



# Broughton Conservation Area Appraisal

Final Version March 2014

**Kettering**  
*Borough Council*

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## 1 Introduction



**1.1** The village of Broughton is located to the south of the A43, three miles southwest of the town of Kettering. It is one of the last villages within Kettering Borough to have a formally adopted geographical area covered by Conservation Area status. However, this does not infer that the history and architecture of Broughton is any less significant than any other town or village within the Borough.

**1.2** This document has been produced with the help and input from local residents, businesses and landowners, who have been consulted at every stage of the document's production. The document appraises Broughton's built environment and is intended to inform planners, developers, architects and applicants of the historic and architectural character which makes Broughton special.

**1.3** During the last decade Broughton has experienced significant residential development for a settlement of its size. Whilst Conservation Area status does not intend to preserve a designated area at a particular point in time, it is designed to ensure any future development sits comfortably within its surroundings and preserves the character of the area. It is therefore

the purpose of this document to inform any future development in Broughton so that it respects the charm and character of the existing settlement.

**1.4** It is impossible for a document of this length to cover every single building, structure or space of historic merit in Broughton and therefore the omission of any particular building, feature, view or space should not be taken to imply that it is of no particular historic or architectural interest.

**1.5** You can get the information in this document in large print or braille.

**1.6** If English is not your first language and you need help in translating this document please contact customer services on 01536 410333.

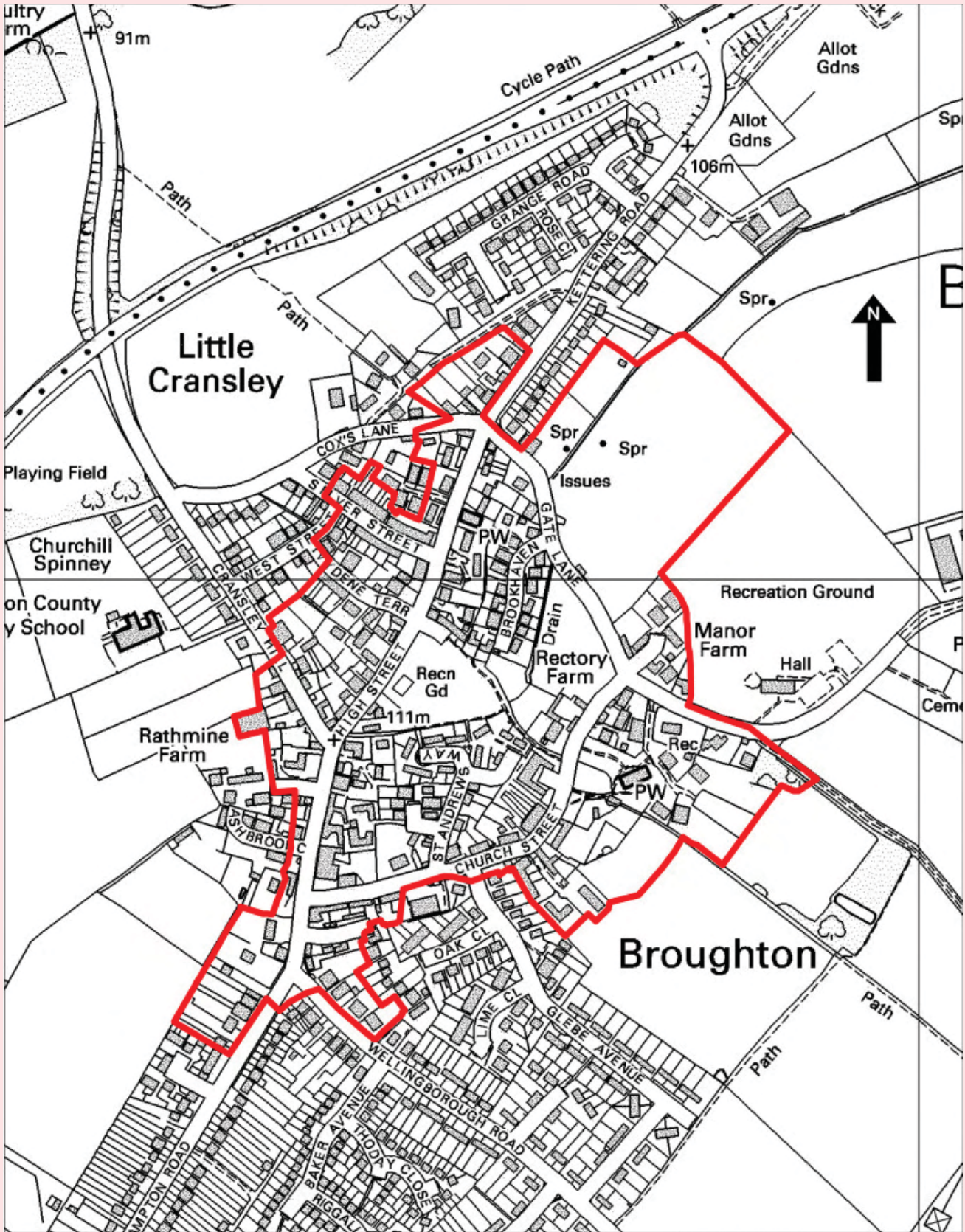
## 2 Summary of Recommendations

**2.1** The historic centre of Broughton has a character and appearance that is desirable to preserve. Following a public consultation event on Thursday 8th November 2012 at Broughton Primary School a formal period of consultation was launched. This ran for a period of six weeks from Thursday 8th November 2012 to Friday 21st December 2012. It sought the views of local residents, businesses and landowners as to which of two proposed boundaries were favoured and encouraged respondents to justify why they chose their preferred option. The two proposed boundary maps can be viewed in Section 5 of this document. The final adopted boundary map is shown on the next page.

**2.2** The final boundary is made up of areas included in both of the original proposal maps. Following consultation it became apparent that there was not only strong local affection for green spaces in and around Broughton, but there was additional evidence which reinforced the importance of these areas. At this stage it is important to note that the content of this document outlines what makes the character of Broughton special, but it must be clarified that not all buildings or areas of interest can be included in the document.

**2.3** There are clear planning implications for owners of property within the adopted Conservation Area. Some 'Permitted Development' rights of property owners within the Broughton Conservation Area are restricted. The changes are too numerous to list here and individuals are encouraged to check the General Permitted Development Order 1995 (and amendments thereafter) should their property fall within the boundary. Property owners are also reminded to check whether planning permission for any proposal is required with Kettering Borough Council. Whilst some 'Permitted Development' rights will be restricted for property owners the option to submit a planning application for their proposal will still be available to them.

# Broughton Conservation Area Appraisal



Title: Final Boundary

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Date: 05.04.13

Scale: 1:5000

Drawn by: Drawn by:

**Kettering**  
Borough Council

## 3 The Planning Policy Context



**3.1** This appraisal has been undertaken using guidance drawn up by English Heritage (Understanding Place: Conservation Area Designation, Appraisal and Management, March 2011, English Heritage).

**3.2** The 1990 Planning (Listed Building and Conservation Areas) Act defines a Conservation Area as 'an area of architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance'. The act requires local planning authorities to conduct appraisals for areas that deserve such status and to review these areas periodically.

**3.3** National planning policy on Conservation Areas is contained in Section 12 of the National Planning Policy Framework. Section 12 of the document contains the government's vision for the historic environment and the role that the planning system plays in turning this vision into reality. Conservation Area Appraisals are key to understanding the value of the history and architecture of places and this appraisal document aims to identify the historic and architecturally significant areas of Broughton and their value to the village as a whole.

**3.4** The National Planning Framework places an emphasis on the Local Planning Authority to work with local groups and the community when developing future planning policy. It is with the National Planning Framework in mind that this document will be consulted on by the residents and businesses of Broughton and it is they who helped to organise the original fact-finding events which has led to the production of this document.

**3.5** Locally, the North Northamptonshire Core Spatial Strategy, which was officially adopted in June 2008 seeks to 'conserve and enhance the landscape character, historic landscape and designated built environmental assets and their settings'. This policy represents the local planning policy justification for undertaking this appraisal of the historic built environment of Broughton.

## 4 Local Generic Guidance

**4.1** The North Northamptonshire Core Spatial Strategy offers generic guidance for the proposed Broughton Conservation Area and in particular policies 1, 10 and 13 offer most guidance. The North Northamptonshire Core Spatial Strategy is under review at the time of writing this document and therefore policies quoted here should be checked against the most up-to-date version of the Strategy where planning applications are concerned.

**4.2** Policy 1 encourages growth in the key towns of Corby, Kettering and Wellingborough and

the smaller towns, such as Burton Latimer and Desborough, are to be secondary focal points for development. In smaller villages, such as Broughton, development will take place on sites within village boundaries. Development adjoining village boundaries will only be justified where it involves the re-use of buildings or, in exceptional circumstances, if it can be clearly demonstrated that it is required to meet local needs for housing, employment or services.

**4.3** Policy 10 states that limited development will take place in villages such as Broughton and development will be restricted in the open countryside. In all rural areas within Kettering Borough there are only 1640 net additional dwellings required up until the end of the 2001-2021 plan period. Broughton will obviously have a share of this total, but this policy outlines the emphasis of providing new residential development in more appropriate, sustainable locations first.

**4.4** Policy 13 of the Core Spatial Strategy gives particular emphasis to the character of development and how it impacts those who will have to live with future development. It states that development should be of a high standard of design and architecture that respects and enhances the character of its surroundings in accordance with the Environmental Character of the area. Development should create a strong sense of place by strengthening the distinctive historic and cultural qualities of the areas towns and villages through its design, landscaping and use of public art.

**4.5** The Kettering Borough Shopfront Design Guide SPD refers to advertisements, signs and shop fronts and offers guidance as to what is and is not acceptable within the Borough. There is an emphasis on traditional shop front design and this is particularly appropriate for the area in and around Broughton High Street.

## 5 Community Involvement



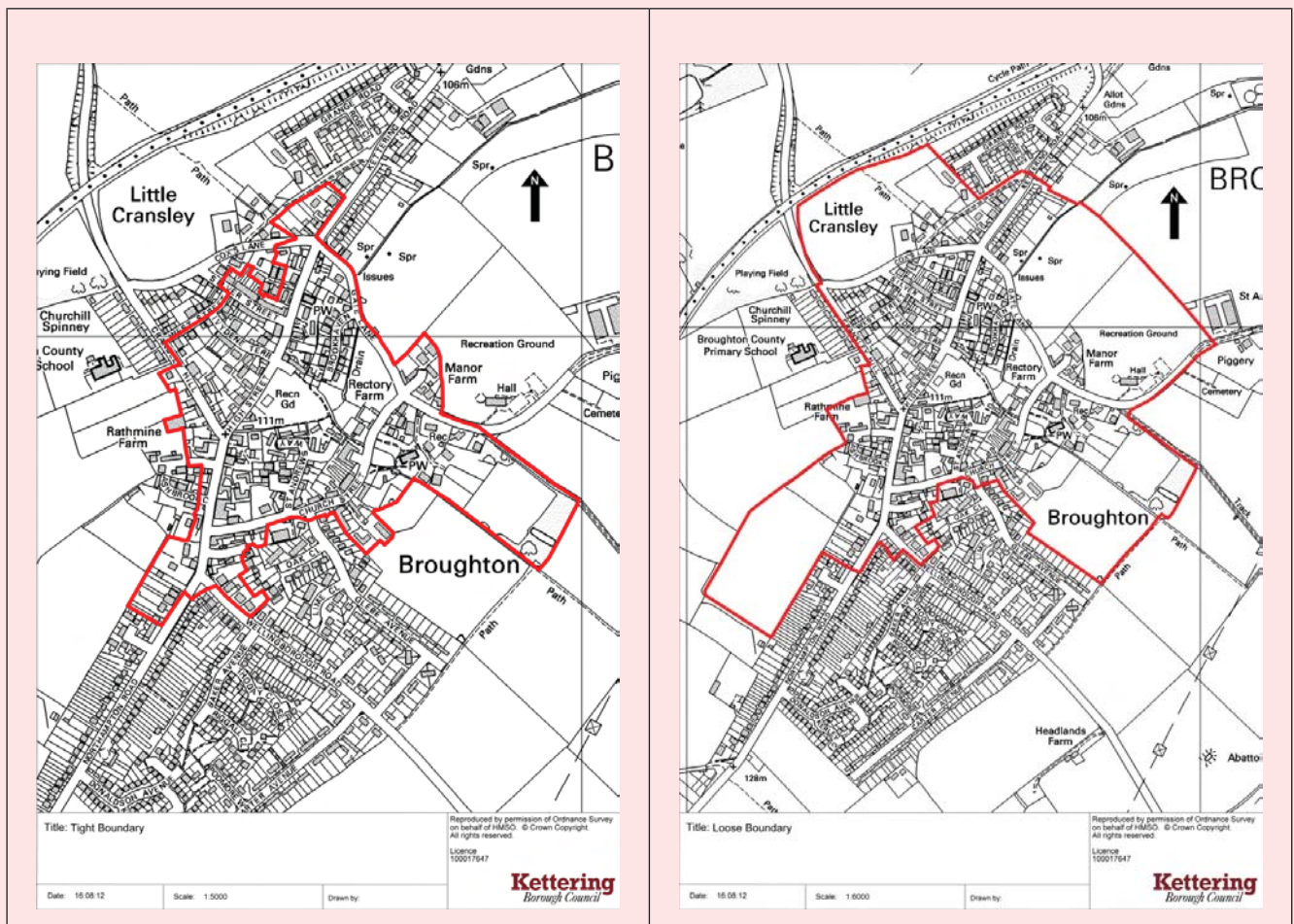
**5.1** This document has been produced with support from the local community and the Parish Council from the outset. In September 2009 a consultation event was held in Broughton Village Hall with a dual purpose. Firstly, the event advertised the commencement of the process to the local community and secondly the event acted as an opportunity for Kettering Borough Council to gather information which would inform the appraisal.

