the major local libraries including

Moulton Library, and the Daventry District Council offices. It was also accessible on the DDC website along with the proposed boundary map and comments survey. A public meeting was held at the Moulton Village Hall at the beginning of the consultation, which coincided with a Moulton Parish Council meeting, in order to explain the consultation process and inform the public how they might comment on the document. As part of the reporting process, the Statement of Consultation (July 2017) has been published on the DDC website which notes the comments from respondents in full, the response to these made by DDC and any appropriate action taking place as a result of these comments.

1.4 How is this document structured?

This document initially examines the underlying geology and topography of Moulton, then looks at the historical development of the village, considering each main historical period in turn, and then provides a spatial analysis of the historic core identifying its main characteristics. An architectural analysis is then provided. Finally a Management Plan is set out which suggests key areas where improvements to the quality of the conservation area could be made.

This document also sets out a Local List in Section 10.4.

2 Policy and Legislative Context

2.1 What is a conservation area?

Historic England's¹ latest guidance, defines a conservation area as an area which has special architectural or historical merit. This may be due to a high number of designated assets, evidence of past industry or preserved historic settlement, particularly strong character features, or areas with high quality special elements, such as historic parks. These non-exhaustive aspects contribute to the *significance* of an area, which can be protected, maintained and enhanced by designation as a conservation area.

2.2 Why do we need conservation areas?

Conservation areas protect our nation's distinct, local heritage. In accordance with Section 69 of the 1990 Planning (Listed Building and Conservation Areas) Act, Daventry District Council has an obligation to designate areas of special architectural or historic interest, and to undertake appraisals and reviews. The NPPF (2012) also requires Daventry District Council to provide a positive strategy for conservation, allowing for the following;

- the understanding of the significance of heritage assets;
- ensuring new development makes a positive contribution to local distinctiveness;
- encouraging the sustainable use of the historic environment.

Daventry District Council must also outline and implement strategies for the enhancement of these areas.

Daventry District Council supports this legislation in its current Corporate Strategic Plan 2017-2020. Priority E4 to "Preserve the District's Heritage" outlines measure E4.2 to carry out "more conservation area appraisals" in order to suitably preserve and enhance historic settlements.

Planning decisions will be made in accordance with the West Northants Joint Core Strategy, Policy BN5, and Daventry District Council Local Plan (1997) Saved Policies GN2(E) and EN2.

Upper and Lower Harlestone are also covered by Local Plan (1997) Policy HS23.

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

A conservation area has specific boundaries within which there are controls on works carried out which may affect the significance and setting of the space. Designation gives Daventry District Council more control over minor works, such as the alteration or demolition of buildings, listed and unlisted, as well as works to trees. This means that planning permission and Listed Building Consent may be required for any proposed works, and advice should always be sought from the Daventry District Council before any action is taken.

These forms of protection also create the wider opportunity for more strategic development, and are usually thought of as beneficial by users as they can increase the value of property and land.

¹ Historic England is a statutory consultee. Their most recent guidance *Conservation Area Designation, Appraisal and Management* was published in 2016.

2.4 2017 Review

A review of the Moulton Village conservation area was undertaken in the spring of 2017. As a result of that review this document was produced, and several changes made to the conservation area boundary. The map below at Fig. 1 reflects the previous conservation area boundary which was designated in 1997 as well as the area of study for the 2017 review.

Mapping from this point forward shows the revised boundary as resulting from the 2017 review.

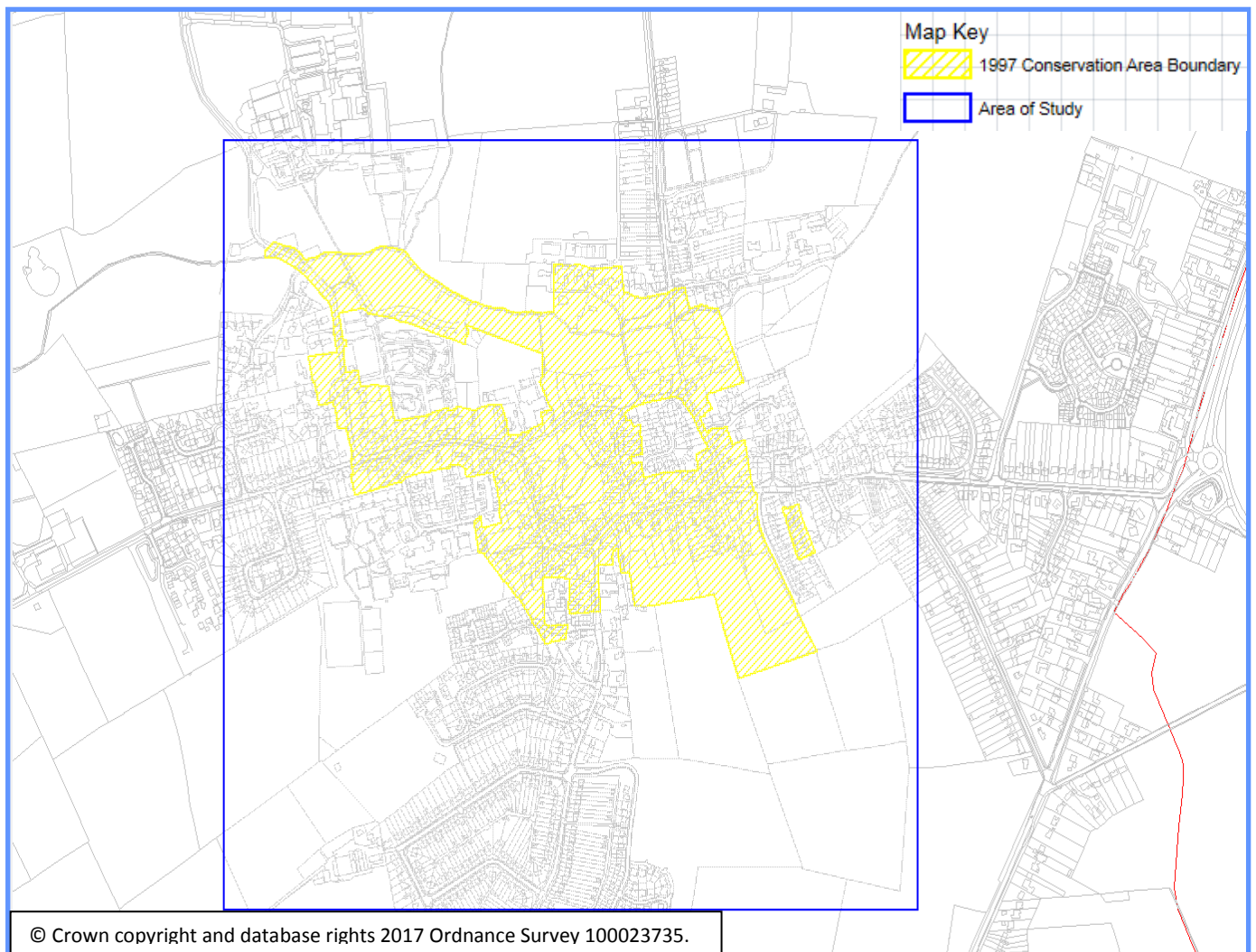


Figure1 © MapInfo 2017

3 Summary of Significance

3.1 Summary of Significance

Historic England defines *significance* thus:

“the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”

P72 Conservation Principles, Policies and Guidance,
2008



The significance of Moulton Village can be characterised by the following:

- The village’s rural setting and agricultural links, contributing to its sense of place;
- The prevalent use of local materials and survival of historic features;
- The retention of its historic street pattern which has greatly influenced the character of the historic core;
- The quality and mixture of its built heritage assets and spatial features;
- The significant landscape and topography which has shaped the village and created a strong character.



Figure 1 Above: telephone box, Moulton. Below: traditional timber window, Church Street.

4 Location & Designation

4.1 Location

Moulton Parish is located directly north-west of Northampton, close to the fringes of the town. It can be reached from Northampton via the A43 or Northampton Lane North, from the west via Boughton Lane, from the north via the A43, and from the east via Overstone Road. It is part of the Moulton Ward of Daventry District, together with Overstone Parish.

4.2 Designation

Moulton Village was first designated as a conservation area in 1979, and was last reviewed in 1997. As part of the latter review an appraisal and design guide were produced which are observed in planning decisions and which will be superseded by this document.

Moulton Village is recognised as having special significance in terms of its historic and architectural character.

The parish contains 42 listed buildings, including one Grade I listed building, St Peter and Paul Church. There are no Scheduled Ancient Monuments or Registered Parks and Gardens within the Parish.

The setting of the village to the east could be affected by development from the Northampton North SUE (Sustainable Urban Extension), which is taken into account in this appraisal.

This document seeks to ensure robust direction for development control and future policy guidance to define and adequately protect and enhance the conservation area.

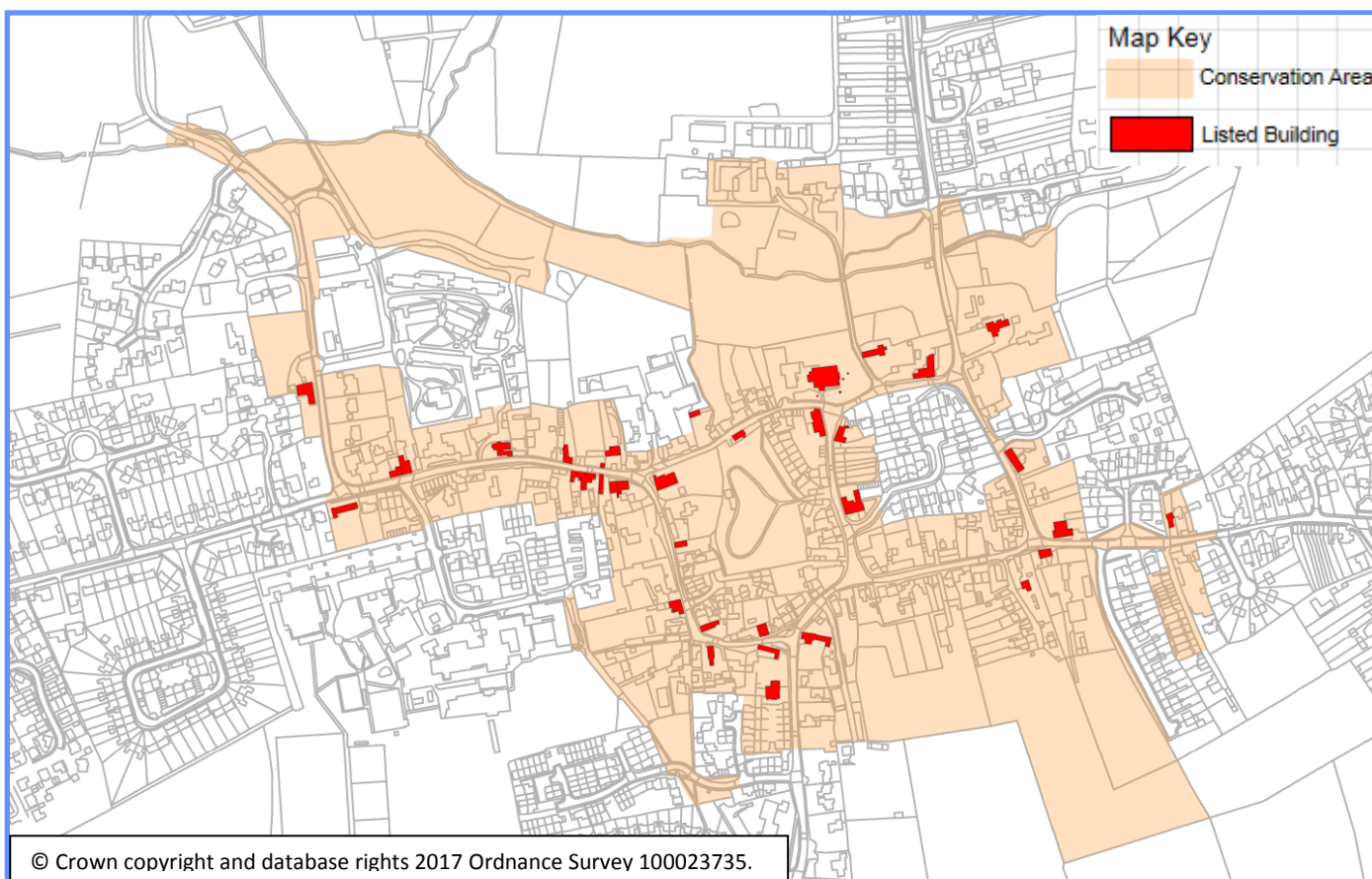


Figure 3 © MapInfo 2017

4.3 The Village and Conservation Area Boundary

4.3.1 Settlement Pattern

The settlement pattern of Moulton has been shaped by its topography and proximity to Northampton. Described as a “large and sprawling” village in the 1937 County History of Northamptonshire, it has since seen much residential development both internally and on its fringes. The landscape has a characteristic undulating nature, creating higher ridges at Manor Farm, Church Hill and Stocks Hill, as well as the natural valleys of Pages Brook and that at the bottom of Church Hill. The valley has remained undeveloped, being used mainly for animal grazing, the large open space framing the village to the north. The manorial lands of the 13th century Fitz John family were also found here, including the manor house and a castle. These lands form a natural boundary to the conservation area.

The proximity to Northampton shaped the development of the manors, facilitating the creation of Moulton Park hunting ground to the south. This is now a residential area named Moulton Park in Northampton.

Little evidence remains of the medieval built environment, with the earliest buildings in the village being 17th century.

Two 18th century turnpike roads flank the village, with historic development concentrated in the core. Nearby drover routes also contributed to the development of the village, especially the public houses on its edges.

Designated Green Wedges and a Local Nature Reserve abut the southern edge of the conservation area, as shown on the map below. Important ridge and furrow survives well in these areas.

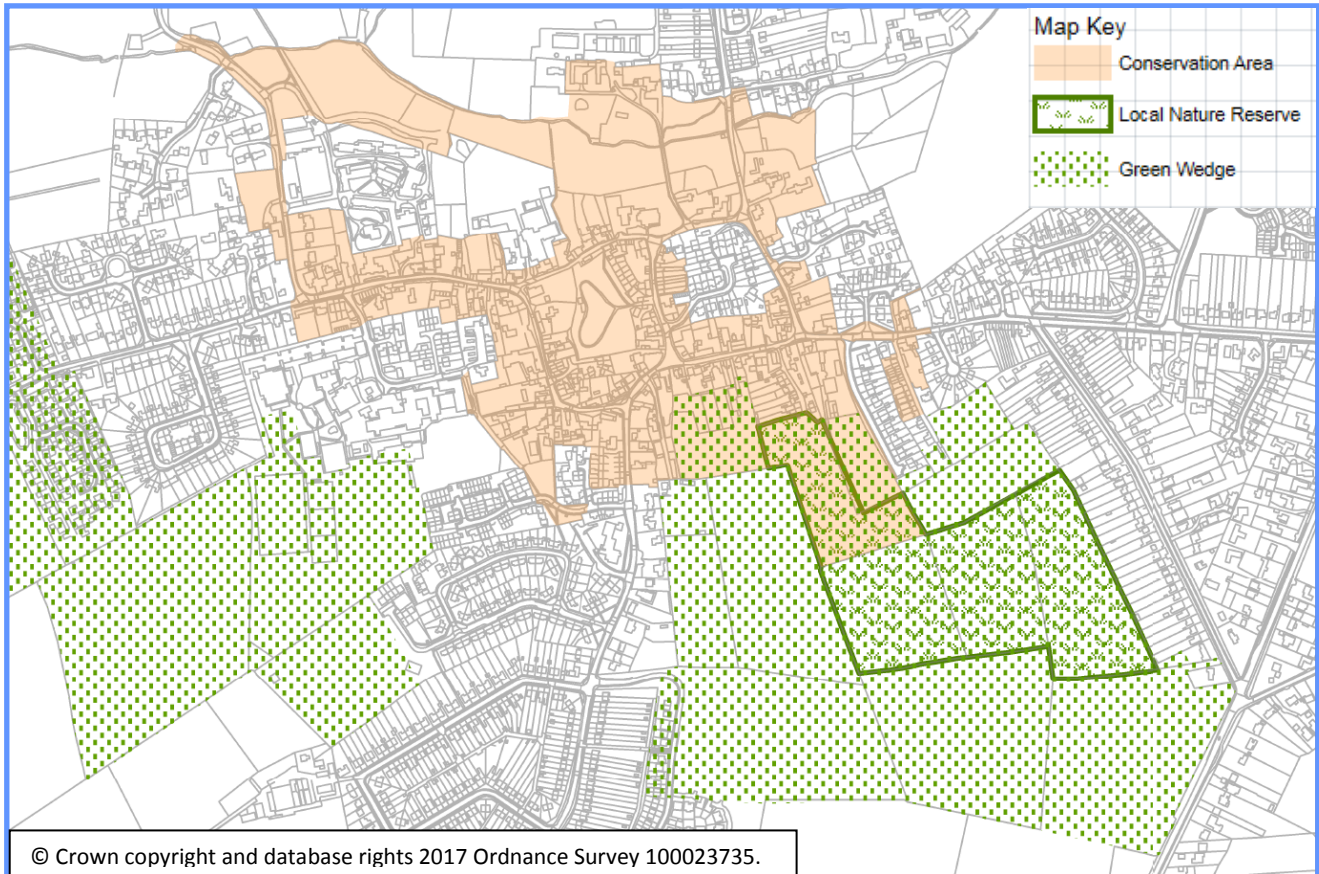


Figure 4 © MapInfo 2017

4.3.2 Boundary Definition

The extent of the conservation area boundary is dictated largely by the historic street pattern, and medieval settlement pattern. As such, the conservation area boundary takes in the whole of the historic core of the village.

Moulton was once completely separated from Northampton, but linear 20th and 21st century development along Northampton Ln North and Boughton Road has led to some degree of coalescence.

20th and 21st century development also encloses the historic core of the village which creates an obvious built boundary to the conservation area. This is particularly demonstrable along Overstone Road, Boughton Road, Northampton Ln North and The Grove.

To the east the 20th and 21st century developments of Oakley Drive, Albone Close, Pytchley View and Grove Farm Lane are not part of the conservation area.

Similarly, to the west the boundary is formed by 20th and 21st century developments on Stewart Close, Jeyes Close, Carey Close, Pound Lane and Lunchfield Lane.

Prince of Wales Row, Pixie Cottage, Rose Cottage and Ivy Cottage and No. 5 Overstone Road form the eastern boundary of the conservation area.

There are also two pockets of modern development enclosed by the conservation area which do not

form part of the designation. These are Parade Bank and the development at the Moulton College site.

The conservation area is partially enclosed to the north and south by farm land, which gives Moulton its agricultural character.

Pages Brook acts as a natural boundary in the very north, also taking in the historic Manor Farm. To the south, the boundary limit runs around an area of historic ridge and furrow in Crowfields Common.

Green land serves a special purpose in enclosing the conservation area. Several edges of the conservation area are lined with Tree Preservation Orders, particularly to the west of the village along Pitsford Road. These key veteran trees play an important role in securing the edges of the conservation area and its rural atmosphere, often falling between historic buildings and new development.

The boundaries to the north and south of the conservation area also provide important views out over large swathes of green land, and these are a key factor in maintaining the separation from expanding Northampton.

5 Geology and Topography

5.1 Geology

Moulton village lies on a bed of Northampton Sand Formation Stone, known as Ironstone, indicated by the orange coloured land in *Figure*. Building in the area utilises this local stone, as well as Moulton “Pendle” Stone, and “Boughton Stone” which are both a light brown calcareous sandy stone, often appearing as rough-coursed stone or rubblestone which mainly used for buildings and boundary walls. Historic quarrying is evident in the centre of the village in the landscape of the public gardens. The consistency and ubiquity of the Ironstone is integral to the character of the settlement.

5.2 Topography

According to Northamptonshire’s Environmental Character Assessment, Moulton lies within the Central Northamptonshire Plateaux and Valleys area.²

This provides Moulton’s unique undulating topography, which characterises its views and enhances its rural sense of place. Particular features include the Pages Valley Brook to the north of the settlement and the twin ridges on either side of this basin which present Manor Farm and the Church.