**5.2** After the initial fact-finding consultation event a Development Officer attended a parish

council meeting to inform members of the initial responses. At this meeting it was agreed that local businesses and residents would be able to comment on the first draft to help with the process and to corroborate the historical accuracy of the final document.

**5.3** The production of a consultation draft followed and several versions were produced. A draft consultation document that featured the two proposed boundaries mentioned in earlier sections of the appraisal was finalised for the second public consultation event on Thursday 8th November 2012. One boundary was drawn as strictly as possible, focusing on the central areas of the village. This boundary was called the "tight" boundary. The second boundary included a larger geographic area and many of the green fields which surround the core of the village. This boundary was known as the "loose" boundary.

**5.4** The document was consulted upon between Thursday 8th November 2012 and Friday 21st December 2012. Local residents, businesses and landowners were asked which boundary they would prefer and to justify their choice, referring to the history of Broughton or vernacular architecture where possible. The final boundary therefore has been informed by their responses, making this process as democratic as possible. The two proposed boundaries consulted upon are shown below, beginning with the "tight" boundary on the left and the "loose" boundary on the right:



**5.5** The following points summarise the issues identified with the boundary during the consultation period. Further assessments were carried out and the boundary was amended to take account of the following points:

**5.6** The agricultural field to the north of Cox's Lane, along with Cransley Grange, have not



been included within the Conservation Area. Whilst they are both attractive they do not have a historic character that is desirable to preserve. In addition, they are separated from the core of the Conservation Area by a significant area of post-war twentieth century housing which is not worthy of inclusion.

**5.7** A footpath/dirt track runs from Cox's Lane to Kettering Road. This does have its own unique character, but not one that is easily defined. In addition, the properties which back onto this track are a mixture of styles, ages and designs. As a result it does not have a clearly definable character and so it would be difficult to preserve it, were it to be included within the boundary.

**5.8** Gate Lane and the field to the northeast were identified by numerous respondents as having a historic character desirable to preserve. This character is derived from the narrow lane which feels enclosed due to the mature hedges and agricultural fields that run either side of it. The topography of the land is interesting, again reinforcing the character of this historic, rural lane that accesses nearby agricultural fields. The field to the northeast of the lane is central to this sense of character and therefore it has been included in the boundary, as any change to this area would have a massive impact upon the look and appearance of Gate Lane.

**5.9** Two fields to the south and southeast of St. Andrew's Church have been removed from the boundary. Further assessment concluded that whilst both green in appearance and typifying Broughton's agricultural character they are not well connected to the core of the Conservation Area and would not be visible from the public realm. They are both very insular in terms of character and both fields can only really be experienced by standing within them. They do offer glances of agricultural land when viewed through the dwellings on Church Street, but the fields themselves do not possess any particular character that is considered to be desirable to preserve or enhance within the framework of Conservation Area designation.

**5.10** Fields to the west of Broughton, including those to the west of Northampton Road and the playing fields of the school have not been included in the boundary. They are considered to be geographically separate from the historic core of the settlement and the school playing fields are not easily visible from the public realm. Whilst the school building has an interesting history and does have architectural merit it is isolated from the Conservation Area and to include it would be contrary to English Heritage guidance and Paragraph 127 of the National Planning Policy Framework.

**5.11** Following the redrawing of the boundary to reflect new information that had come to light during consultation and further assessment a final consultation period was held, allowing local residents and businesses alike to have their final say. It is this document which has been officially adopted as the Broughton Conservation Area Appraisal.

## 6 Summary of Special Interest

**6.1** Broughton has a long and varied history. Written reference to the village as "Burtone" was first made in the Domesday Book of 1086, but the history of the village can be traced back to the Anglo-Saxon period. Earth works to either side of Gate Lane suggest that the medieval village was to the north of the Church, although there is very little remaining evidence to confirm this.

**6.2** The character of Broughton today is due to several factors. Firstly, the village was a 'late developer' in comparison to other towns and villages within the Borough. The village has grown

rapidly in the last few decades as modern developments have been built to the north and south of the main village, providing housing for a growing commuter class. However, until the second half of the twentieth century Broughton's growth was more sustainable, largely based on local employment.

**6.3** The lack of a railway station prevented Broughton from growing as quickly as other local towns and villages in the nineteenth and early twentieth century. It also prevented any real industrialisation of the village and Broughton had far less shoe industry related employment based in the village than Kettering, Desborough or Burton Latimer for example. Instead, Broughton's workforce was employed in the village shops and pubs, on local farms, the local iron and stone quarries and at Cransley Ironworks. The provision of sufficient employment surrounding the village meant there was no need for industrialisation of Broughton, as the village's economically active could easily find positions locally without the need for a large-scale employer based in the village itself. It is a combination of these factors which has helped to maintain Broughton's agricultural heritage.

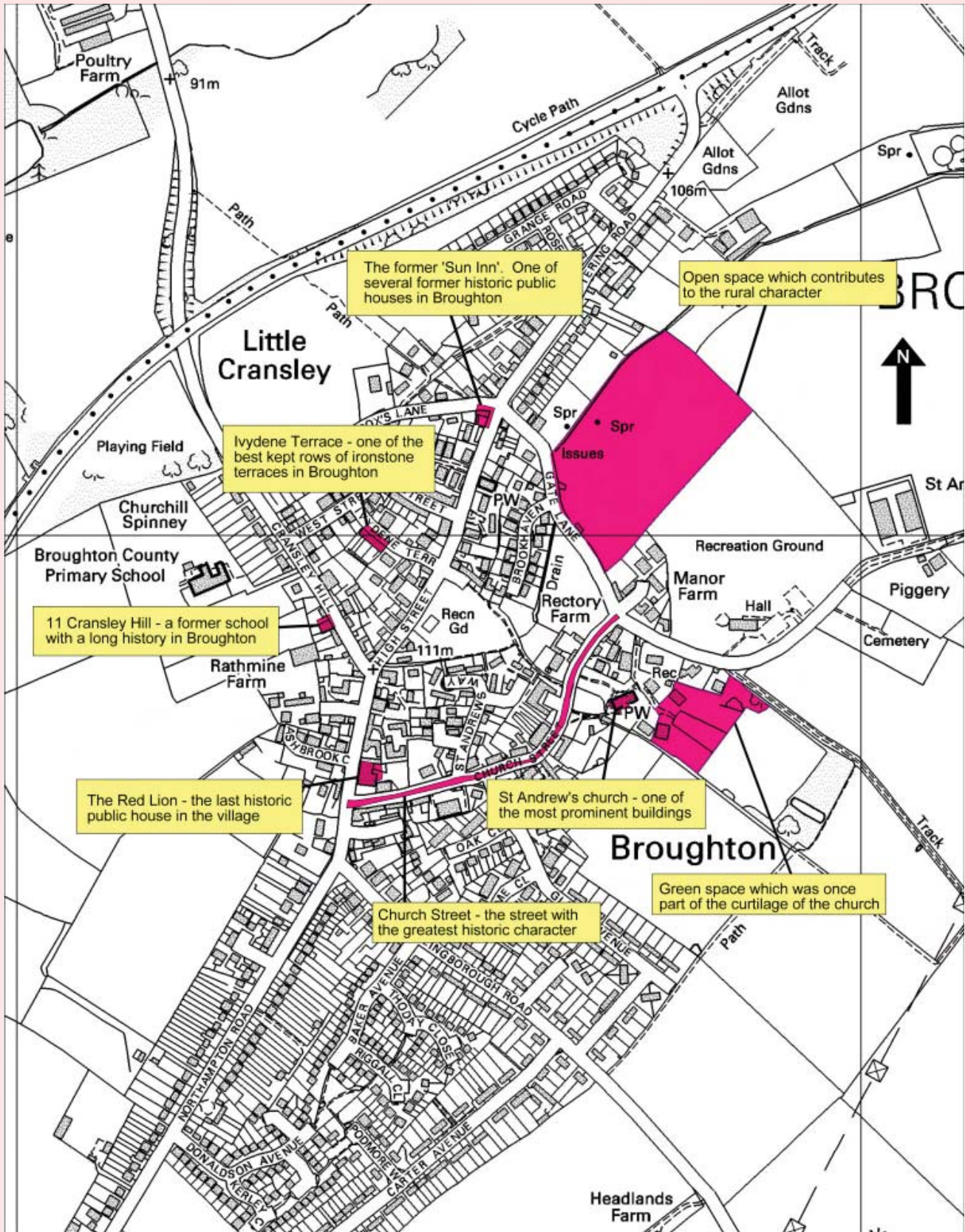
**6.4** In the past one of the major sources of employment in Broughton was agriculture and this has shaped the character of the village. However, as in common with Kettering, which had a large boot and shoe industry, there was some employment in Broughton related to the boot and shoe trade with the famous brand Loakes operating a factory in Broughton from 1946 until 1996. Typical occupations associated with rural village life, such as butchers, bakers, gardeners, inn-keepers and blacksmiths also offered employment within the village and so as a result there was a good mix of jobs locally. In the 18th and 19th centuries there was employment within the woollen trade due to the proximity to Kettering which, prior to 1824 and the refocusing of the industry to Yorkshire and Lancashire, was a major employer in the area.

**6.5** Iron and steel processing also featured as a source of employment, with many people employed at the nearby Cransley Ironworks and also at local open cast quarries. As a result one of the most striking visual characteristics of properties within Broughton is the abundance of ironstone walls. In fact, even the Victorian terraces in the village were constructed of ironstone. These ironstone properties have an eclectic mix of traditional and modern roof coverings which add to the overall character of the village.

**6.6** Today Broughton has a population of just over 2000. In 1984 the village was by-passed by the A43, a key route linking Kettering to Northampton and beyond. Previous to the construction of the bypass this important route between the two largest towns in Northamptonshire went directly through Broughton. Up until 1984 the village's growth was aided by this connection as it made the village an important thoroughfare for those travelling between the two towns.

**6.7** Above all however, Broughton still retains its agricultural character with many high quality green spaces so close to, and accessible from, the central part of the village. This agricultural character is reinforced by the existence of so many converted farm buildings and working farms that are within walking distance of the High Street. Please see the subsequent full-page map for a summary:

# Broughton Conservation Area Appraisal



Title: Summary of Special Interest

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Borough Council

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## 7 Summary of Issues

**7.1** There are several issues facing Broughton, many of which are experienced by other small villages within Kettering Borough.

**7.2 Commuter Village:** Modern Broughton bizarrely suffers from its location and good transport links with Kettering, Northampton and its proximity to the A14. As a result there is very little employment locally and most residents commute to their place of work. As a result the village does not have the same thriving high street it once did. However, that does not mean that the village has no facilities, as there are several shops, pubs and takeaway restaurants all close to the centre of Broughton.

**7.3 High Street:** Due to the village bypass and the number of commuters resident in the village there is little retail activity along the High Street. There is however a popular pub in the centre of the village, along with three convenience stores along the High Street. The former Post Office closed down several years ago and there is no bank in the centre. Unfortunately the lack of services prevent the emergence of a viable High Street, something that was central to the character of Broughton until recent decades. This trend is not uncommon in villages of this size however.

**7.4 Speculative Development:** Broughton is an attractive place to live and developers realise this. There is therefore pressure on land for small plots to provide attractive family housing. Unfortunately this has led to the development of certain infill sites which detract from the historical form of Broughton. This pressure has to be managed to prevent further erosion of the character of the village to prevent it becoming just another dormitory village.

**7.5 Modern Materials:** Some, although not all, modern infill development has been built using poor quality materials which do not respect the surrounding character. Although this has been less of a problem in Broughton than in other settlements, the concern is that future development may ignore existing materials used throughout the village.

## 8 Landscape Setting

**8.1** One of the most striking physical features in the village is the spire of the Church of St. Andrew. However, this is not visible throughout the whole of the village, as there is a natural dip which obscures views towards the church from the High Street. This dip is a result of a small stream that flows through the village and provides numerous springs through the centre of the village. As a consequence the topography of the village is such that the buildings along the High Street were built on higher ground, preventing views towards the church.



**8.2** The village is located within the 'Northamptonshire Uplands' landscape character area as categorised by the Northamptonshire Landscape Character Assessment. The environment is typified by undulating hills with long, low ridgelines. Mixed farming is typical, with open arable farming contrasting with pasture land enclosed by species-rich mature hedgerows. There is little woodland, but prominent coverts on higher ground.

**8.3** The centre of the village is still strongly linked to its rural, agricultural past, with open land cutting into the village from the east at Gate Lane and the south east in and around the Church of St. Andrew. Rectory Farm in the centre of the historic heart of the village further reinforces the agricultural character of the settlement. Additionally, the recreation ground in the centre of the village to the north of St Andrew's Close and to the east of Rectory Farm enhances the green assets of the village.