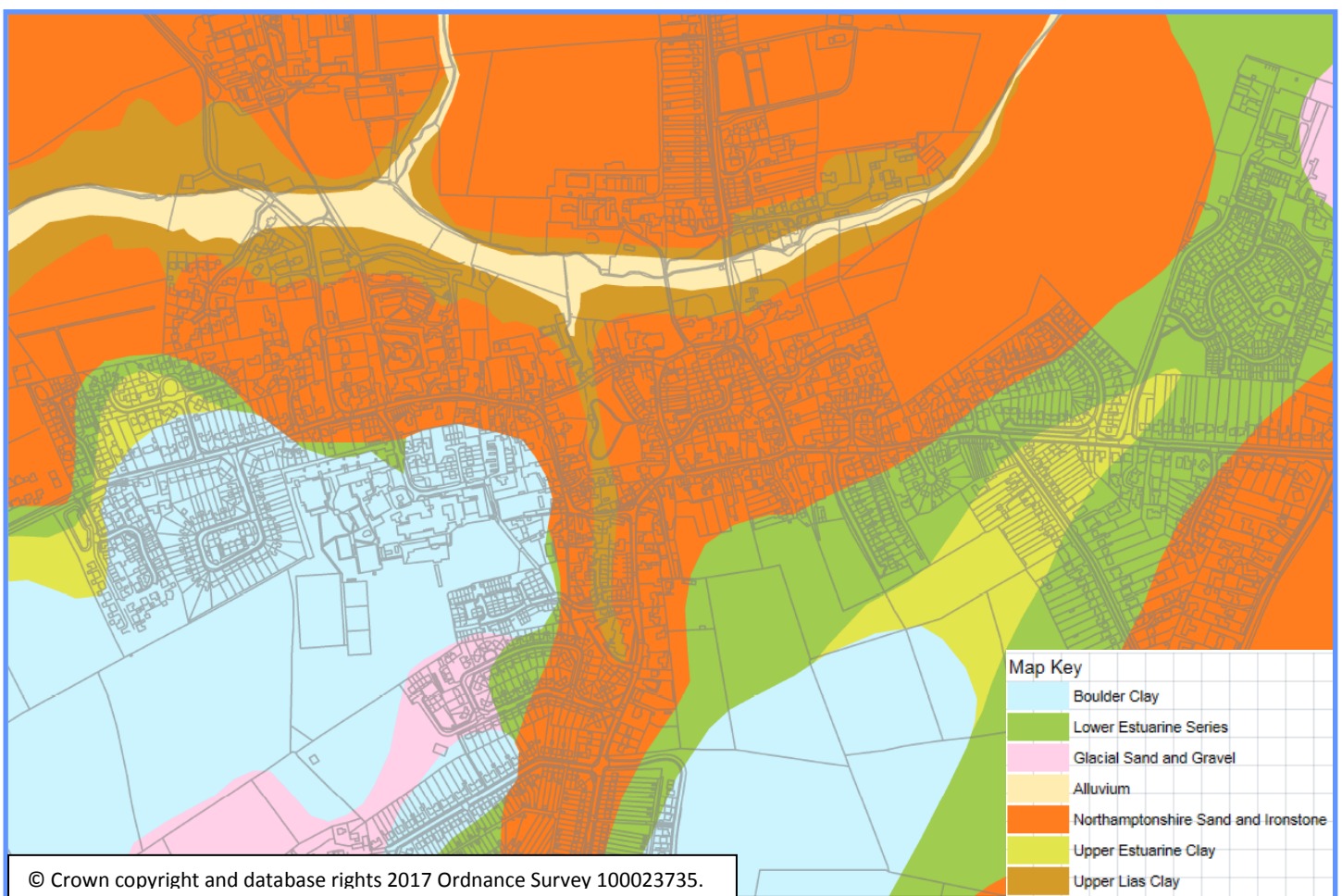


Figure 5 © MapInfo 2017

² <http://www.rnrpenvironmentalcharacter.org.uk/>

6 Historical Development

6.1 Historic Mapping

Pages 14-15

Historic Ordnance Survey mapping of Moulton indicates the growth of the village and surrounding area.

The 1893 and 1939 maps show how the historic core of the village changed little up to the mid-20th century. The extent of late 20th and early 21st century development in and around the village is clear from the contemporary map.

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Also apparent in this 2017 map is the considerable growth of Northampton towards Moulton. Plans to extend Northampton in the form of the Sustainable Urban Extension (SUE) are indicated by the area with pink edging.



Figure 6 Moulton 1893.



© Crown copyright and database rights 2017 Ordnance Survey 100023735.

Figure 7 Moulton 1939.

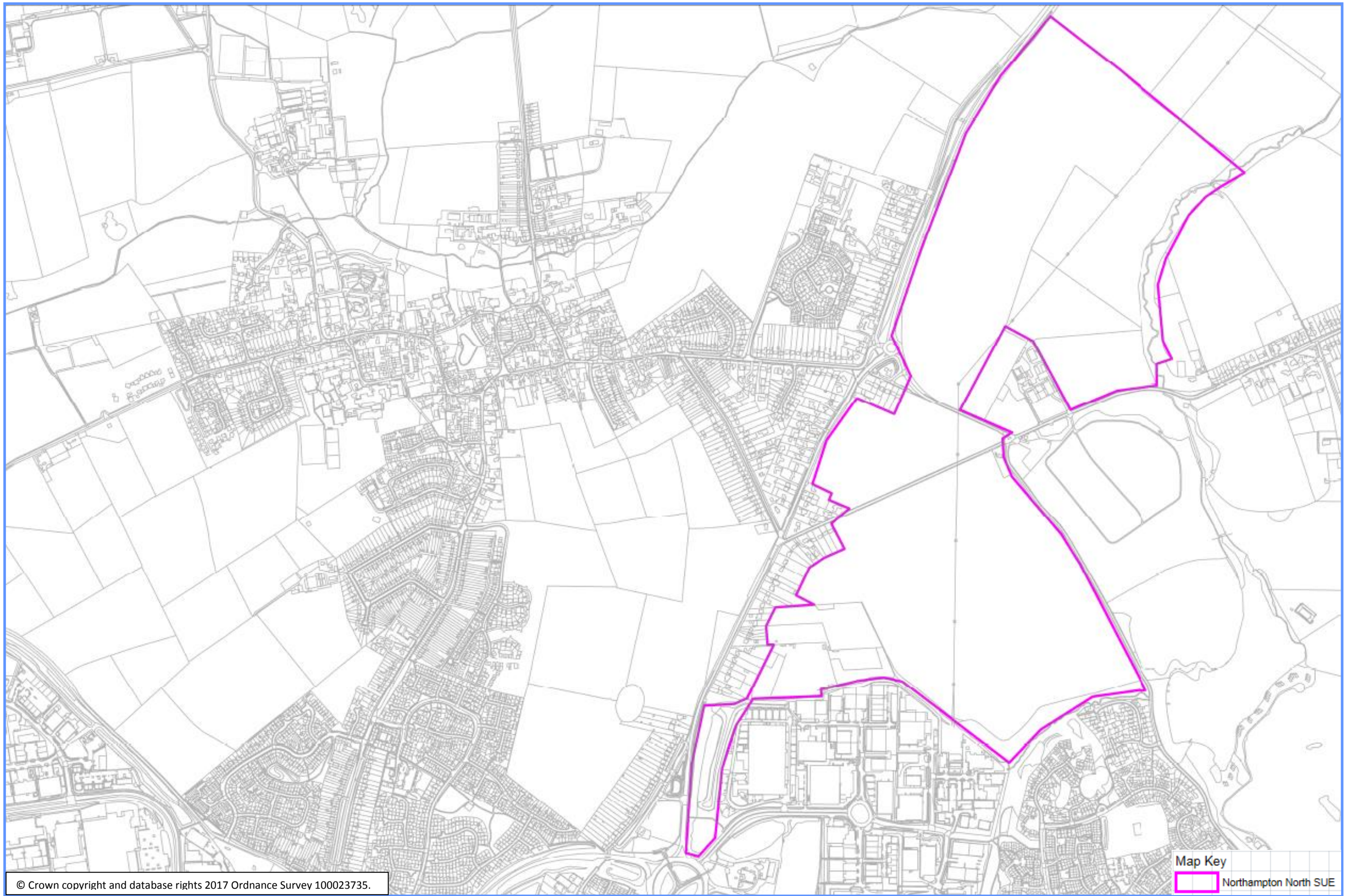


Figure 8 Moulton 2017, with Northampton North SUE shown edged in pink.

6.2 History

6.2.1 Pre-history

There is currently no evidence of pre-historic settlement in the village itself; however, Bronze Age barrows have been discovered to the north of the village as well as Iron Age settlements to the east in Overstone Parish, showing the long term settlement of the area.

6.2.2 Roman

The Romans settled in the town of *Lactodorum*, now Towcester, and also nearby Irchester. It is possible that the Romans used the valley of Moulton for settlement and industry, Roman finds have been discovered within the village, and although their exact locations are unknown, it is indicative of continued activity.

6.2.3 Saxon

Saxon and medieval pottery has been found in relation to a dry stone wall site near to Stocks Hill in the centre of the village, indicating activity in this area over a long period. Monks from Brixworth are said to have built a wooden church in Moulton in the 7th century, which was subsequently destroyed. The current church is largely 12th and 13th century in construction, and contains stonework from a possible 9th century church built to replace the wooden structure, (Fig 9).

Figure 2 Saxon stonework on the south side of St Peter and Paul's Church, Moulton.



6.2.4 Medieval

The Domesday Book notes an established manor held by "Grimbald" in Moulton, held until the 13th century when it passed to John Fitz John. Their manor and castle occupied the site of the current Manor Farm. At this point Moulton sat adjacent to Moulton Park, a royal deer park; now this is occupied by a development of the same name.

By the end of the 14th century the manor had passed into the Beauchamp family of the Earls of Warwick, including Sir Robert Neville, "The Kingmaker", and his wife Anne.

Following his death at the Battle of Barnet in 1471, the manor passed to his daughters and thence to his wife, Anne, who was obligated to hand the manorial rights to the King. It remained in the hands of both Henry VII and Henry VIII, and in the mid-16th century Edward VI granted the lands to Princess Elizabeth, later Queen Elizabeth I, for life. The village street pattern as it is set out today is probably a product of this era and the effect of nearby cattle routes. The agricultural heritage of Moulton is obvious from extensive ridge and furrow remains to the south of the village.

6.2.5 17th, 18th, & 19th centuries

After the English Civil War, the lands of Moulton Manor were sold to trustees of the City of London. Some of Moulton's earliest surviving dwellings had then been constructed. Parade House, Stoneleigh and Holly Cottage have date stones of 1658, 1660 and 1695 respectively. The Artichoke, The Hollies and 8 West Street are also of mid-to-late 17th century construction. The listing summary for Rooty Hill places its construction date in the mid-17th century. However, research suggests that it could in fact be 15th century in date and one of Moulton's earliest buildings



Figure 3 Carey Cottage where William Carey lived and taught, West Street

Manor farm is noted by Bridges in 1720 as the “new house, now called the Hall”. Further evidence of their seat is visible near Hog Hole Spinney, including a potentially moated site, known locally as Castle Hill.

The Baptist non-conformists of the 17th and 18th centuries played an important role in the social history of Moulton.

Most notable, the Baptist minister William Carey formed his Baptist programme from Carey Cottage on West Street in 1785, which holds a plaque celebrating his life and work (Fig.10). Adjacent to this is the 19th century Carey Baptist Chapel, which still has a stable congregation. The Methodist movement was also followed in Moulton, and they occupied Manfield Hall on High Street, now an Evangelical Church.

A copper alloy thimble of the 17th or 18th century was discovered in the village, perhaps pertaining to the cottage lace industry within the village.

Several larger properties were constructed on the fringes of the village, like Moulton Park House, now lost, and the Grange which is located near to Pitsford Reservoir.

6.2.6 20th & 21st centuries

The 20th century has seen development on both the fringes of the village and within its historic core. Landmark building at this stage includes the construction of commercial garages in the 1930s in conjunction with the expansion of the motor industry (Fig. 12), and establishment of the Northamptonshire Institute of Agriculture in 1921, now Moulton College (Fig. 11).



Figure 4 Northamptonshire Institute of Agriculture, now Moulton College, West Street.

Residential development occurred in small pockets, such as Pytchley View and Parade Bank, as the housing needs increased. This is due in part to the proximity of Moulton to Northampton. In 1955 the Implement Gate was constructed in the gateway to Holly Lodge, a Grade II Listed lodge on Boughton Road approaching the village from the west. This gate is a

local landmark and is a reference to Moulton's strong agricultural character.

Moulton as we experience it today is a lively village community with an historic core and sense of place recognised as highly significant.



Figure 5 Stocks Hill above in the 1970's, and below as it is now.
© Northamptonshire Record Office.

7 Spatial Analysis

7.1 Spatial Summary

The conservation area includes the majority of the historic core of the village. The figure of eight street pattern within the village creates a feeling of intimacy and provides many small enclosed spaces, central to the built character of Moulton. These spaces are often concentrated on junctions and bends in the streets, and usually end at listed buildings. The gently undulating landscape provides many views and a sense of enclosure.

The village can be approached from the north, east, west and south along historic street lines, all providing excellent views in and out of the conservation area.

Boughton Road is a long straight road with slight undulations, leading through the west of the Parish towards the conservation area. The conservation area begins at the junction of Boughton Road and Pitsford Road, which strikes north, and West Street, which leads into the centre of the village; there is a small dip here and West Street then rises gently eastwards. The 19th century Carey Baptist Chapel, the Grade II listed Carey Cottage and the Telegraph pub sit on this junction, acting as a gateway to the conservation area. Looking east into the village from this point, the church tower emerges over the ridgelines.

West Street is long and curves south, rising at its central point by the Northamptonshire Institute of Agriculture, creating a strong sense of enclosure and many short views, culminating in various building elevations. The building line is strong, and large trees rise from rear plots.

At the end of West Street there is another three-way junction with Church Hill and Cross Street. Church Hill rises steeply eastwards towards St Peter and St Paul's Church, which commands the highest position in the

village, and is visible from many viewpoints around the historic core.


Cross Street travels south from here, providing a long straight view down its narrow length. Trees rising from rear plots and the adjacent public gardens soften the edges of the building line, which is very strong and consistent. At its southern end, a small grouping occurs around The Nurseries, with a narrow road and a footpath branching out from the main street; several glimpsed views to open countryside can be seen from this footpath. The grouping here provides a sense of intimacy, before the road turns sharply east and rises again towards its centre. Here Cross Street opens out by the Moulton Theatre, previously a Methodist Chapel, onto another characteristic three way junction with Northampton Lane North and Jubilee Hill. This junction is concentrated around closely massed historic properties and edged with stone walling, several large trees softening the built environment.

Northampton Lane North is the second main road travelling into and out of the conservation area. Historic buildings on its edge are variously terraced or detached, and the southern edge is lined with large trees, again creating enclosure.

Jubilee Hill is a very short stretch of road which heads east towards the central area of the village, Stocks Hill. There is a concentration of village shops and facilities on this square, giving it a lively atmosphere, enclosed by buildings on all sides. Over the ridgelines, treetops pepper the horizon, maintaining the rural sense of place.

Stocks Hill forms a plateau at the centre of the historic core, in another three-way junction with Church Street and High Street.

Church Street continues north, curving downwards and eastwards at its end; important views through are directed straight along the strong building line to St Peter and St Paul's church, and the Grade II listed,



thatched Parade House stands out along its length as a landmark building.

High Street is similarly short, but straighter and less enclosed. Views through to the junction with Overstone Road and Chater Street are clear and finish with a concentration of trees around the Grade II listed Wantage Farm. To the south of the building plots which line High Street and Overstone Road, the countryside opens out, being interspersed with trees, stone walls and hedges for field boundaries. These fields, known locally as Crowfields Common, create a rural sense of place and enhance Moulton's agricultural character. They also exhibit the remains of ridge and furrow, and are designated as a Local Nature Reserve, and a Green Wedge under Daventry District Council Policy EN10.

Overstone Road curves east out of the conservation area with long views ending in large tree groupings. Nearer to the conservation area, wide grass verges and characteristic agricultural stone walling add rural appeal.

Returning west to towards the village, Chater Street continues this rural atmosphere, with fewer building plots and a concentration of trees at its northern end. The Grade II listed Dairy Farmhouse creates a strong edge to the southern end of Chater Street and the Grade II listed Rooty Hill dominates views down the road.

At its northern end, Chater Street dips and into the valley and joins The Grove heading north, and Church Street travelling west. The Grove leads out of the conservation area, rising past Busby's Meadow to the west and providing important open views across Pages Brook Valley towards the church and Manor Farm. The Grove is essentially rural, with few buildings and a concentration of large trees along its length. Looking back towards the village, the buildings are largely screened by these trees. The church itself is the key landmark, rising above the trees and surrounding buildings, and mirroring Manor Farm to the north

across Pages Brook Valley. This valley stretches the length of the village, creating a frame with Crowfields Common, which expands to the south of High Street. The brook travels through the valley's centre, creating a floodplain, whilst a single agricultural building sits pleasantly within the basin. The areas at the fringes of the conservation area create a more peaceful, rural aspect, contrasting well with the bustle of the village centre.

7.2 Views

Views are integral to the character and interest of Moulton Parish. The following map, with corresponding photographs, highlights some important and characteristic views, annotated on the map below.

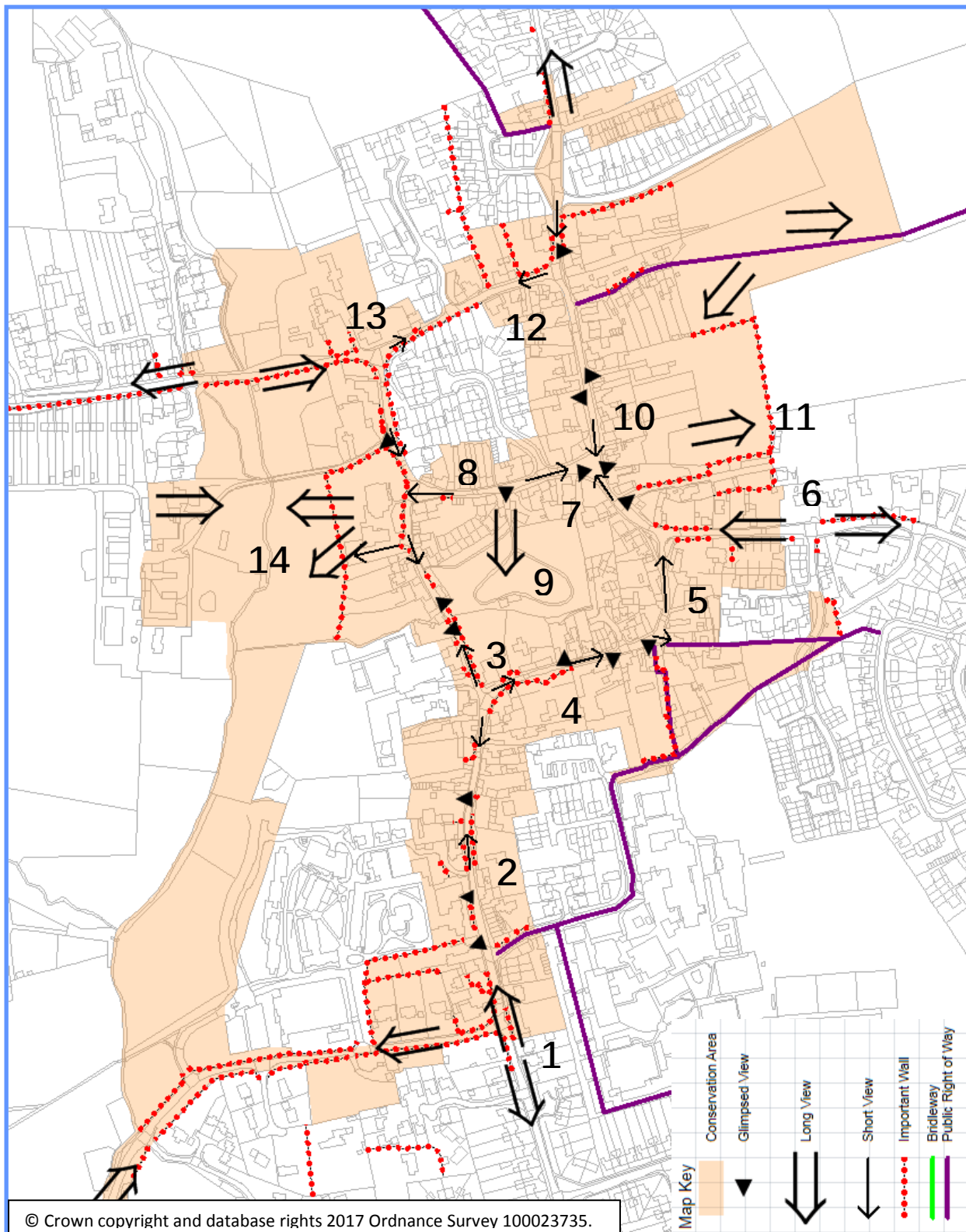


Figure 6 Views map. MapInfo 2017.

1. Long views into the conservation area along West Street are channelled by the strong building line; importantly, the church tower may be seen glimpsed over the buildings in the distance. Pitsford Road to the north is more rural and enclosed by concentrated trees and stone walling along its length.
2. As West Street curves and narrows, short views are directed towards a variety of building elevations, giving visual interest. Glimpsed views north over Pages Brook Valley through the building plots maintain the feeling of rurality.
3. At the junction with Cross Street, long views east are directed to the church tower, which can be glimpsed over the roofs on Church Hill. Short views up Church Hill are channelled by the winding topography; the school building and Grade II listed Ashmere Cottage providing points of interest along its length.
4. The view down Cross Street is straight and directed by the strong building line towards The Nurseries. They are essentially rural due to narrow width of the street and the lack of pavement in some places. Glimpses over the roofs provide short views of the public park, which provides important softening to the built environment.
5. At the southern end of Cross Street the views open up towards Moulton Theatre, creating a more urban feeling. Glimpses along the footpaths by The Nurseries provide intimate views of the countryside and tree tops over a variety of ridgelines.
6. Turning south along Northampton Lane North, the views are long in and out of the conservation area and are steered by the strong building line and the concentration of large trees to the east, which maintains the rural feeling on entering the conservation area.
7. From the central junction of Stocks Hill, short views radiate outwards in three directions along Jubilee Hill, Church Street and High Street. From here there are important glimpsed views down Barlow Lane to the open countryside, and also between the Cardigan Arms and the adjacent dwelling, No.1,3 and 5.
8. Important long views of the church along Church Street from Stocks Hill enhance the significance of the street scene. Short views along its length terminate at the elevations of Parade House and the Grade II listed No.17.
9. From Church Street there are glimpsed views through to the public park. From inside the public park there are also panoramic views of the surrounding trees and glimpsed views of rooftops over the greenery, enhancing the special significance of the park.
10. High Street is straight and relatively narrow, affording long views channelled by the building line towards Wantage Farm. Glimpsed views from behind the White Lion look over the church tower, and several important, large veteran trees. There are also many interesting glimpsed views down the sides of plots on High Street to other buildings and open countryside to the south; this is due to their less closely massed nature.
11. From the footpath which leads south from High Street there are exceptional long views across the open countryside and the area of ridge and furrow in Crowfields Common. From



the rear of the Cardigan Arms there are significant views in towards the built environment of the village, and the church tower may again be seen rising above the ridgelines.