**8.4** The open spaces and gaps between the buildings allow constant views out towards the countryside. This provides an important link between the village and its surroundings. The natural dip in the landscape along Gate Lane towards Kettering Road adds interest to the landscape and creates an attractive rural corridor bounded by mature trees and hedgerows. The site to the east of Gate Lane was once used by a local dairy farmer as pasture land and this site again confirms the agricultural heritage of the village.

**8.5** Traditionally, surrounding farmland was either used for sheep or cattle grazing and farms that boasted heavier soil focused on growing wheat. Grazing land is therefore a typical land use in and around Broughton, the best examples of which can be seen at Rectory Farm, land to the east of Gate Lane and to the west of Northampton Road.

**8.6** The best views in the village are along Church Street towards the Church, along Gate Lane in both directions, from the High Street out into the open countryside and views to the south from Church Street and behind the church. All of the views have a common theme; they are all framed by mature vegetation and/or look out towards open countryside.

## 9 Location and Context



**9.1** Broughton is located 3 miles to the south-west of Kettering town. It is to the south-east of the A43, a bypass built in 1984 to alleviate the impact of motorised transport on the village. The village is linked to the A14 by this road and the M1 motorway is also within easy reach. Therefore it is an excellent base for those wishing to commute locally, but also further afield.

**9.2** Agriculture, mining and Cransley Ironworks were the traditional providers of much of the employment in and around Broughton and this has possibly prevented the growth of large-scale industrial operations within the village. Broughton is distinct for its lack of large former 'Boot and Shoe' industry factories and warehouses. Loakes' factory, which was a very popular and productive local shoe manufacturer was housed in a modest-sized building in comparison to operations in Kettering, Desborough and Burton Latimer. As a result Broughton has remained a small village and not grown to the size of other towns within the Borough. The lack of a train station has also prevented Broughton from growing in an unsustainable manner.

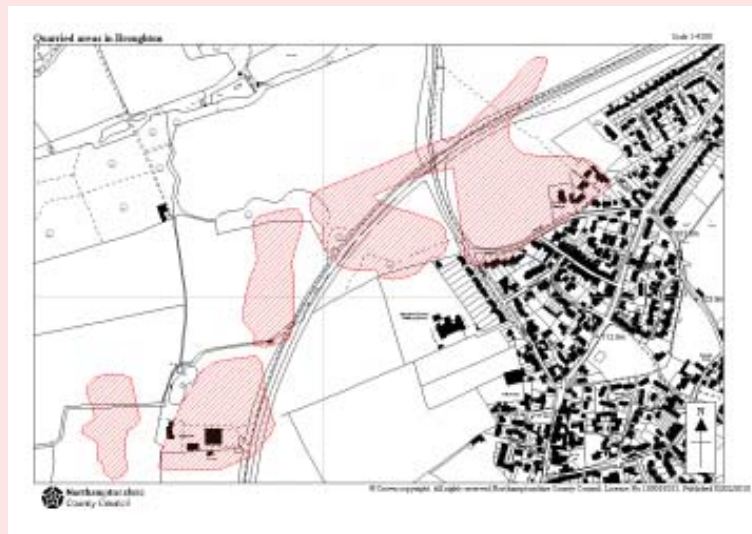
**9.3** Older buildings in the area are predominantly ironstone and limestone, although the majority in Broughton are ironstone, which is a distinct characteristic of the village. This is not particularly surprising, as much of the north of the county has been quarried at one stage or another and the land has since been returned to agricultural use. This is true too of Broughton and the surrounding area.

## 10 Archaeology

**10.1** There are no Scheduled Ancient Monuments in and around Broughton. However, this does not signify that there is nothing of archaeological interest in the area.

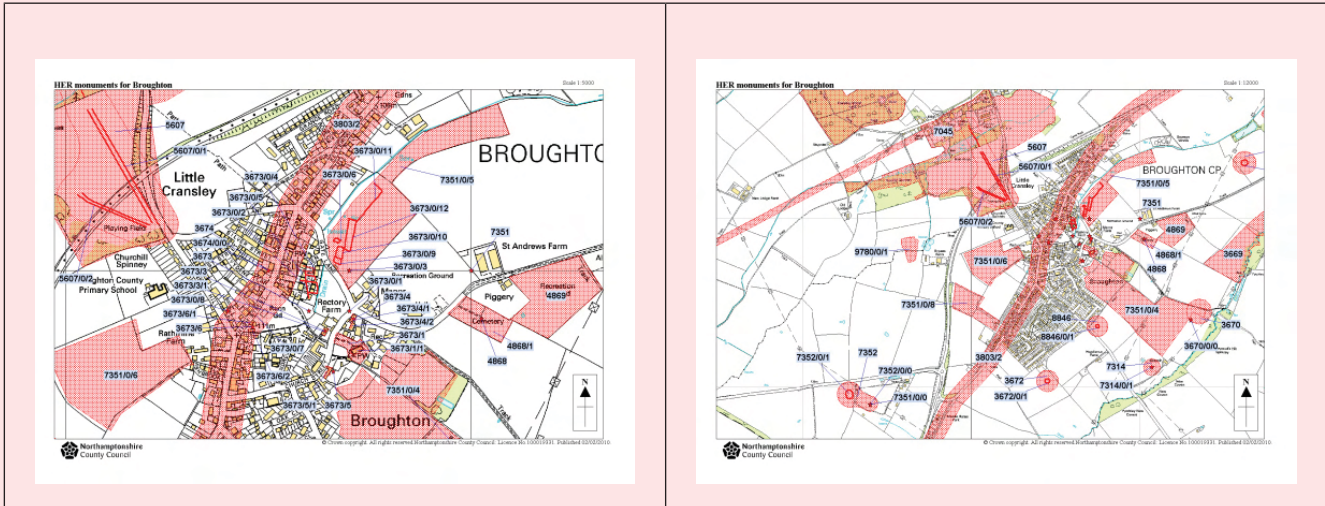
**10.2** To the north-west of Broughton village is an area shown as Churchill Spinney. To the north, east and west historic maps show the area to have been quarried. This is thought to be one of the closest former quarry sites to Broughton village. There is also an area indicated as a sand pit to the east of the village, again demonstrating the level of quarrying which has taken place close to Broughton.

**10.3** Information compiled from Northamptonshire County Council's Sites and Monuments Record show that large areas to the northwest of the village have been quarried:



**10.4** In addition, the area in and around Broughton is archaeologically sensitive. Some of the most important are summarised here, but detailed enquiries related to archaeology should always be directed to Northamptonshire County Council's Archaeology Department first.





**10.5** Several finds have been made located to the northeast of Broughton itself, close to Cransley Furnace Cottages and Kettering Golf Course, which provided evidence of a Romano-British settlement and a possible Bronze Age funerary site and other Bronze Age activity.

**10.6** The central area of modern day Broughton, such as the areas covered by Brookhaven, Rectory Farm and the Recreation Ground have evidence of a shrunken medieval village. Further medieval finds and enclosures have been uncovered in the area north of Gate Lane which is currently used as pasture land. There were numerous examples of medieval field systems (Ridge and Furrow) found to the east and southeast of the village and also the area to the northeast of Gate Lane. Evidence of such activity on the fields in a southeasterly direction from Church Street also exists.

**10.7** The village was inclosed in 1787, which replaced the existing pattern of strip fields characterised by ridge and furrow, with rectangular field enclosures surrounding the village. The continued existence of ridge and furrow, along with historic estate maps of the village and the inclosure award, all confirm that the village derived its income principally from agriculture during the medieval period and long afterwards.

**10.8** There are three areas of settlement remains that lie on the steep sided valley 200 metres north of St Andrew's Church. These remains, on either side of Gate Lane, possibly indicate the extent of the medieval village. South west of Gate Lane and along Church Street there are the remains of several house platforms and gardens. Along the valley there are the remains of 'closes' associated with house along the High Street. These earthworks all suggest that the medieval settlement was established on the valley sides.

**10.9** After the medieval period, as in common with most historic villages that survive today, there was a period of slow growth and contraction. The main points of growth appear to have been along Church Street and the High Street. In 1701 historic records document a disastrous fire in the village, which probably accounts for the lack of pre-18th century buildings within the village.

**10.10** A possible medieval quarry site was identified to the east of Bypass Farm on the present A43. This is suggestive of Broughton and the surrounding area's role as a source of ironstone for building and the production of iron.

**10.11** Brookhaven, a group of modern houses accessed from Gate Lane, was the site of

possible neolithic activity. An axe which dates back to neolithic times was found nearby in the garden of 18 High Street, according to the Sites and Monuments Record.

**10.12** Historic activity relating to Broughton's role as a communication link between Kettering and Northampton shows that the High Street was once a turnpike connecting the two towns. In addition, archaeological finds suggest that Cransley Hill may have once followed a different route linking Little Cransley with Great Cransley. Cox's Lane may have continued a lot further to the west and these links may have been eroded when Cransley Hall Park was extended eastwards, according to the Ordnance Survey map of 1810.

**10.13** The Old Forge on the east side of Cransley Hill has been used as a Forge since 1840 and is still in operation today. There is evidence available on the Sites and Monuments Record which suggests that the building may be even older than 1840.

## 11 The Origins and Historical Development

**11.1** There are two distinct character areas in the centre of the village. One can be summarised as the area in and around St. Andrew's Church and the other is in and around the High Street, encompassing parts of Little Cransley. At first it appears that the original part of the village is a nucleated settlement centred around the church, with subsequent growth along Church Street and the High Street in a linear form. However, historic maps suggest that the character and layout of the village has been heavily influenced by the predominance of agriculture in and around the settlement.

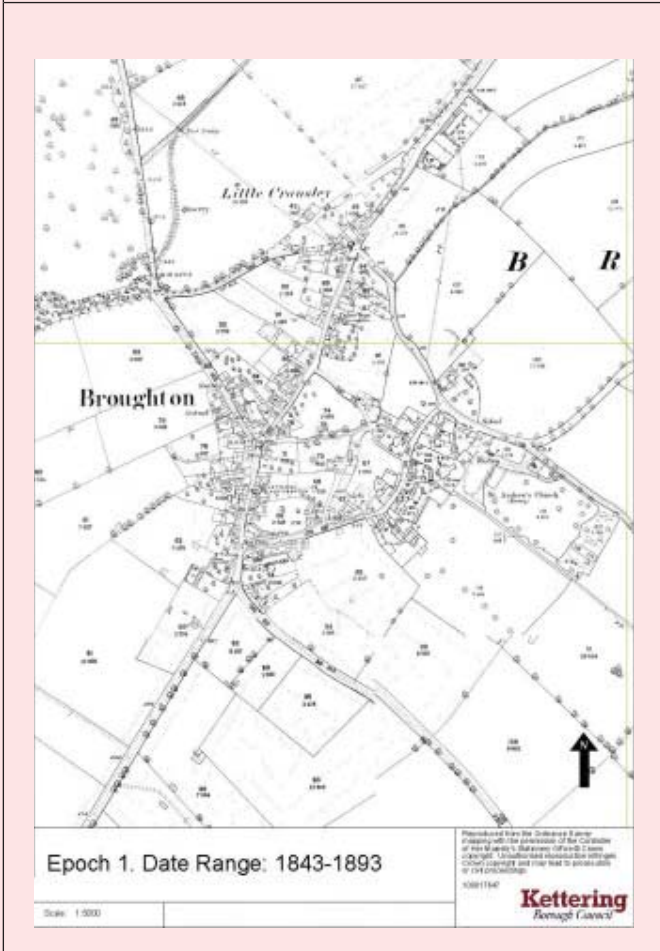
**11.2** Historic maps suggest that the actual pattern of development led to a dispersed settlement which has become more dense in character as time has passed. Farmland has been developed for housing which has increased the density within the village, leading to the current layout that suggests a nucleated settlement grew up around St. Andrew's Church, when in actual fact by the 19th century Broughton was already a relatively large, dispersed village.

**11.3** The largest number of 19th century buildings are along the High Street and it is likely that during this time the separate entities of Broughton and Little Cransley merged as ribbon development spread along the High Street and Kettering Road.