At the end of High Street there are long views out along Overstone Road, which is tree lined and rural. There are glimpsed views through Wantage Farm which enhance the agricultural character of the area.

Prince of Wales Row, at the edge of the conservation area, affords singular short views down its length towards the open countryside beyond.

12. Chater Street is long and dips at its north end into a concentration of trees, creating an essentially rural feeling. The view is channelled by the built environment, particularly the hedging of Dairy Farmhouse, and the thatched roof of the Grade II listed Rooty Hill stands out as a feature in the view.
13. At the junction of Chater Street and The Grove the views west are narrow and enclosed by the trees in the churchyard. Northwards, trees along The Grove provide enclosure which diminishes as the views open west into Busby's Meadow and Pages Brook Valley.
14. Long, panoramic views over Pages Brook Valley are exceptionally important for their vistas of the church and Manor Farm. These two buildings provide an historic grouping mirroring one another across the valley.

The wide open space is integral to Moulton's rural sense of place, and greatly enhances its aesthetic and historic interest.



Figure 7 West Street. See Views Map No.1.



Figure 11 Pitsford Road. See Views Map No.1.



Figure 8 West Street. See Views Map No.2.



Figure 12 Church Hill. See Views Map No.3.



Figure 9 Cross Street. See Views Map No.4.

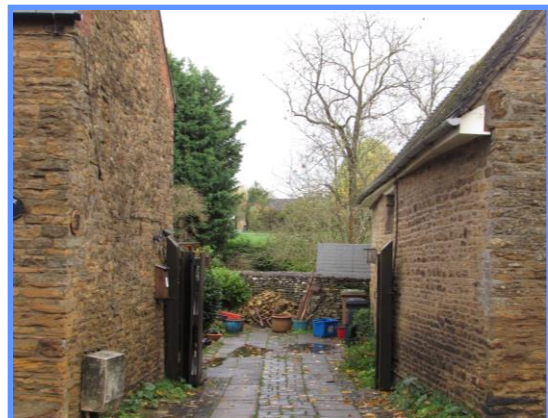


Figure 13 Cross Street to public gardens. See Views Map No.4.



Figure 10 Cross Street. See Views Map No.5.



Figure 14 Northampton Lane North. See Views Map No.6.



Figure 18 Agricultural land south of Stocks Hill from Barlow Lane. See Views Map No. 7.



Figure 19 Church Street. See Views Map No.7.



Figure 16 Glimpsed view to public gardens from Church Street. See Views Map No. 8.



Figure 20 Public gardens. See Views Map No.8.



Figure 15 Glimpse of church from High Street. See Views Map No.10.



Figure 21 Glimpsed view south from High Street. See Views Map No.10.



Figure 17 View south over ridge and furrow. See Views Map No. 10.



Figure 22 View back to village from ridge and furrow area. See Views Map No. 11.



Figure 23 Glimpsed view at Wantage Farm. See Views Map No.12.



Figure 26 Short view along Prince of Wales Row. See Views Map No.12.



Figure 24 Chater Street. See Views Map No.13.



Figure 27 Busby's Meadow looking towards conservation area. See Views Map No.14.



Figure 25 Manor Farm. See Views Map No. 14.



Figure 28 Church from outside conservation area north of Pages Brook Valley. See Views Map No.14.

7.3 Trees, hedges and open spaces

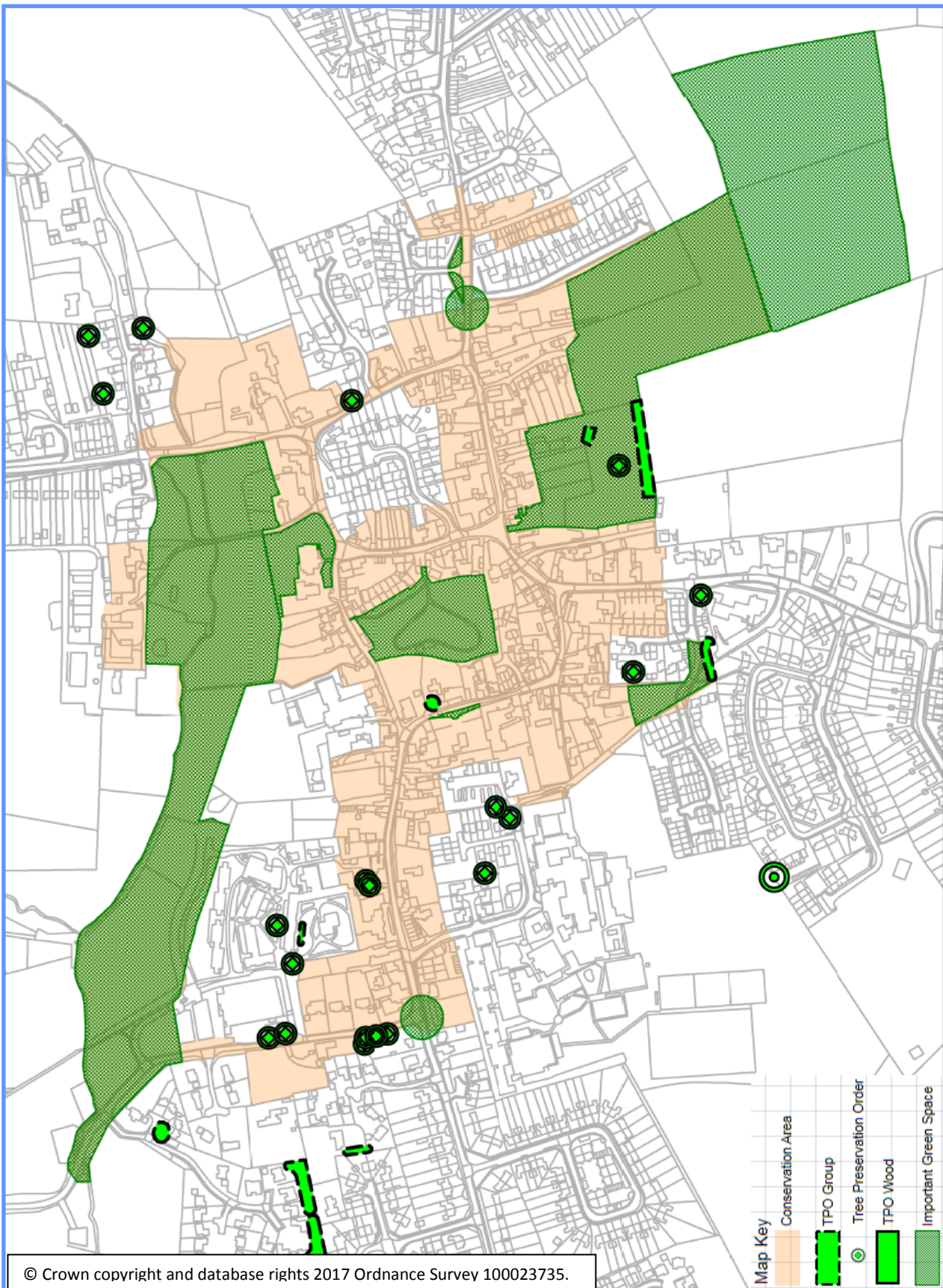



Figure 29 Trees and Open Spaces Map. MapInfo 2017.



At the date of survey there are twenty one Tree Preservation Orders in the Parish.

Trees, hedges and open spaces are integral to Moulton's character. They surround the settlement, creating a buffer from the extended built environment, and internally they soften many strong building lines.

Trees are concentrated at the entrances to the conservation area, which creates a rural atmosphere and is very important for maintaining cohesion with the surrounding countryside; particularly along The Grove, Pitsford Road, Overstone Road and Northampton Lane North. They create a visual buffer looking into the conservation area and also create texture in views.

Within the conservation area, large trees mainly pepper the rears of plots and provide enclosure to the streets.

Some trees on junctions provide a focus in views as green features, such as on Church Street, West Street and Jubilee Hill

Trees also screen buildings internally, such as the modern development of Parade Bank and from Pages Brook Valley and The Grove looking south into the conservation area. This provides a rural buffer.

The public park is also lined with trees around its boundary which creates visually interesting glimpsed views of rooftops on Cross Street and Church Hill.

Hedges are less common in the village and generally act as boundary markers in fields around its perimeter. They also line roads into the conservation area such as Pitsford Road and The Grove, which maintains the rural sense of place.

Open spaces to the north and south are also very important to Moulton's sense of place. They provide important views of the agricultural setting and create a peaceful atmosphere.

Crowfields Common to the south contains large areas of ridge and furrow which are of both aesthetic and high historic interest and should be protected.

The public park is the largest open space within the village, which provides a quiet area for recreation, enclosed by large trees. Its plunging topography identifies its former use as a quarry, provide aesthetic and historic interest.

7.4 Scale and Massing

The wide mixture of building uses within the village leads to a variety of building scales, creating visual interest.

There is a lively mix of terraced, semi-detached and detached properties in the village.

On the whole, scale is typically of two storeys in most vernacular buildings, with the occasional three storey property. There is a grouping of three storey properties at the east end of West Street which creates strong enclosure due to their height.

Commercial properties within the conservation area are often housed in historic buildings. However, some later development, such as the Village Autos on Stocks Hill and the Rochmills Chemist have an irregular scale due to their specific use. Their contrast to the taller, pitched roofs surrounding them adds visual interest but can also lead to the diminishing of the local grain.

Generally buildings are closely massed which creates a great sense of enclosure and affords occasional glimpsed views between plots.

Cross Street and Church Street have a very tight grain, whereas the outlying roads have a less densely massed built form, with sporadic gap sites, such as West Street.

The several religious and educational buildings within the village stand out for their design and scale. They are typically larger than residential dwellings, present alternative elevations to the street and are also usually detached from other properties.

Buildings are generally placed forward in their plots, and abut close to the highway, creating a high sense of enclosure. Some larger, detached properties do sit further back in their plots. In modern development this can lead to the loss of the sense of enclosure.



Figure 37 Mixed scale and plot buildings, West Street.



Figure 38 Closely massed terraces on Church Street.

7.5 Walls

Walls are integral to the character of Moulton's conservation area. They are generally of the local Ironstone, although there are some examples in brick also.

They often run between properties, and are an important means of enclosure and material cohesion.

They run along several of the main highways, including Northampton Lane North and Pitsford Road, channelling views. They also run along footpaths to the east and south, providing a rural feeling on entering the conservation area.

They are generally not rendered, exhibiting the natural stone, which creates continuity with surrounding buildings, often as part of the strong building line.

Many stone walls, such as those along Oakley Drive, and Barlow Lane are associated with the local agricultural economy and maintain Moulton's rural sense of place.

Smaller walls which run along the highway edge of various front plots, such as Sundial House, West Street, provide important enclosure despite the set-back nature of the dwelling.