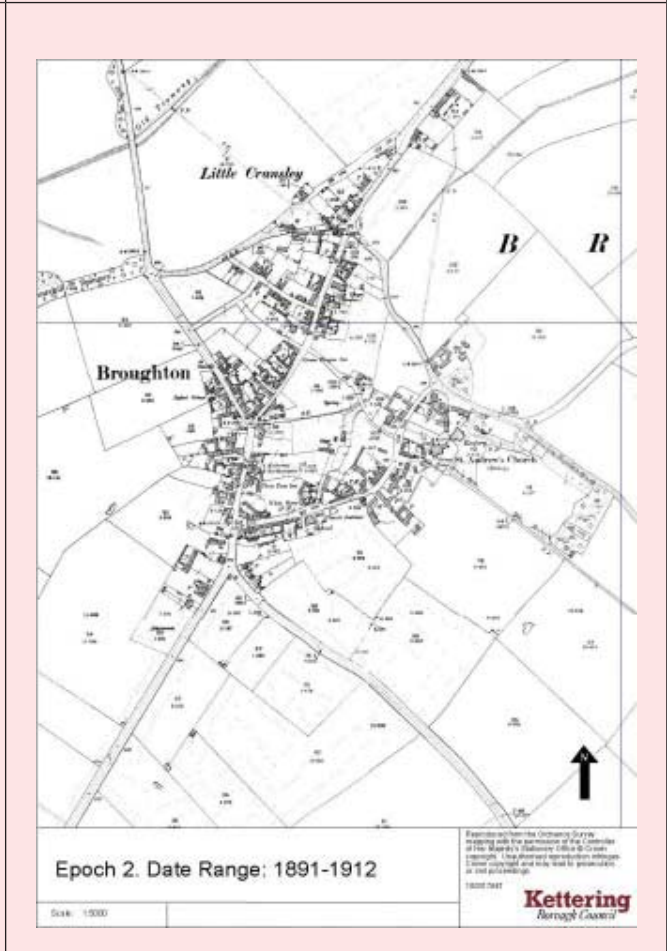
**11.4** The historical development of the village is demonstrated in the maps below:



# Broughton Conservation Area Appraisal

**Epoch 1. Date range 1843-1893:**



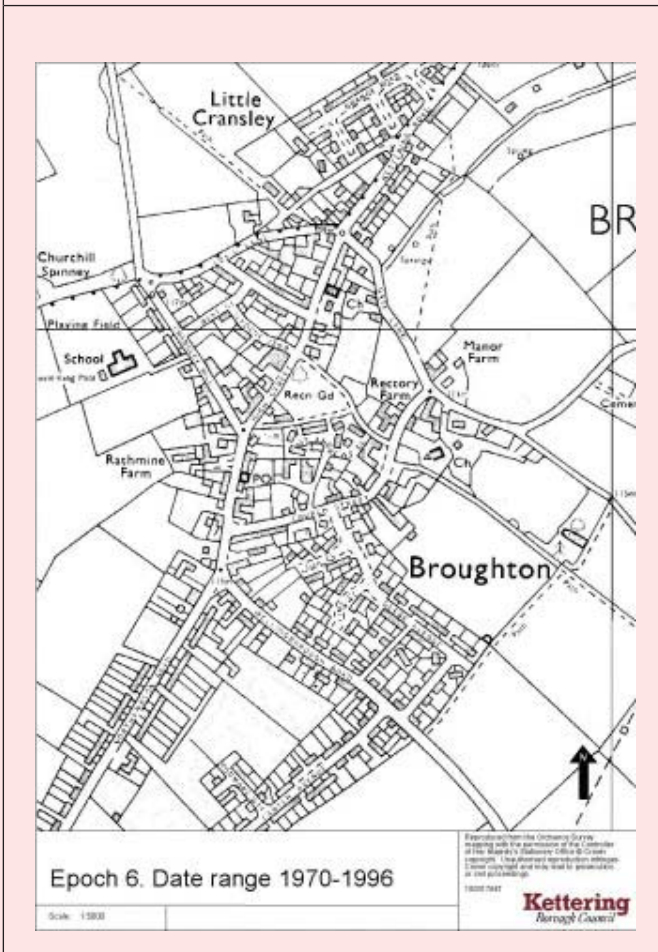
**Epoch 2. Date range 1891-1912:**



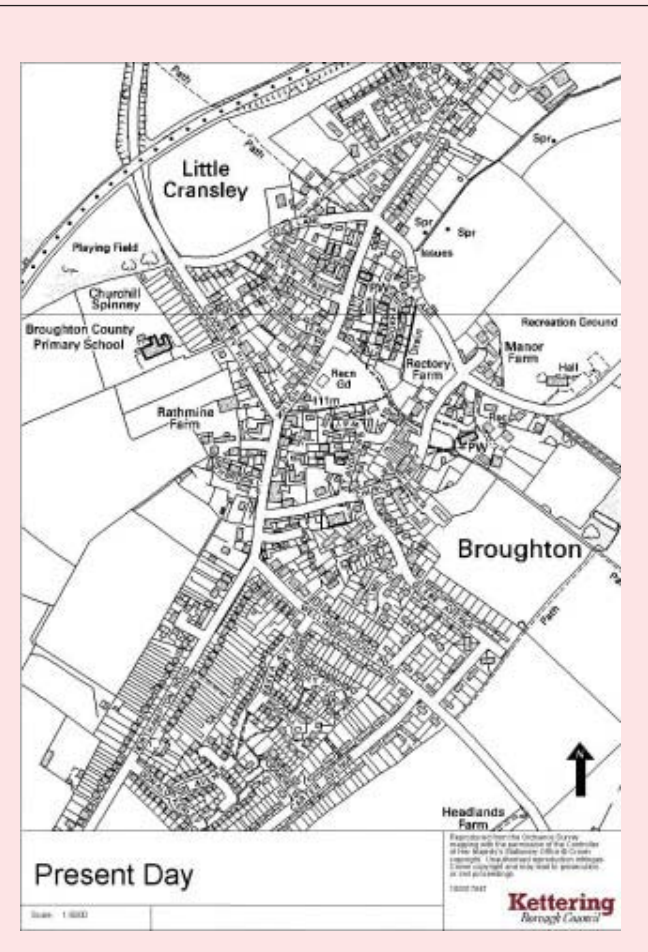
Epoch 4. Date range 1919-1943:	Epoch 5. Date range 1945-1970:
 <div style="display: flex; justify-content: space-between; align-items: flex-end; padding: 5px;"> <div style="font-size: small;"> <p>Epoch 4. Date range: 1919-1943</p> <p>Scale: 1:5000</p> </div> <div style="text-align: right;"> <p style="font-size: x-small;">Copyright © 2019 Kettering Borough Council. All rights reserved. This map is a reproduction of the original map. It may contain inaccuracies and is not to be used for navigation or other purposes.</p> <p style="font-size: x-small;">15000 7647</p> <p><b>Kettering</b> Borough Council</p> </div> </div>	 <div style="display: flex; justify-content: space-between; align-items: flex-end; padding: 5px;"> <div style="font-size: small;"> <p>Epoch 5. Date range: 1945-1970</p> <p>Scale: 1:5000</p> </div> <div style="text-align: right;"> <p style="font-size: x-small;">Copyright © 2019 Kettering Borough Council. All rights reserved. This map is a reproduction of the original map. It may contain inaccuracies and is not to be used for navigation or other purposes.</p> <p style="font-size: x-small;">15000 7647</p> <p><b>Kettering</b> Borough Council</p> </div> </div>

(There is no historic mapping available for Broughton for the period that covers Epoch 4)

**Epoch 6. Date range 1970-1996:**



**Present Day:**



**11.5** The population growth of Broughton is demonstrated in the table below:

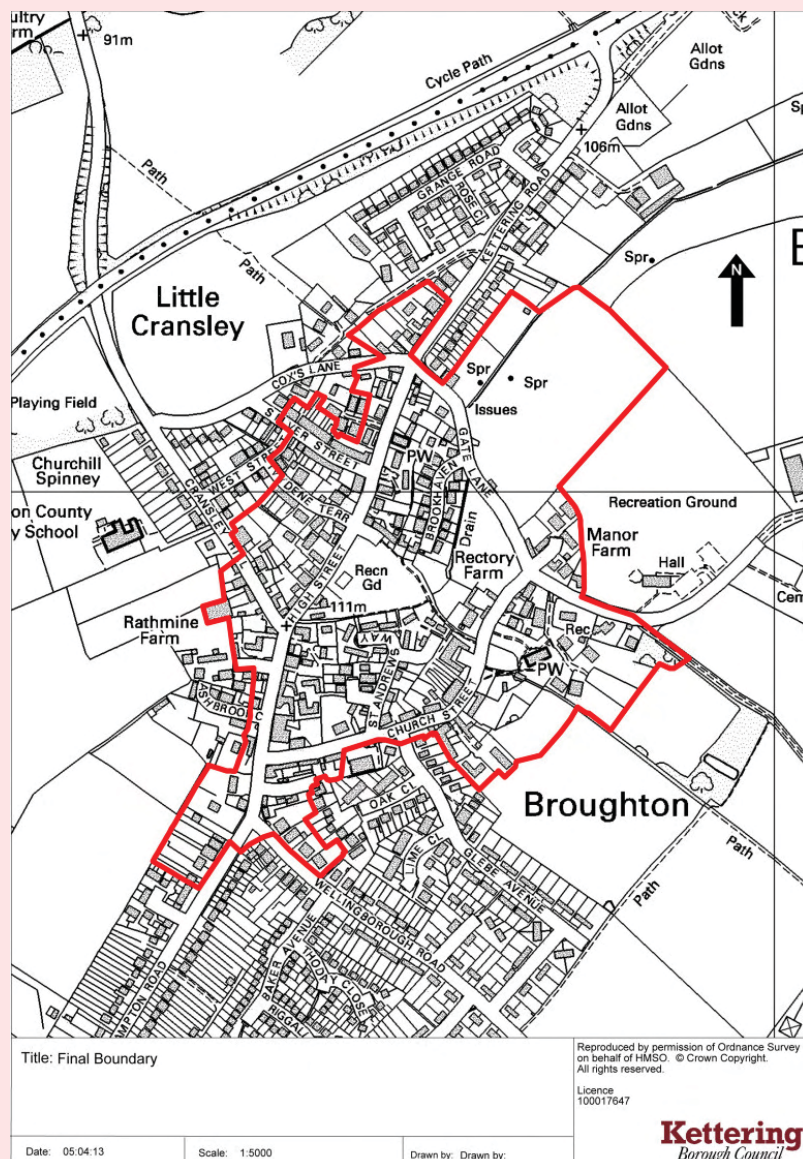
Year	Total Population
1801	374
1811	401
1821	455
1831	533
1841	593
1851	691
1881	878
1891	978
1901	1128
1911	1081

Year	Total Population
1921	1048
1931	1207
1951	1523
1961	1570

**Table showing historic population growth of Broughton (Source: [www.visionofbritain.org.uk](http://www.visionofbritain.org.uk))**

**11.6** The purpose of this table is to demonstrate the historic growth of Broughton, hence figures after 1961 are not illustrated. Population figures from 1861, 1871 and 1941 are not available.

## 12 General Character and Plan Form



**12.1** The layout of Broughton is derived from three main factors - agriculture, St. Andrew's Church and the abundance of natural springs throughout the surrounding area.

**12.2** Agriculture has played a role in shaping the plan form of Broughton as the village appears to have grown as a dispersed settlement, with ample land available for grazing for animals close to domestic properties. Historic maps of Broughton from the turn of the twentieth century show the predominance of allotments, especially to the south of the historic village core. It is this agricultural heritage which has created an urban form that is less linear and more dispersed than many of the surrounding towns and villages in the area.

**12.3** St. Andrew's Church is a key landmark in the village. It is one of the oldest properties in the village and historic maps from the nineteenth century show an agglomeration of houses close to the church on Church Street. However, maps from this period show a far more dispersed settlement than would otherwise be expected and there is a distinct lack of terraced houses or rows of workers cottages that are more typical in the larger towns in the Borough.

**12.4** The natural springs in and around Broughton appear to have shaped the direction in which the village has grown. There were many springs to the south of the historic village which have since been built on, but they do seem to have slowed the growth of the village to the south somewhat. It appears that watercourses have also prevented large-scale development on land from Gate Lane in a south-westerly direction towards Church Street and the High Street. The recent development of Brookhaven is one of the few developments that have been built upon an area that was previously used as farmland in the centre of the village. Therefore, until recently at least, there has always been a green tranche running from the north-east to south-west in the village, reinforcing Broughton's rural, dispersed character. Some of the street names, such as Brookhaven and Ashbrook Close, give reference to the brook that once ran through the centre of the village, but has since been culverted.

## 13 Interrelationship of Spaces

**13.1** Many of the properties along Church Street and the High Street abut the highway. Indeed along the High Street and the western part of Church Street there is a sense that the development is of a higher density, but possibly lower status than elsewhere in the village. Many of the higher status properties are set back from the highway with small front gardens and various low-level boundary treatments, including hedges, stone and brick walls and iron railings. Further towards St. Andrew's Church the properties are set back further from the highway or are a mixture of farmhouses and buildings that have been converted for residential use. The smaller properties along the High Street and the western part of Church Street reinforce the character of what was once a busy High Street and key transport node in the village.



**13.2** Properties around St. Andrew's Church tend to back onto open countryside and those that do not still benefit from the lower density of development and the predominance of mature vegetation. This gives the area a far more rural appearance than some of the properties along the High Street, although properties close to Gate Lane, some on the western side of Northampton Road, those on Cox's Lane and many on Kettering Road also have a rural appearance due to existing vegetation and views out into the open countryside.

**13.3** The spaces which reinforce the rural character of Broughton include the recreation ground in the centre of the village next to the High Street, Rectory Farm to the east, the land to the north-east of Gate Lane and the former Rectory Gardens to the rear of St. Andrew's Church. It is this green space so close to the centre of the village that gives Broughton its overall character. However, it is not a settlement that you can drive through and notice the high quality buildings - these are to be found in the quieter streets set back from the highway, or screened from view by mature vegetation, such as some of the larger properties along the High Street.

## 14 Former Uses and their Influence

**14.1** Agriculture and the role of this village as a predominantly farming community has shaped the modern village. Many of the older buildings had previous dual uses. Anecdotally Holly House was said to once be a slaughterhouse, as was Rectory Farm and Cransley Grange was once an extremely successful farm, which is a possible reason for the development of Cox's Lane.