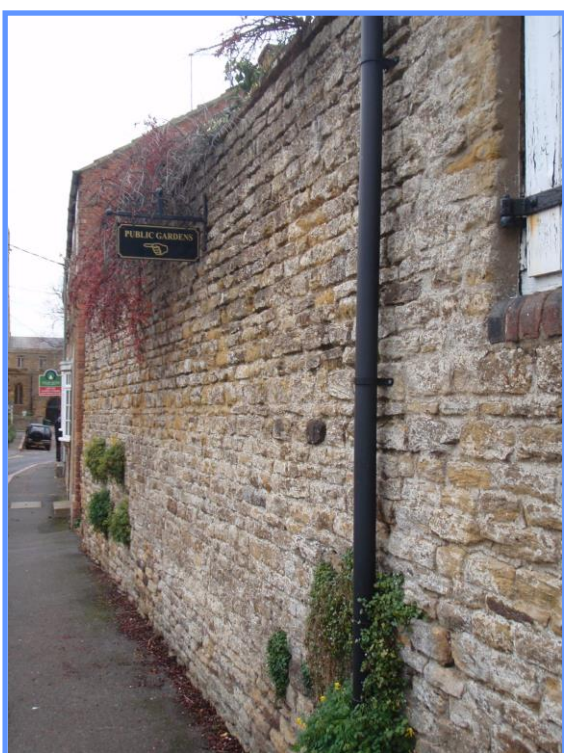


Figure 30 An important wall opposite the public gardens.

7.6 Footpaths

There are several footpaths leading into the conservation area from the surrounding fields. They create an alternative, more peaceful experience for pedestrians to the busier roads.

To the south they travel along historic walking routes to Northampton, and others follow paths to outlying

farms. They are highly utilised by casual walkers, particularly to experience Crowfields Common. From these footpaths looking into the conservation area from the south there are excellent long views of the village and the church tower, and short views of the ridge and furrow markings.

The footpath to the east adjacent to The Nurseries and Cross Street is lined by an important stone wall which creates enclosure and maintains the rural sense of place on entering the conservation area.

7.7 Public Realm

The roads within the conservation area are generally narrow and often do not have pavements. Grass verges create a rural feeling against the strong building line.

Raised pavements are an attractive, strong local feature; they are built up stone with red bull-nosed brick edging, and are found on Church Street, West Street and Chater Street.

The village contains one K6 Telephone box, on Church Street.

Most surfaces within the village are tarmacked. Occasional use of alternative road surfacing such as cobbles and setts, particularly on High Street and Stocks Hill creates visual variety and also performs the role of traffic calming. On Church Street blue brick paving can be seen below broken tarmac, creating a case for reinstatement.

There are several bus stops within the village, usually marked with unobtrusive black poles and small attached timetables. There is one bus shelter on Jubilee Hill, which is sympathetically designed in the local stone to blend with surrounding properties.

Stocks Hill is the lively centre of the village. It has attractive raised paving which is used for traffic calming, and several large planters, bollards and white lines create separation positive separation between pedestrian and vehicle realms. Whilst the planters and

bollards perform a useful function, they could be consolidated to further streamline the area.

The garage forecourt lacks enclosure and is an opportunity for enhancement.

Street signage within the village often clutters the street scene and cuts through views, particularly on Stocks Hill and Church Street. Simple audit and consolidation could create a more streamlined scheme. The overuse of white lines on the roads can also detract from the public realm, as on Church Street and by The Nurseries.

Telegraph wires also cut views and reduce the visual amenity of the conservation area.

Road surfaces, where poorly maintained, detract from the special significance of the area.



Figure 41 Historic paved surfaces, High Street.



Figure 32 Stone bus shelter, Jubilee Hill.



Figure 40 K6 Telephone box, Church Street.



Figure 31 Raised pavements, Church Street.

8 Architectural Analysis

8.1 Building Age, Type & Style

Moulton's historic core comprises mainly seventeenth and eighteenth century farm and domestic buildings associated with the village's agricultural heritage, together with some later nineteenth century buildings, peppered with mixed twentieth century and more recent infill development. With a few exceptions, the overall character of the buildings is vernacular, a mix of local stone and brick, thatch and tile, reflecting the historic availability of materials from local quarrying and brickmaking. Circling the conservation area is a range of twentieth century residential development of varying sizes and styles. The village's agricultural heritage means that many houses have outbuildings, which have themselves been subject to visible addition and alteration. The floorplan of historic properties is typically one room deep, with certain local features such as coal shutes at pavement level (Fig.44).

8.2 Materials

8.2.1 Stone

The historic buildings and walls of Moulton are predominantly of locally quarried Ironstone and sandstone. There is extensive use of square and regular coursed stone in dwellings and community buildings, such as the church, the primary school, pubs, chapels and the Northamptonshire Institute of Agriculture.



Figure 334 A selection of historic buildings in Moulton.



Figure 345 Several properties have coal shutes, which add character to the area.

Buildings constructed in the mid to late twentieth century are mainly modern brick, but often include an element of local stone dressing. More recent developments, such as Honeystones, Church Mews and the church hall, have taken a more robust approach to use of local stone and historic design styles, with varying degrees of success.

8.2.2 Brick

A small number of historic buildings in the conservation area are constructed wholly from brick, either manufactured locally at the brickworks off The Grove off Holcot Road or brought in from outside later in the nineteenth century, and there are some brick extensions (Figs. 46 & 47).

8.2.3 Detailing

Historic buildings feature decorative ashlar quoins, varying in size and colour, and also red brick detailing to provide visual interest.

8.2.4 Render

Very few houses within the conservation area are rendered; the impact is generally to reduce the historic character and visual uniformity of the street. Where inappropriate render and masonry paints are utilised these may have an adverse effect on the breathability of the building and subsequent negative implications for maintenance and health. The mid twentieth century flat roofed library building on High Street is a use of rendering within an appropriate historical context, and a few buildings are traditionally lime washed (Fig. 48). Render on traditional stone buildings would detract from the character of the building and the wider streetscape.



Figure 35 Brick Victorian villa on Northampton Lane North.



Figure 36 The richness of the detail of the brick school is a complement to the surrounding area.



Figure 37 Grade II listed Pixie Cottage on Overstone Road is rendered, which is an unusual feature in the village.

8.3 Roofs, Gables & Chimneys

Roofing on the historic properties is simple and in keeping with the vernacular character of the village, being mainly of thatch and slate, with some later tile and corrugated tin additions to replace lost thatch; it is common to see a range of roofing materials on a single building (Fig. 50). Several uses of locally made pantiles show Moulton's agricultural character (Fig. 51).

8.3.1 Thatch

Thatch on listed buildings is mainly long straw, with plain ridging and ligger detailing (Fig. 49). Several examples of eyebrow detailing can be seen, such as that at Pixie Cottage (Fig. 48).

8.3.2 Ridgelines

Ridgelines are dictated by Moulton's topography, as well as the scale and massing of its buildings. In some areas, such as Church Hill, Chater Street and the south end of Cross Street, there is considerable variation in ridgeline due to the undulating nature of the streets.

Along Church Street and High Street, ridgelines are relatively level due to the flatter nature of the street and the mainly two storey buildings. West Street is relatively flat, but its range of one, two and three storey buildings make for a more varied roofline. New development should be subservient in scale to existing historic buildings and take account of the effect new ridgelines may have on views of landmark buildings such as the church.



Figure 38 Mixed ridgelines are created by historic building style and topography, as here on West Street.



Figure 39 Mixed ridgelines and roofing materials are sometimes found on the same historic property. Here the new gable is in keeping, and appropriately not thatched.



Figure 40 Pantiles are used throughout the village on outbuildings, as here, along with corrugated tin, a local style.

8.3.3 Gables

Gables are integral to the architectural character of Moulton. Whilst most buildings face the street, around the historic core, a number have gables fronting onto the street, often as a continuation of boundary walling, adding to the sense of enclosure. The range of gables at differing angles adds visual interest to the roofscape of the village. Buildings which have lost their thatch exhibit steeply pitched gables, enhancing the character of the village.



Figure 43 Ridgelines may be seen from many angles, leading to lively character and the need for sensitive development.



Figure 42 The steeply pitched projecting gable of this building denotes previous thatching. Its shape enhances the character of the street.



Figure 44 The gables of Holly Cottage and No.8 West Street are steeply pitched, and visible from the street, creating attractive layering.



Figure 41 Sometimes, as on Church Hill, the topography and street pattern creates a layering of ridgelines, which enhances the character of this street.

8.3.4 Chimneys

Chimneys are typically in line with the gable and at the apex (Fig. 56), although many of the original stone chimneys have now been replaced with brick stacks.

Chimneys on nineteenth century brick buildings often include interesting detail (Fig.56).



Figure 45 An example of a brick chimney stack in the village, with multiple chimney pots. This is characteristic of larger properties.

8.4 Windows

Original windows in the historic dwellings are generally small in scale, mainly timber casement and painted white, having wooden or stone lintels and with upper storey windows close to the eaves.

The white colour of the majority of historic windows creates uniformity and deviation from this is discouraged.

A number of historic stone mullioned windows remain at The Artichoke and Stoneleigh, reflected in the design of later buildings, such as the Evangelical Church and the Institute of Agriculture (Fig. 57).

Sash windows are found in some late eighteenth century buildings, such as Waterloo House, although only one original sash window remains at Prince of Wales Row.

There are particularly fine examples of windows with intricate tracery at the village primary school and the Methodist church, now Moulton Theatre.

Dormer windows are found on very few of Moulton's historic buildings, although there is an impressive example at The Chequers on Cross Street. A good example of sympathetic installation of a dormer window can be seen at Stocks Hill; the proliferation of oversized dormer windows in more recent developments has been less successful.

uPVC windows are installed for reasons of energy efficiency, but have thick frames which do not replicate the delicate lines of historic fenestration. Where modern designs are selected which bear no relation to the original style or openings, this has an adverse impact upon a character area, especially in proximity to listed buildings.



Figure 46 Examples of historic windows within the conservation area. They are mainly timber framed, but the style varies depending on the use and type of building.

8.5 Doors, Entranceways, & Porches

A variety of doors may be found across the conservation area. Older farm and cottage doors are typically wooden plank, relatively squat in dimension, with stone or timber lintels (Fig. 58).

The small terrace of eighteenth century houses along Church Street retain their recessed, stone-lined doorways, and are accessed by varying flights of stone steps leading from the raised pavement to take into account the street contours.

Doors of grander, later eighteenth and nineteenth century houses are wooden panelled, with imposing stone surrounds and fanlights.

The importance of Moulton's religious and educational buildings is reflected in the imposing scale of their wooden doors.

With one exception, the row of five unlisted Victorian cottages on West Street, opposite the Agricultural Institute building, retain their original wooden doors, giving a pleasing visual uniformity to the terrace.

Porches

Some historic properties have porches; where these do exist, they are simple in style and form. The addition of inappropriately sized porches can adversely affect the aesthetic value of the frontage and also create rainwater maintenance issues (Fig. 58).



Figure 47 Examples of traditional doors in the conservation area. Traditional doors are made of timber, and are variously plank or panel, occasionally with small glass panes or fanlights.