**14.2** The major industrial influence on the area has been the extraction of iron ore. Most of the quarries are located a reasonable distance from the Conservation Area, but the abundance of this locally available building material is apparent in many of the buildings in Broughton. Although maybe not obvious at first, there are many buildings constructed of ironstone in the village and whilst ironstone may not be one of the most attractive materials used in the construction of external walls, in Broughton it has been successful, and many of the properties have an attractive appearance due to the use of ironstone.

**14.3** Some of the more recent development, such as Darlow Close has been constructed on land that had very different uses in the past. The Loakes shoes factory was previously on this site and although the modern properties have been designed to sit comfortably with their surroundings, this site still reads as one that previously had a very different use.

**14.4** Brookhaven, a modern development to the west of Gate Lane, is built upon farmland and there is photographic evidence that proves several stone barns had to be demolished in order for this site to be developed. It is this recycling of land within Broughton that has added



to its overall character. However, although the properties in Brookhaven are attractive in their own right, they arguably do not reflect the character of Broughton and its development. Such large scale development in and around the Conservation Area is not ideal - the character of the village is that of individuals constructing their own properties with local materials. Therefore the external materials used may be uniform, but the character of each property is individual. There are of course exceptions.

**14.5** Many of the more historic properties had thatched roofs which have since been replaced. Unlike many Conservation Areas there is no single roof material that dominates in Broughton, largely due to many of the older thatched roofs having been replaced by Welsh slate or even modern concrete tiles. This again tells a story in Broughton which adds to its character - although many properties are constructed of ironstone, roof materials are less uniform and there are some interesting variations.

**14.6** Earthworks on both sides of Gate Lane suggest that the medieval village lay to the north of the church, alongside a small stream which ran through the centre of the village. Apart from the church the medieval village has disappeared, but successive centuries are well represented. Therefore any works which involve disturbing the existing land in and around Gate Lane must be weighed against the potential impact upon the existing archaeology of historic Broughton.

## 15 Key Views and Vistas

**15.1** The key views in Broughton can generally be grouped into three categories:



**15.2** Those towards the spire of St. Andrew's Church, visible from all directions, although largely obscured when viewed from the High Street.



**15.3** Views which run along key routes and tend to be framed by mature vegetation, reinforcing the rural character of the village. For example, the view from Rectory Farm north along Gate Lane is a particularly attractive view that confirms the rural character of Broughton.



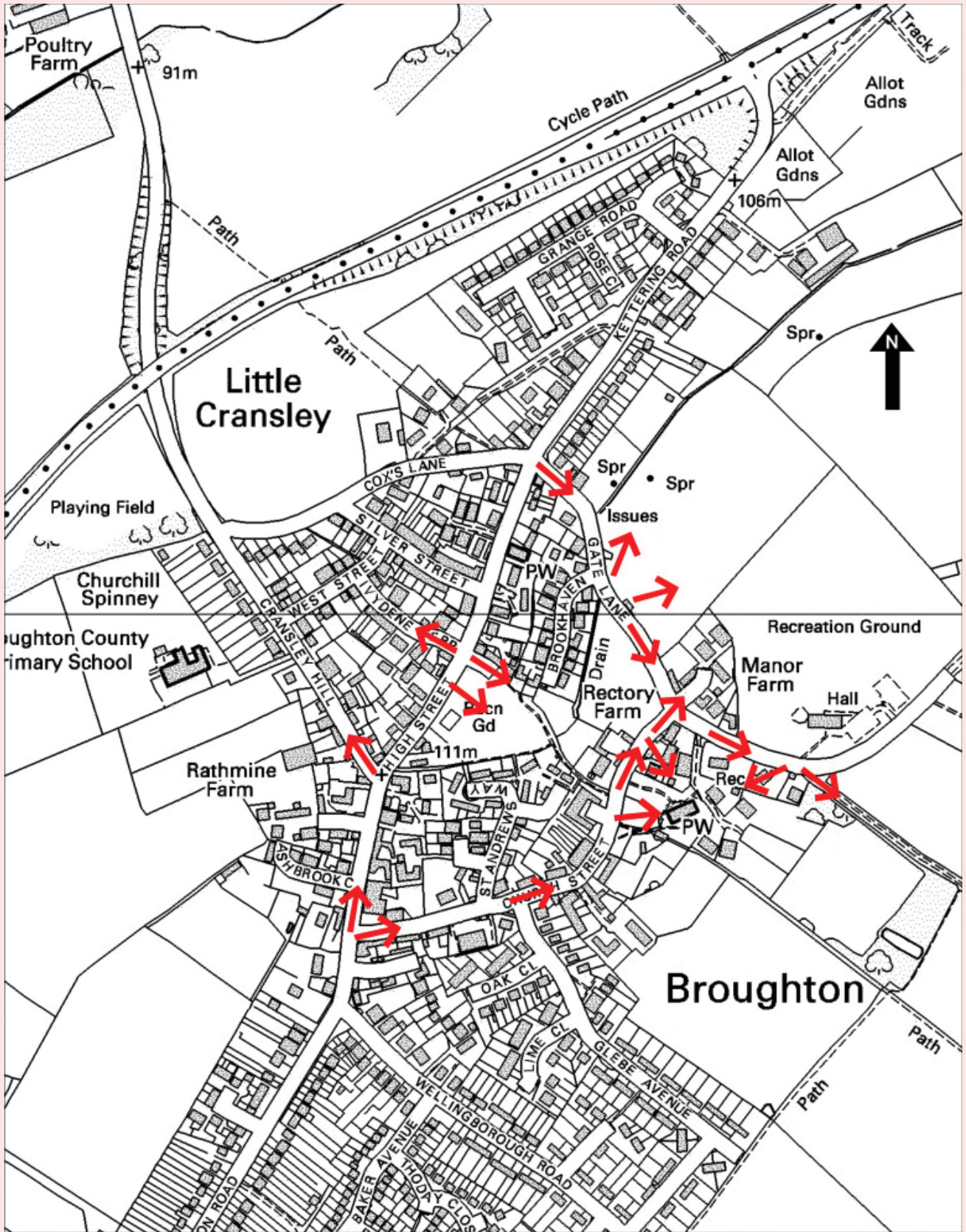
**15.4** Vistas from the centre of the village out into the countryside again reaffirm that the village is very close to nature and that it has grown as a result of its agricultural heritage. Such views include that from Church Street to the south when viewed close to The Gables. From here you can look out onto farmland and the view is framed by ironstone buildings, again typifying the character of the village.

**15.5** A photo montage is included below that outlines some of Broughton's best views. Any omission of a particular view does not indicate that it is not important, but rather that there is not enough space in this document to identify all of the key vistas.

# Broughton Conservation Area Appraisal



The following map indicates many, although not all, key views in and around the centre of historic Broughton:



Title: Key Views

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100017647

Date: 03.09.13

Scale: 1:5000

Drawn by: Drawn by:

Kettering

Borough Council

## 16 Green Spaces

**16.1** Broughton is located within the Kettering and Wellingborough Rolling Ironstone Slopes and, like many of the villages in this locality, the topography plays a significant part in local character. The landscape character is described as:

**16.2** 'Well settled with numerous villages and towns with landscape directly and indirectly influenced by the close proximity of many of the county's urban areas. The predominantly agricultural landscape surrounding and forming the setting for settlements has an active and productive character with visual and physical connectivity with local communities.' (RNRP Environmental Character and Green Infrastructure Suite 2006)

**16.3** The landscape contributes strongly to the setting of the Conservation Area in three ways:

1. The topographical setting and views out to the surrounding countryside.
2. The contribution of private and semi-private landscaped spaces to the streetscene.
3. The setting of public open spaces: in particular the public recreation ground.



**16.4** There are two key open spaces. The first is the relict landscape of the area of Open Field remains associated with Rectory Farm (above). The second being the recreation ground on the High Street where there is a belt of mature Chestnuts facing the High Street, which contribute strongly to character and serve to enclose this section of the High Street.

**16.5** The recreation ground on the High Street is the largest and most significant area of public open space in the centre of the village. Apart from its importance for biodiversity and ecology, the recreation ground makes an important contribution to the Conservation Area as it attracts formal and informal recreation as a focal area of open space and offers users views beyond the centre of the village.



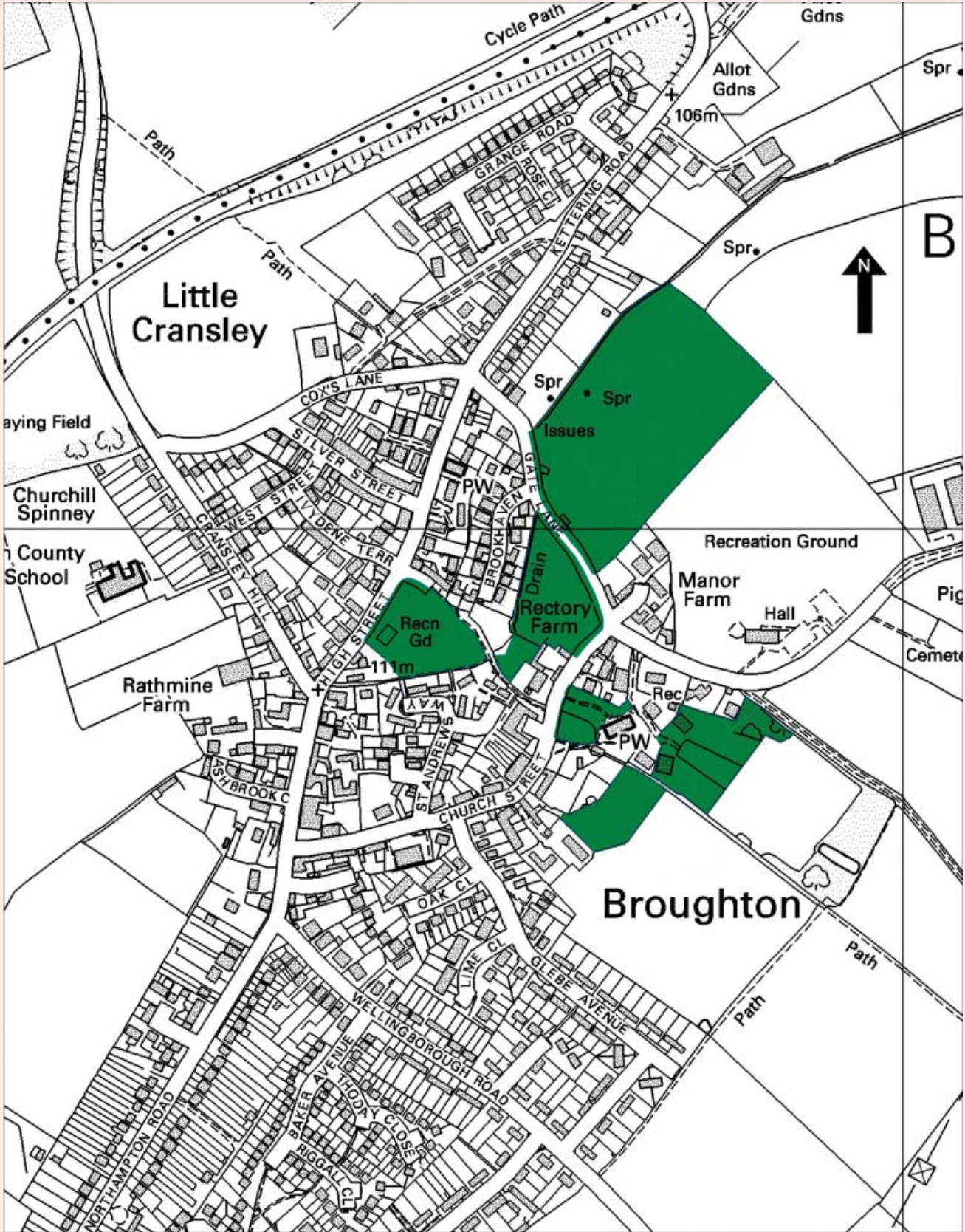
**16.6** A further significant contribution to the verdant character of the Conservation Area is made by the meadow/field north of Gate Lane, which is typical of the landscape and how green wedges link the surrounding countryside with the heart of the village (see above photograph).

**16.7** Ribbon development housing interspersed with open spaces is a significant part of the character of Broughton, particularly travelling away from the core of the village along Northampton Road and Wellingborough Road. Views across the village to and from the A43 and across the surrounding fields are an important characteristic of the Conservation Area.

**16.8** Other areas of green space which contribute to the local character include the churchyard with its mix of protected deciduous and coniferous trees; the simple landscaped area in front of the Church does not distract from the impact made by the listed church and the protected trees that frame the views towards it. There are also numerous mature trees dotted around the Conservation Area, such as this one on Gate Lane (see below photograph):



**16.9** Narrow, winding rural footpaths are a key characteristic within the village. The rural footpath network is extensive and appears to be well-used. The footpaths in the village link the open spaces together and allow views across the village green spaces, providing an immediate link to the surrounding countryside.



Title: Important Green Space

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**Kettering**  
Borough Council

Date: 03.09.13

Scale: 1:5000

Drawn by: Drawn by:

## 17 Local Details

**17.1** The first thing that is so striking in Broughton is the number of historic buildings across the village that have been constructed in ironstone. Unlike many nearby towns and villages ironstone dwellings dominate Broughton, although this is not obvious at first, as Broughton does not have rows and rows of ironstone properties. The ironstone buildings are dispersed throughout the village, as opposed to being concentrated in one particular area.



**17.2** What is also apparent in Broughton is that there is a lack of limestone properties when compared with similar nearby settlements. In addition, unlike larger towns such as Kettering, Desborough, Rothwell and Burton Latimer there is not a significant area of the village which encompasses red brick Victorian terraces. There are some red brick buildings and there are examples where limestone has been used, more often for window detailing in ironstone properties but, by and large, ironstone was the external material of choice up until the inter-war years.

**17.3** There are numerous examples within the village of slate covered roofs, which given the pitch of many roofs, seems to have been the favoured material for roof coverings. As expected some properties have had the slate replaced with modern concrete tiles, but there is significant evidence which demonstrates that most of the historic buildings within the village that were not thatched would have had slate roof tiles at one time.

**17.4** Some of the ironstone properties, such as 25 High Street, have thatched roofs, which again would have been typical in Broughton at one stage, but very few examples remain and those which do make a very important contribution to the character and history of the village such as Rectory Farm below:





**17.5** Traditional timber windows have fared less well in Broughton and many of the windows in the ironstone cottages have been replaced with modern uPVC glazing. Older ironstone properties have fared better however and there are many good examples of lead windows in such properties. 37 Church Street contains such windows and offers an example of window detailing typical of historic properties in Broughton.

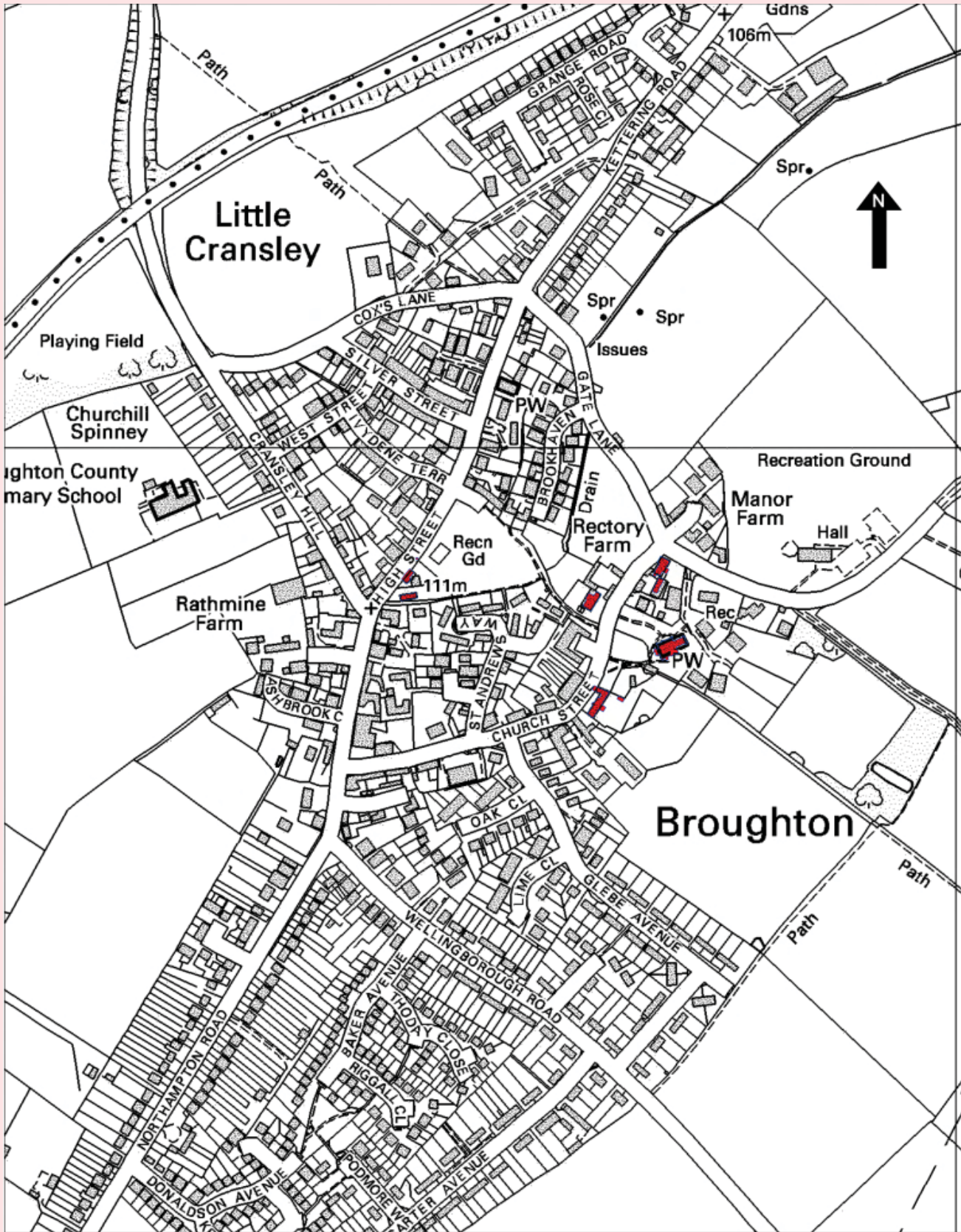


**17.6** A feature typical of Broughton which results from its agricultural past is small enclosures formed by farmhouses and their outbuildings located on some of the main streets. For example, these courtyards are in evidence along the High Street, Church Street and Gate Lane. Single storey ironstone outbuildings or two metre high ironstone walls in addition to the main dwelling form these courtyards. Previously there were a lot more in Broughton, as historic maps demonstrate, but as the village has lost its agricultural focus several have been redeveloped for housing.



**17.7** The historic and architectural interest in Broughton may not be at first apparent. Many of the older properties are dispersed throughout the village and whilst first glance may suggest that this is due to constant renewal and redevelopment of the village it has more to do with the way in which the village developed. The 1728 enclosure map shows that Broughton was a dispersed village and this was largely as a result of farmsteads spread across the area. Unlike many of the surrounding towns large scale industry, such as the Boot and Shoe industry, did not develop in Broughton and so large-scale planned estates did not emerge. The interest in Broughton is therefore that historic gems are scattered throughout the village, rather than being focused in one particular street, although the historic core is in evidence along the High Street and Church Street, for example.

# Broughton Conservation Area Appraisal



Title: Listed Buildings

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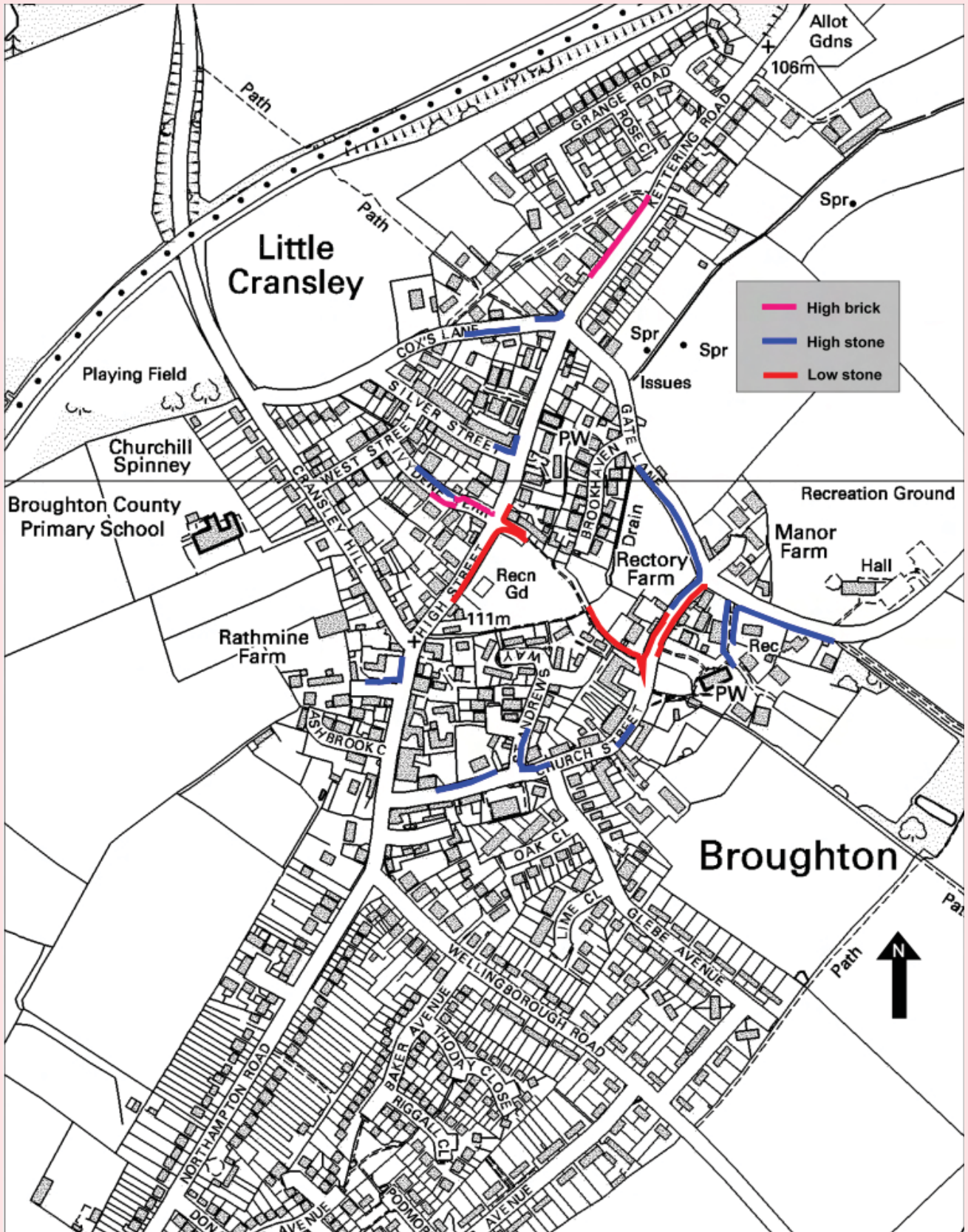
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**Kettering**  
Borough Council

Date: 16.08.12

Scale: 1:5000

Drawn by:



Title: Walls of Importance

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Scale: 1:5000

Drawn by:

**Kettering**  
Borough Council

## 18 The Qualities of Individual Buildings

**18.1** There are currently seven listed buildings in Broughton and they are highlighted below in italics. The buildings described are just some of the many examples of historic or architecturally significant buildings in Broughton. The omission of any particular building from this document does not infer it lacks historical or architectural importance. It is often the case that an individual building makes a greater contribution to the overall character of the Conservation Area than its appearance would otherwise suggest.

### Bakehouse Mews

**18.2** A modern development which incorporates limestone and red brick quoins in the construction of the internal walls. Whilst the use of stone is admirable, it is not the type so typical of Broughton and the use of modern materials for the roof, fenestration and rainwater goods identify this as a recent development. The scale of the development is appropriate for the village, but unlike most of the historic core of the village, which is a collection of individual properties, this is a comprehensive scheme which is not typical of the village. However, it frames the northeast boundary of the village green and is not an unattractive modern development.

### Church Street

**18.3** 1 Church Street, **The Old Bakehouse and Annexe**, : This ironstone dwelling and rear annexe frame the left side of the view along Church Street from the High Street. The Annexe retains a green painted timber door and windows and whilst they are unlikely to be original they certainly add to the charm of the property.



**18.4 9-11 Church Street:** Two attractive Edwardian red brick semi-detached properties with bay windows to the front. Unique in Broughton partly due to the external materials used and partly because the design makes them appear as one large dwelling.

**18.5 2-24 Church Street:** A collection of small ironstone workers cottages on the south side of Church Street which have been altered and some have been turned from two or three dwellings into one. Nevertheless, they still maintain their historic character and reinforce the area as a gateway to

the more historic parts of Broughton.

**18.6 13-29 Church Street:** Two rows of modest ironstone terraces which are again attractive and typical of Broughton as a result of the ironstone walls and red brick quoins.

**18.7 37 Church Street, Holly House:** A former farmhouse which was constructed circa 1680 and features some 19th century alterations. It was re-roofed in 1914. The property is built of ironstone with limestone dressings and a Welsh slate roof. It is four bays wide and has three large limestone chimneys, which are prominent within the Conservation Area. The property is partially screened from the street by mature vegetation, but in spite of this it still makes a positive contribution to the street scene. The timber casement windows add to the overall character of the property.



**18.8 54 Church Street, The Gables:** An impressive former farmhouse which incorporates a 16th century open hall house. It is now a residential dwelling and was substantially altered and extended in the 17th and 19th centuries. It is a large building and appears as a three storey property as a result of the two garrets which flank either side of the property and the smaller, but no less impressive, gables flanking the single storey parapet porch. The building itself is, as common with many other historic properties in Broughton, constructed of ironstone with limestone detailing. A panel in the eastern gable is inscribed 'w. f. 1685'. The two impressive limestone chimneys, slate roof tiles, timber casement windows and 1 metre high ironstone wall at the front of the property all reinforce the character of this area of the Conservation Area and confirming it as the historic heart of Broughton.



**18.9 St Andrew's Church, Church Street:** A 12th century church which has been altered, improved and enlarged in virtually every century since. As in common with other buildings in the vicinity the church is constructed of ironstone and its spire is a prominent feature across the Conservation Area. The setting of the church is very green, as a result of the grassed area and mature trees to the front and the graveyard to the rear. Historic photographs supplied to officers as part of the consultation demonstrate that this was not always the case, as a row of ironstone cottages once stood in front of the Church, but these were removed in the early 20th century as they were no longer fit for purpose. Therefore the setting of the church has not always been as green and pleasant as it is now, but it certainly reinforces the green, rural appearance of this area of the village.