8.6 Positive Buildings

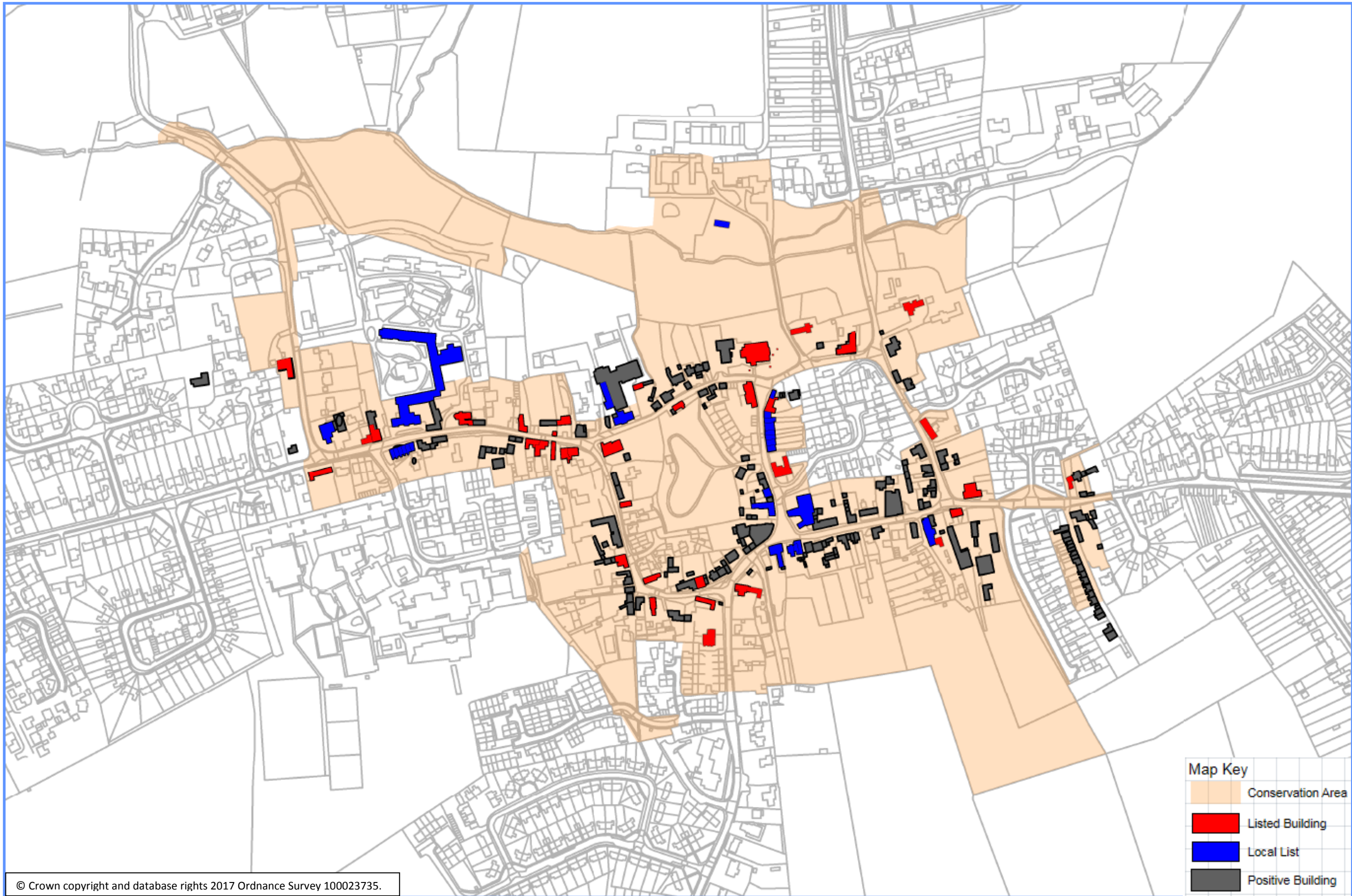
Fig. 59 below exhibits both listed and unlisted buildings which make a positive contribution to the character and significance of the conservation area. This contribution may be made in any of the following ways:

- Through their architectural merit;
- Particular contribution to the local vernacular style;
- Through their contribution to the streetscape, or their place within an important grouping of buildings;
- As evidence of the settlement's historical development;

There should be a presumption in favour of retaining these buildings, in all but exceptional circumstances.

Some of those noted are listed buildings which have a national significance and are statutorily protected.

Those shown in blue are included on the Local List (see section 10.4), which, whilst not a statutory designation, will enable them to be protected further within the planning process.



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Figure 59 Positive buildings, listed buildings and local list buildings. MapInfo 2017

9 Design Policy and Guidance

The following policies set out key design principles. Advice should always be sought from Daventry District Council before commencing any works. A Design Guide for Northamptonshire has been produced by CPRE.³

9.1 Alterations and Extensions

There will be a presumption against proposals for alterations and extensions which adversely affect the character of the conservation area or its setting. Alterations and extensions should be sympathetic to the character of the building in terms of proportions, scale, materials, and detailing.

9.2 Scale

Additions to existing buildings or new development will generally not exceed two storeys, and the ridgeline must neither be much taller nor much shorter than adjacent buildings.

New development and alterations must not affect the established building line, nor create gaps where previously there were buildings or walls.

9.3 Materials

The majority of properties within the conservation area are built with either Northamptonshire sandstone and ironstone, or local brick. Continuity of materials greatly contributes to the area's character and development must be sensitively designed with this in mind. The use of local materials if possible is encouraged.

9.4 Windows

Traditional windows should be retained, maintained and repaired as far as possible.

If replacement is necessary, they should be:

- sensitive to the original style;
- generally, either timber or metal double casement;
- if painted, should be either white or where possible a relevant sensitive colour based on the originals;
- original stone lintels should be retained and every care taken not to damage them if the windows are being replaced; and,
- there will be a presumption against uPVC.

9.5 Doors and Porches

Traditional doors within the conservation area are all of timber, and usually a vernacular plank form. There will be a presumption against uPVC as a material for doors. Porches should not detract from or overwhelm the visual amenity of the relevant building elevation, and be appropriately proportioned and scaled.

9.6 Roofing

Traditional roofing materials such as tile and thatch should be retained wherever possible. Replacement of thatch for tile is generally not acceptable.

9.7 Setting

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

³ <http://www.cprenorthants.org.uk/countryside-design-guide>

10 Opportunities

The appraisal process has identified what features should be preserved and enhanced. It has also highlighted what may diminish the significance of the area and have a detrimental effect on its aesthetic and historic interest. The following sections suggest proposals for its preservation and enhancement.

10.1 Significance

The following points summarise the significant features which characterise the area and are worth preserving and enhancing:

Spatial significance: Moulton's spatial character is shaped by the historic street pattern and the way in which the built environment controls views and experiences within the village. The close massing and tight grain contributes to this special quality, and allows excellent glimpsed views out to the countryside.

The surrounding landscape provides an important, rural sense of place which is integral to Moulton's character, in particular its views.

Architectural significance: Moulton's architecture is very cohesive. This cohesion is created by the wide use of local stone and vernacular roofing materials like tile and thatch. Many buildings still retain their original fixtures, which enhances their special significance. The consistency of stone walling also adds to this special character.

Public realm: Moulton's public realm contains some significant features, such as the raised pavements and historic surfaces which add to its character and should be retained.

10.2 Negative Areas

The following points summarise pressures on the character of the area:

- Some incremental loss of original windows, doors and roofing materials;
- Poor maintenance of the public realm can detract from the character of the area;
- Cluttered street furniture which diminishes the special character of the area and could be consolidated.

10.3 Article 4 Directions

Under the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, minor development can normally be carried out without planning permission. Article 4 of this order allows local planning authorities to limit “permitted development rights”, in order to safeguard the wellbeing of an area.

Particular aspects of this Direction afford protection from incremental change to the historic environment, for instance, the alteration or replacement of windows and doors, rendering of a property, or other material changes which would affect the external façade of the property and in turn affect its character or the character of the streetscape.

The following properties in Moulton are recognised as having sufficient merit as to require further protection via the provisions of an Article 4 Direction.

Corresponding “permitted development rights” which it is considered expedient to restrict are detailed with them:

In order to impose an Article 4 Direction further specific consultation will be undertaken following adoption of this Appraisal. More information on this can be found on the council’s website.

Property	Proposed restriction of Permitted Development Rights
No. 24 West Street	<ul style="list-style-type: none"> • Windows • Paint
Nos. 39-49 West Street (terrace)	<ul style="list-style-type: none"> • Windows • Doors • Paint • Porches
Nos. 30, 26-14 Church Street (terrace)	<ul style="list-style-type: none"> • Windows • Doors • Paint • Porches
No. 10 High Street	<ul style="list-style-type: none"> • Windows • Doors • Paint • Porches

10.4 Local List

The Local List enables Daventry District Council and communities to identify and celebrate historic buildings, archaeological sites and designed landscapes which enhance and enliven their local area. It also provides a level of un-statutory protection within the planning process. Local Listing does not create further controls in regards to planning permissions, but provides weight in decisions should the asset in question be at risk. The following heritage assets in Moulton have been recognised as meriting further protection, and are included within the Local List:

- West Street,
 - Carey Baptist Chapel,
 - Former Northamptonshire Institute of Agriculture building, now Moulton College
 - Nos. 49, 47, 45, 43, 41, 39
- Church Hill
 - Moulton Primary School
- Church Street
 - Nos. 30, 26, 24, 22, 20, 18, 16, 14
- Stocks Hill
 - Village Autos,
 - The Cardigan Arms Public House,
 - Nos. 1, 3, 5
- High Street
 - Manfield Hall (Evangelical Church),
- Church Street
 - Nos. 1 and 5

10.5 Heritage at Risk: Outbuildings

Agricultural and urban outbuildings are recognised as particularly contributing to Moulton's sense of place. Many buildings have ancillary buildings, usually to the rear of the property, but often quite visible. As such, although mostly in fair condition and not listed, they have been identified as Heritage at Risk. Those within the conservation area are protected from demolition. However, potential development should not detract from their significance, and particular regard should be given to their place within key views.



Figure 60 An important outbuilding in Pages Brook Valley, recommended for local listing

11 Management Plan

The Conservation Area Appraisal is used by planners to inform planning decisions, matters of enhancement and during appeal processes.

This Management Plan sets out appraised threats to the character of the conservation area and how these threats might be mitigated through appropriate policy recommendations.

11.1 Threats and Recommendations

Threat 1: Development of Stocks Hill

Stocks Hill forms a triangular focal point at the historic core when approaching along Church Street, High Street and Jubilee Hill. Currently, aspects of its design and use have a negative effect on the character of the conservation area.

Stocks Hill experiences heavy traffic flow directed from surrounding roads, due to the one way system. Containing many of the village's amenities, it also experiences high pedestrian usage.

The raised paving of the central area is a traffic calming measure, and street furniture is used to create a distinction between pedestrian and vehicle zones at ground level along with painted white lines.