**18.10** The churchyard was enlarged in 1860 and then in 1900 a separate cemetery of approximately an acre was formed to the east of the church. The

distance between the church and this cemetery, which is still in use today, prevents any spatial relationship between the two.

**18.11 62 Church Street, Churchside:** This is a modern dwelling constructed in the late 1990's. It is constructed of ironstone, in common with many of the historic buildings in Broughton,

but it deserves special mention as it is a very good example of a modern development which enhances its surroundings by utilising appropriate materials and incorporating traditional proportions reflective of surrounding development.

**18.12 Ratcatcher, Church Street:** *This dwelling was once a set of former stables dating from the 18th century. The previous use was linked with the neighbouring property, Rectory Farmhouse, and it has been listed for its group value. The property itself is a single storey ironstone barn which has been recently renovated. The impact it has on the Conservation Area is more as a result of the single storey ironstone barns to the front of the property and the view they frame of the courtyard of the barn. The property also emphasises Broughton's history as a predominantly agricultural village.*



**18.13 Rectory Farmhouse, Church Street:** *This farmhouse was constructed in the 18th century, although it has several 19th century alterations and additions. Several years ago it was sympathetically restored to its former glory and as a result it makes a positive impact to the corner of Church Street and Gate Lane. Its most striking feature is the thatched roof and like many of the historic properties in Broughton it is constructed of ironstone. However, parts of the property are constructed of brick and the front of the property is roughcast and has been painted a white/cream colour. This makes the property stand out within this location, as the majority of the surrounding properties have exposed ironstone external surfaces. Also of note are the three brick chimneys and the timber casement windows.*

### Cransley Hill



**18.14 1 Cransley Hill:** This dwelling stands alone on the west side of Cransley Hill. Again, it is another historic property constructed of locally-sourced ironstone and it features buff brick quoins and window detailing. The proportions of this dwelling suggest it could possibly have been part of a terrace of ironstone houses along this side of Cransley Hill. It no longer retains its original windows.

**18.15 11 Cransley Hill:** This historic ironstone building, with its gable end fronting the street, was once used as a school (the current primary school was built in 1935). It still retains some of its original features, such as part of a bell-tower. Unlike several of the other ironstone buildings on Cransley Hill this building is detached.

**18.16 Blacksmiths:** At the time of writing this is one of the few remaining blacksmiths in the county and it still retains its open forge. It is another attractive ironstone building, if somewhat

diminutive, which adds the the row of properties on the eastern side of the street and creates a quaint row of historic buildings before making way for twentieth century properties further to the north.

**18.17 Broughton Primary School:** Whilst the building is impressive, it is located behind a row of twentieth century semi-detached dwellings and so it does not have prominence within the Conservation Area. As such it has not been included within the boundary. In the 19th century two school houses were built in the village, one in Church Street, the other on Cransley Hill. These were replaced as schools by Broughton School in 1935, but the former school house on Cransley Hill remains. Parts of the current Primary School are therefore historic, but the building as a whole has been altered far too much and it is not visible from the public realm and thus it has not been included within the Conservation Area.

## Gate Lane

**18.18** The buildings of merit along Gate Lane include Rectory Farmhouse, which has a postal address on Church Street, and Manor Farm Close, which is a cul-de-sac and thus a separate street in its own right. On the southern side of Gate Lane, to the east of Church Lane, is a 2 metre high stone wall, which is a prominent boundary feature. This once surrounded the former Rectory and it now helps to visually frame one side of Gate Lane and the approach to the cemetery. The wall features a mounting block which the Victorian rectors used to mount their horses. However, the original Rectory was demolished in 1964 and replaced on the same



site with a modern Rectory, which although not unattractive, does not reflect the dominant character of the surviving historic buildings within the village.

## High Street

**18.19 Broughton Villa:** This ironstone building on the corner of Church Street and High Street frames the right side of the view into Church Street. The stone bays, the timber windows, the stone porch and the quoin detailing all add interest to this building which is one of several on this side of Church Street which were constructed of ironstone and act as a gateway into Church Street.

**18.20 1 and 3 High Street:** Two modern dwellings built at the front of Burtone Close. They are constructed of red brick and feature stone quoins. Although they are modern properties they certainly do not detract from the Conservation Area, as they (almost) abut the pavement, a characteristic typical of historic properties in Broughton, and the overall proportions of the buildings are more akin to those used in traditional dwellings.

**18.21 23 High Street:** *This former barn was converted to a house in 1984. It is constructed of coursed ironstone and features limestone dressings. The slate roof was added in the 20th century. The building does not have a particularly imposing presence on the Conservation Area as it is a relatively modest building and it is only the front gable that is visible from the High Street. It forms an attractive pair of ironstone buildings with Yeoman's House to the north.*





**18.22 25 High Street, Yeoman's House:** An early 17th century farmhouse now used as a dwelling. It has an imposing presence on the High Street by virtue of its 3 storey height and garrets above, creating a dominant feature which abuts the highway. It is said to now be only half its original size as a result of road widening in the 1920's, due to the requirement to allow buses to connect Kettering to Northampton in the early twentieth century. The dwelling is constructed of ironstone with limestone dressing and this is typical of Broughton, but the surviving lead casement windows and Tudor detailing are specific to this impressive Grade II listed building.

**18.23 K6 Telephone Kiosk, High Street:** This telephone kiosk dates back to a 1935 design by Sir Giles Gilbert Scott and is listed as a result of its design and architectural significance. It is an interesting feature along the High Street and is one of several features that add to the character of the Recreation Ground, including the line of mature

trees on the north side of the park which start from next to the telephone kiosk and form a line to the corner of Bakehouse Mews and the High Street.

**18.24 The former Sun Inn, High Street:** According to anecdotal reports this public house was built around 1864 by John Ball. It is constructed of Kettering red brick, although there is evidence that parts of the property are older than this, such as the rear, which was possibly once a dairy. There is also a two storey stable building to the rear which helps to give the rear area a sense of enclosure. The stable building has been used for various purposes over the years, such as keeping pigs, and it has also been used briefly as a gym. The history of the pub and the stories locals have to tell about the building make this one of the more important properties in the village in terms of its heritage. It is not however one of the best examples of local architecture, but nonetheless makes an important contribution to the space and defines the corner of the High Street and Cox's Lane.

**18.25 The Union Chapel, High Street:** Although not a listed building the chapel, which was referred to as the Union Dissenting Chapel when built in 1851 as a place of worship for various denominations, is another attractive ironstone building typical of Broughton, although it has a less imposing presence than many of the other ironstone properties, due to their vertical emphasis compared with its horizontal emphasis which makes it appear squat in comparison.



## Ivydene Terrace



**18.26 1-6 Ivydene Terrace:** This collection of six ironstone houses on the west side of Ivydene Terrace is one of the best examples of simple terraced houses Broughton has to offer. Far less terraced housing was built in Broughton in the 19th and early 20th centuries than in many surrounding towns and villages and so these two storey cottages are of particular importance. In addition, most terraced houses were constructed of Kettering red brick and so examples constructed of alternative local materials are an even greater rarity. These buildings frame the view up the street from the High Street. Note the three large

chimneys, red brick quoins and window detailing and the use of slate roof tiles, which all add detail to these modest properties.

## Manor Farm Close

**18.27 1 Manor Farm Barns:** A converted ironstone barn which sits behind Manor Farm House. The combination of these two buildings frame the view into Manor Farm Close on the left hand side, with 5 Manor Farm Close helping to frame this view on the right hand side. Fenestration on the front elevation of the building is small, so as to not overly affect the building's original character. A large glass and timber structure sits below a red brick arch and serves as the principal entrance to the property. The roof is clad in modern concrete roof tiles.

## Northampton Road

**18.28 1 Northampton Road:** A building which is not instantly recognisable as having any architectural or historic quality, but which does deserve a mention within this appraisal as a building of some merit. On the northeast elevation a datestone reads 'Jubilee 1935'. Although the building's age is not of any particular note, given that there are far more historic properties within the village, the decorative light and dark brick piers at each corner of the building add a curious but nonetheless interesting detail. The addition of modern windows, signage and render compete with the original architectural detailing of this building, but it still makes a contribution to this prominent position on the corner of Northampton and Wellingborough Road.

## Silver Street



**18.29** One of the few streets in Broughton that consists of Victorian red brick houses. Its uniqueness and attractiveness is derived from the fact that it has a character not visible in many other parts of the village, unlike many of the other surrounding towns and villages which have a high percentage of Victorian terraces.

## Wellingborough Road

four timber bay windows, timber porch and two dormer windows at the front all add to the appearance of the property, although it is obscured from view by a large hedge and two mature trees at either side. In some nearby towns there are numerous examples of such properties, but in Broughton there are relatively few which reinforces the importance of this higher status family house.

**18.30** **1 Wellingborough Road:** This is a rather grand detached Edwardian/Victorian red brick property which is set back from the highway. The

**18.31** **3 Wellingborough Road:** Another fantastic example of an ironstone dwelling in the village which features two bay windows either side of a stone built porch. It does however appear somewhat lost in this location, as there are a mix of ages and types of houses surrounding the property and further along Wellingborough Road, to the east, the historic character makes way for post-war residential development.



## 19 Negative Factors

**19.1** Broughton, unlike many historic towns and villages, does not have lots of opportunity sites or inappropriate development in the Conservation Area which could be improved upon. There are few areas within the Conservation Area which would benefit from public realm improvements and dereliction of buildings is not something which detracts from the character of the village.



**19.2** However, the High Street, once Broughton's heart, has seen better days. There are several former shops, such as the former Post Office, which either sit empty or their use has changed from retail. Whilst this is a modern phenomena related to the growth of car use and the popularity of out-of-town supermarkets and shopping centres, traditional High Streets can and still do thrive. Therefore this document acknowledges the lack of shops currently present on Broughton's High Street and supports commercial or retail uses in the existing shops provided that traditional shop fronts are retained (See Kettering Borough Shopfront Design Guidance SPD for further details).

## 20 General Condition

**20.1** Broughton Conservation Area is generally in good condition, in spite of it never having officially benefited from Conservation Area status. There are two aspects however which cause concern:

- The vacant shops on the High Street.
- An introduction of modern, inappropriate materials - particularly uPVC windows.

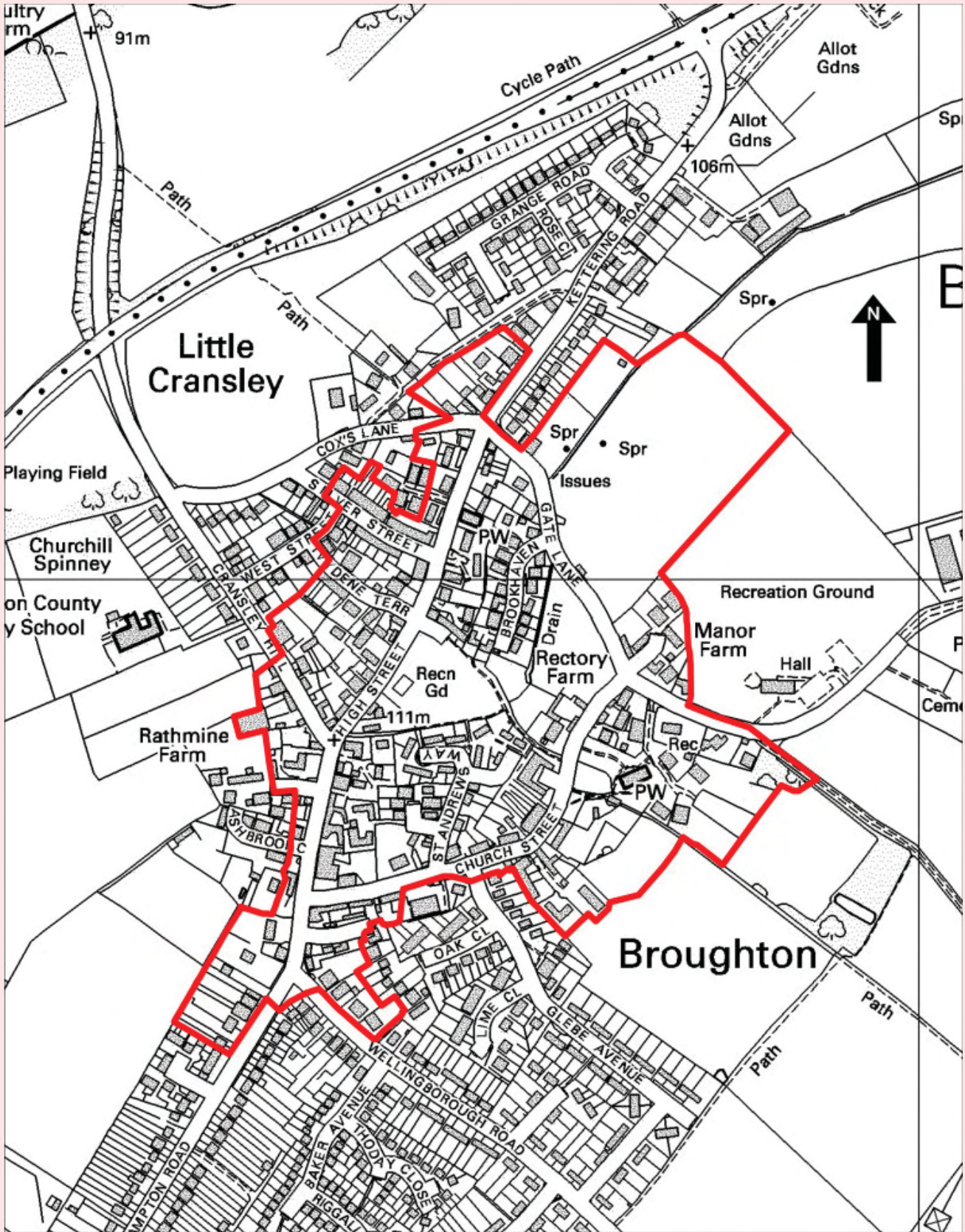


**20.2** It is therefore important that the area is given further protection and the Management Proposals section of this document identifies the key measures which will ensure Broughton's historic character is retained in future.