Planters, noted in the appraisal, go some way to provide safety and divide the space; however, they are arbitrarily placed and clutter the road. The extra use of bollards and white lines furthers this.

The motor garage situated on Stocks Hill is a landmark within the village, and contributes to the variety of the built environment. It also provides an important local service, which inherently necessitates increased amounts of car parking.

The cars parked on the forecourt have little division from the road and are visually intrusive, adding to the sense of clutter. Other garage sites within the village make use of stone walling to provide sensitive demarcation.

Parking is provided to the rear of the co-op, but casual on street parking detracts from the character of Stocks Hill.

Whilst some on street car parking is necessary for surrounding residential properties, further parking could damage the character of the area.

Due to the heavily commercial nature of Stocks Hill, its character differs from that of the rest of the village. Particular features include much larger modern windows, for the purpose of advertising, and rendering of buildings.

Recommendation 1

Street furniture which is unnecessary and clutters the space should be audited and consolidated. Historic England's *Streets for All: East Midlands* should be used as a guide for developing a better plan for street furniture.

Measures to avoid further on-street parking should be considered as a priority in order to maintain the accessible and rural feeling of the centre of the village, which is currently becoming urbanised.

New development should make sensitive provision for parking which does not affect the streetscape or established views.

Businesses should avoid spilling out into public space through appropriate use of boundaries, such as low stone walling.

The buildings on this centre are landmark properties and their individual and group merit should be maintained. Where reasonably possible, any future

alternative uses should retain the historic fabric of these buildings to a high standard as well as not compromising their setting and group value. Shop fronts and advertising should be sensitive to the character of the area and not too intrusive.

Threat 2: Inappropriate Development

Recent development at the White Lion pub site shows the continuing need for housing within the village. This development pressure is also driven by Moulton's proximity to Northampton.

There is the possibility that larger gap sites within the village may be subject to proposals for development or change of use to meet this need, and the needs of the growing population.

Smaller development of rear plots or replacement of existing small dwellings may also lead to potentially inappropriate piecemeal applications for development.

Inappropriate development of these sites could lead to the radical altering of streetscapes and views, which would in turn diminish the special character of the village.

Recommendation 2

New development should be of appropriate design as set out in this Conservation Area Appraisal. New buildings should take into account the existing vernacular style, and be sensitive to surrounding historic buildings; particularly in terms of proposed scale, materials, style and plot size.

Views of significance, whatever their nature, should be respected and preserved, and if possible enhanced.

Changes of use of existing buildings should retain as much historic fabric as is reasonable. Provision for any extra traffic or parking should maintain views and streetscapes. A successful example of this is the re-use of agricultural buildings on West Street for the JGallery and coffee house, which has its own parking and demarcation walls.

Vulnerable sites include West Street Garage, a large site where inappropriate development could fundamentally alter the character of West Street.

Threat 3: Incremental Loss of Character

Listed buildings enjoy special protection through their designation, over and above that conferred by a conservation area designation.

Particularly at risk are those historic buildings of special interest within the conservation area which are not designated as listed buildings. Small scale alterations which usually fall under permitted development may harm the historic fabric of a building, such as the replacement of windows and doors.

The addition of porches, rendering and other frontal alterations may alter important streetscapes, views and diminish the overall significance of a character area. Gradual loss of special features will dramatically alter Moulton's sense of place.

uPVC is an inappropriate alternative material used for doors and windows, and the impact of its use is a growing issue within conservation areas nationally. Its use as a replacement erodes important historic fabric and Moulton is not immune to this threat.

Recommendation 3

In Moulton, alterations should be sensitive to existing historic fixtures and designs within the village, particularly looking to intact listed buildings for guidance.

Before undertaking any work to an historic building advice should be sought from Daventry District Council.

Article 4 Directions may be utilised to ensure appropriate retention of historic fabric. Where it is at risk, Permitted Development Rights may be removed so that work may not be undertaken without prior authorisation.

This is a particular method of targeting specific threats to individual buildings, or groupings, and their significant features.

Threat 4: Risks to Moulton's "Sense of Place"

Moulton retains its village setting and atmosphere.

Essential aspects of modern life should be planned for holistically, or they could damage the special character of the village.

In making provision for necessary development, the threat to the public realm is particularly real.

Incremental issues, such as poor maintenance of street surfaces, loss of greenery, loss of views through gradual development and increased local traffic flow detract from the overall special character of Moulton.

Increased traffic will not only negatively detract from Moulton's sense of place, but also poses a physical threat to historic buildings, whether from isolated incidents or gradual erosion of fabric. The real threat of traffic to pedestrians will alter people's impression of the significance of the village, and impact on their use of its spaces.

This is particularly germane at locations such as the narrow Cross Street and Church Hill.

The design of public spaces, such as Stocks Hill, can create a confused and negative impression.

Inconsistency of design with regards to street furniture, such as the stand alone metal railings on the corner of West Street, detracts from the scene.

Recommendation 4

Traffic management within the village is a priority. This has been highlighted in the Neighbourhood Plan by the village Parish, and is a factor in planning decisions.

Development which has implications on traffic management will take into account safety factors, but should also evaluate the impact for Moulton's sense of place.

Historic England's guidance noted above stresses the importance of a well-planned public realm.

Street furniture should be sited where it has the least visual impact, whilst maintaining standards of safety and utility. Designs for street furniture should be simple and appropriate to context. As such, more benches would be appropriate in the public gardens, and fewer on Stocks Hill.

Overhead cables should be placed below ground where possible in the future. Signage, traffic signals and lighting should be located onto existing street furniture and buildings, where possible.

Threat 5: Merging of Conservation Area Boundary with Later Development

Historic property and significant spaces on the fringes of the conservation area are under threat from gradual erosion.

The re-use of plots for new developments may arise, particularly of older 20th century properties. Infill such as this would affect immediate views into and out of the conservation area, and the setting of its boundary. Areas identified in this appraisal which may be sensitive to development and are integral to the setting of the conservation area are Overstone Road, Prince of Wales Row, Barlow Lane and Northampton Lane North.

The agricultural buildings at the foot of the Prince of Wales Row are a key aspect of Moulton's special rural character, and should be protected. This row has already lost the majority of its original fenestration, doors and exposed brickwork. As such, it is under threat of losing its special character.

The adjacent properties of Rose Cottage and Ivy Cottage enhance the gateway to the conservation area along Overstone Road together with the grade II listed Pixie Cottage. This pleasant grouping is at risk of losing its significance through development on the fringes of the conservation area.

Barlow Lane is another integral space sitting on the fringe of the conservation area which enhances our appreciation of Moulton's rural heritage. Views out towards the countryside and in towards the church

and other historic properties are extremely important. Space on Barlow Lane is used for parking, and provides a vital local service; however, the area could be enhanced to mitigate its current rather desolate nature.

Signs of Moulton's agricultural economy are evident from the presence of livestock in fields to the south of Stocks Hill and High Street, further enhanced by the use of stone boundary walling. These areas also contain important evidence of ridge and furrow, and a Local Nature Reserve. Development on or around this open space would endanger the special elements which characterise the conservation area, and could harm quintessential aspects of Moulton's heritage. Historic properties along Northampton Lane North create an attractive gateway to the conservation area which could be harmed by inappropriate development surrounding the designation. These properties also create a buffer zone into the conservation area with regards to views and architectural style.

Recommendation 5

Rationalising the conservation area boundary to incorporate these properties would ensure adequate protection for the buildings and their settings. It would also provide an appropriate buffer for the conservation area. See Figure... for the rationalised boundary.

Threat 5: Important Walls at Risk

As noted in the appraisal, walls are an integral and important feature of Moulton's character which may become at risk of demolition or inappropriate alteration, such as rendering.

Recommendation 6

Walls which have been identified in this appraisal should be protected, and plans which advocate their retention should be favoured. Rendering and partial or whole demolition of walls should be resisted.

Threat 6: Unprotected Trees

Development of the land surrounding the conservation area may lead to the removal of veteran trees which

are not protected by Tree Preservation Orders. Historic planting is integral to the character of Moulton, and many of the trees which exist today can be seen on historic maps. Owing to the scale of local development and the location of important groupings of trees and hedgerows, there is justification to enhance their protection.

Recommendation 6

Areas of trees which are outside the conservation area boundary but provide positive enhancement to the setting of the conservation area should be noted as important and given due protection in the future should they become at risk (See Fig.61).

A Tree Management Strategy could be put in place to assess significant trees further and recommend Tree Preservation Orders.

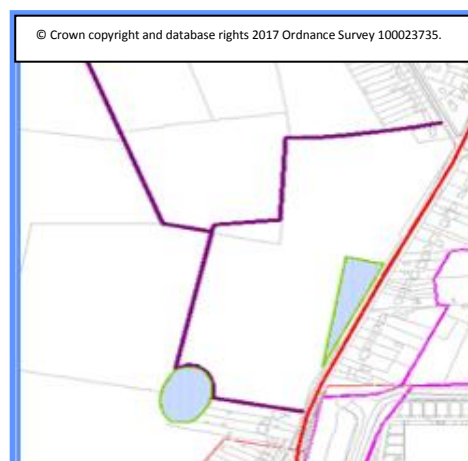


Figure 48 Map showing important tree groupings (?? Notation) outside of the conservation area which make a positive contribution to its setting.

Threat 7: Surface Materials

There is a possibility that existing historic materials may be lost through highways development, particularly cobbles, setts and paviers, as well as the decorative features of the raised pavements throughout the village. There is evidence of historic surface materials beneath tarmac, particularly blue brick setts on Church Street.

Recommendation 7

Wherever practicable surfaces which are recognised as contributing to the character of the area should be protected and maintained. Equally, surfaces throughout the village should be maintained to a good quality in order not to diminish the character of the area. Where historic fabric exists, exists in part, or can be proven to have existed, it should be protected or reinstated if possible.

Threat 9: Development

Moulton has been inhabited for many centuries and buried evidence for past occupation may survive within the modern settlement. Development proposals have the potential to have a detrimental impact on these remains.

Recommendation 9

Development which involves below ground excavation should have regard to the potential for remains of archaeological interest. Professional advice should be sought, and appropriate assessment undertaken.

Threat 10: Public Realm

The condition of the public realm has great effect on the quality of a conservation area, and should be maintained to a high standard by all stakeholders. Street furniture within the Moulton Village conservation area is generally modern in style. Several locations have been noted within the appraisal where street furniture of varying types clutters the street space and detracts from the character of the conservation area.

Recommendation 10

Where possible street furniture within the conservation area should be consolidated and kept to a minimum in order to prevent cluttering the street space. Good design should be encouraged to enhance the conservation area.

Where possible works should be undertaken with reference to Historic England's *Streets for All: East Midlands* guidance.

Sources

This document was produced with reference to:

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

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Historic England (2008) *Conservation Principles, Policies and Guidance*

Internet Sources

www.british-history.ac.uk

www.historicengland.org.uk

Further Information

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

www.daventrydc.gov.uk/ConservationAreas

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

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