## 21 Boundary

**21.1** The full-page map on the next page shows the adopted Conservation Area boundary. It is a hybrid version of two proposed boundaries that were consulted on.

# Broughton Conservation Area Appraisal



Title: Final Boundary

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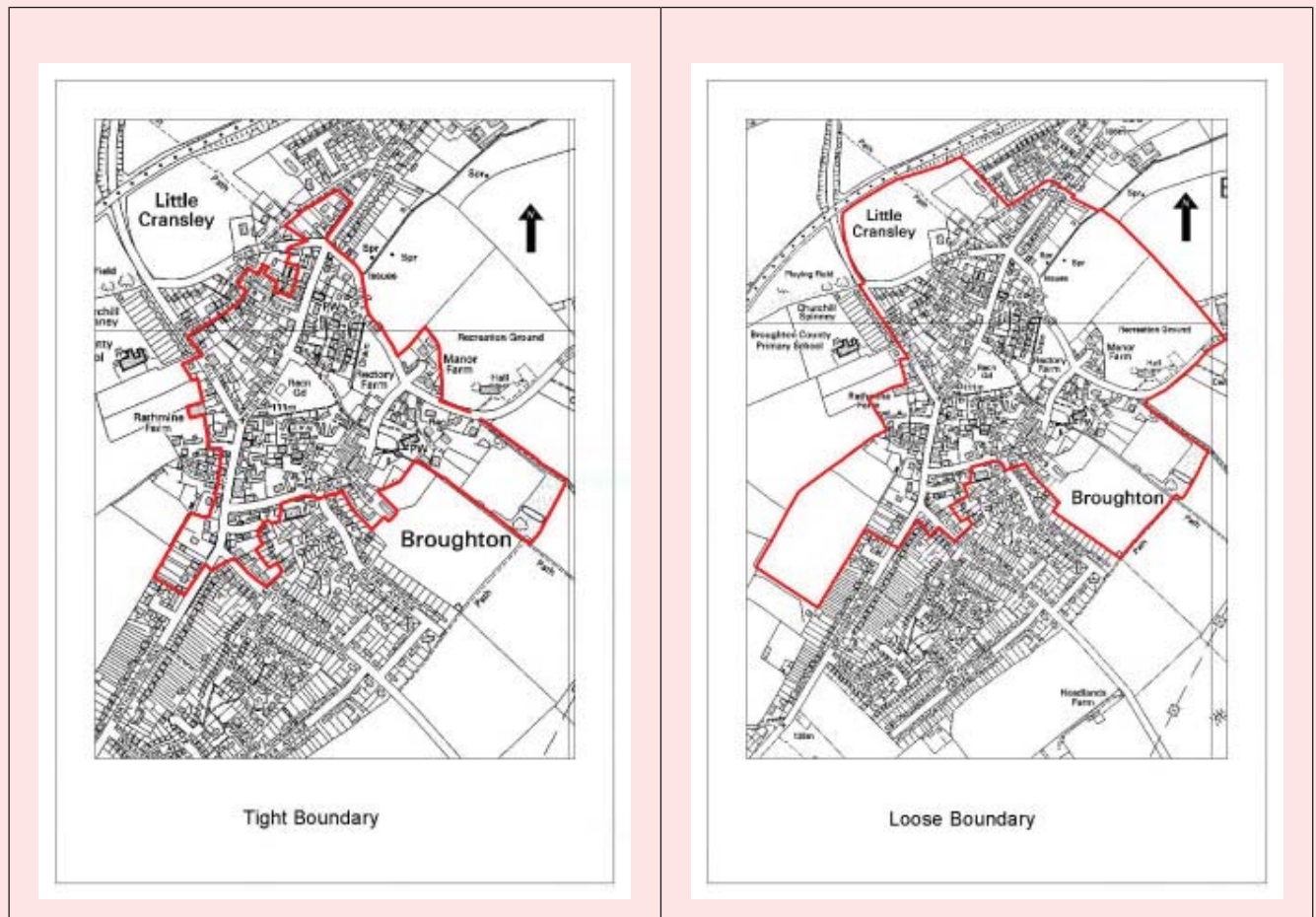
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Scale: 1:5000

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**21.2** However, local residents and businesses were consulted on a choice of two potential boundaries. They are commonly referred to as the 'loose' and 'tight' boundaries. The 'loose' boundary surrounds a far larger potential Conservation Area than the 'tight' boundary and is intended to retain Broughton's agricultural character by including fields outside of the settlement which contribute to its green character. The 'tight' boundary is a far smaller area, but only contains the areas which have an undeniable historic or architectural value.



## 22 Management Proposals

**22.1 Additions and Alterations:** There will be a presumption against additions and alterations to buildings which adversely affect their character and appearance or that of the Conservation Area.

**22.2** Developers should ensure that additions or alterations to existing buildings have a positive effect on their character and that of the Conservation Area. The Council will ensure that all additions and alterations are sympathetic to the existing building in scale, proportion, height, materials and detailing.

**22.3** Where alterations or additions are proposed the Council will require a Design and Access statement to be submitted in detail. It should include an analysis of the contribution made by the existing building to the character of the immediate streetscape and the wider Conservation Area and of the preservation or enhancement of that character by the proposed alterations or additions.

**22.4 Conservation Area Consent:** There will be a presumption in favour of retaining buildings which make a positive contribution to the character or appearance of the Conservation Area.

This will include buildings of contextual or group value.

**22.5** Where the demolition of a building which makes little or no contribution to the character of the Conservation Area is proposed the Council will expect the developer to justify demolition in terms of the character of the Conservation Area and submit detailed plans for redevelopment. Where appropriate, these should preserve or enhance the character of the Conservation Area. In the absence of satisfactory proposals consent for demolition will not be granted. The demolition of any historic boundary walls will not be allowed without significant justification.

**22.6 Recording:** Where consent is granted for significant demolition the Council will expect an accurate archive record to be made prior to the commencement of any works. This will include photographs and/or where appropriate, measured survey drawings and will be provided at the expense of the applicant.

**22.7 Change of Use:** The Council will not permit changes of use to buildings where the new use would adversely affect their character and appearance or that of the Conservation Area.

**22.8 Signage:** Signage must be designed to suit the proportions, design and materials of the host building and the immediate streetscape. Overscaled, unsympathetic and visually intrusive signage will not be allowed.

**22.9 Advertisements:** The Kettering Borough Shopfront Guidance SPD and the application of the Town and Country Planning (Control of Advertisement) Regulations provide guidelines in order to manage the suitability and quality of adverts and shopfronts.

**22.10 Repair and Maintenance:** The Council will encourage owners to keep their property in good repair. The Council may use its statutory powers to secure the preservation of threatened buildings in the Conservation Area. In the case of a statutorily listed building these powers include Urgent Works and Repairs Notices. The Council also has the power to secure the preservation of unlisted buildings where it is important for maintaining the character or appearance of the Conservation Area. The Council will provide guidance on the repair and maintenance of traditional buildings in the Conservation Area. In addition, Section 215 Notices can be issued to owners of land and properties where their poor appearance negatively impacts the quality of the area and the lives of its residents. A Section 215 Notice requires the owner of untidy land to resolve the situation and if they fail to do so the Council has powers to carry out the work in default. Should this be the case the Council also has powers to pass the costs of tidying the land onto the land owner.

**22.11 New Uses for Vacant Buildings:** The Council will actively encourage beneficial and creative new uses for vacant buildings, where these respect the character of the building and the Conservation Area. Where buildings are unoccupied and await a long term use, appropriate temporary uses will be encouraged. Such uses should not require significant internal or external alterations, particularly where these would reduce the flexibility of the building in the future.

**22.12 The Design of New Development:** The Council will expect all new development to achieve a satisfactory relationship with its surroundings, demonstrating a regard for the character of the immediate street scene and the wider conservation area. Permission for new development will only be granted where it preserves or enhances the character of the Conservation Area as a whole.

**22.13** Existing buildings which are unsympathetic to the character of the Conservation Area will not be regarded as a valid precedent for further uncharacteristic development.

## 22.14 Key Design Principles:

**22.15** Within the High Street new development must follow the building line at back of pavement and maintain a continuous street frontage. Dominant elements or features which project beyond the building line will not be permitted. Along the High Street development that recreates historic yards will be welcome.

**22.16** The plan form and architectural treatment of new development should complement the historic and architectural character of the Conservation Area. In particular, principal elevations must always front the street.

**22.17** New development will be required to reflect the building heights which characterise the Conservation Area. This will limit new buildings to a maximum of three storeys as there are several examples of historic buildings within Broughton of this scale. However, proposals for new developments which have an overbearing impact upon neighbouring historic properties will not be supported, even if they are three storeys or less.

**22.18** The roof forms and roof lines of new buildings must complement the roof forms and roof lines of the adjoining and/or surrounding buildings. Flat roofs and angular roofs that are not typical of the historic character of the area will not be welcomed.

**22.19** Window openings in new buildings should be designed to respect the proportions of neighbouring buildings. The use of traditional features may be appropriate. Windows should be appropriate in overall size, proportions and detailing and should complement the existing palette of materials prevalent within the Conservation Area.

**22.20** Local identity should be reinforced through the use of materials traditionally employed in the area, principally red brick and ironstone for external elevations and Welsh slate for roof coverings. The use of appropriate materials for fenestration is particularly important. Timber windows are prevalent, but some of the more historic listed properties have lead casement windows. Therefore the fenestration should correspond with the age of the property. New stone buildings should be constructed with the appropriate mortar, details of which should be required by planning condition.

**22.21** Restrained architectural detail of high quality and which contributes to scale, proportion and legibility will be encouraged. Indiscriminate, fussy and arbitrary use of applied features or detail will be resisted.

**22.22** Servicing areas should be concealed behind built frontages of appropriate scale. For many residential properties car parking is on-street, as the historic core of the village developed prior to the invention of the automobile. However, where on-street parking would negatively impact highway safety alternatives should be considered. Car park or service entrances should be carefully designed to mitigate any adverse visual impact on the local street scene.

**22.23** New buildings must preserve views and vistas characteristic of the Conservation Area and respect the setting of key historic landmarks. The creation of new landmarks will be discouraged. New development should respect the form, setting and appearance of historic buildings.

**22.24** New buildings should be accessible to all users, including people with disabilities. Where specialised access is required it must be treated as integral to the design and should be included in any Design and Access statement.



**22.25 Vacant Sites:** The redevelopment of vacant or gap sites within the Conservation Area is a priority. The Council will encourage early discussion of development proposals and provide guidance for significant sites.

**22.26 Development in the Conservation Area Setting:** New development in the setting of the Conservation Area must preserve or enhance characteristic views within, from and into the area.

**22.27 Street surfacing:** If new paving schemes are proposed the design and materials should provide a simple, neutral and subordinate foreground which relates well to the surrounding buildings. Paving that is attractive, durable and sustainable should be used throughout the Conservation Area. Work should always be carried out to the highest standards.

**22.28 Street Furniture:** New street furniture, including street lighting columns, should be simple and functional, reflecting the character of the Conservation Area. Care should be taken to avoid spurious 'heritage'. Any additions must be justified and restricted to essential items. New features within the public realm should be carefully sited to avoid intrusion on views, vistas and the settings of buildings.

**22.29 Clutter:** A co-ordinated effort should be made to avoid street clutter through good design and careful siting. Where possible signs and equipment should be fixed to lighting columns, buildings or other existing structures. Advice will be given by the Council for the siting of larger items such as telephone kiosks, which ideally will be sited at the back of the footpath. Telephone masts, green boxes and satellite dishes should also be sited in locations that have minimum visual impact upon the public realm.

**22.30 Article 4:** Consideration will be given to an Article 4 directive for any historical buildings or groups of buildings that are desirable to preserve. This legal status offers more protection to the appearance of a building than Conservation Area status would otherwise offer.

**22.31 Developers' Contributions:** Developers will be expected to contribute to the improvement of the public realm where appropriate.

**22.32 Archaeology:** Development proposals should take into account the potential for remains of archaeological interest. Professional advice should be sought and appropriate assessment undertaken based on this advice.

## 23 New Development

**23.1** The village of Broughton was once far more dispersed than the settlement it is today. Therefore opportunity sites which could be sensitively developed are few and far between. This document does not attempt to identify such sites as there are few areas within the boundary of the Conservation Area which would benefit from redevelopment. However, the reuse of existing structures is supported by this document and where opportunities are identified any development must seek to incorporate design which respects the historic character of Broughton:

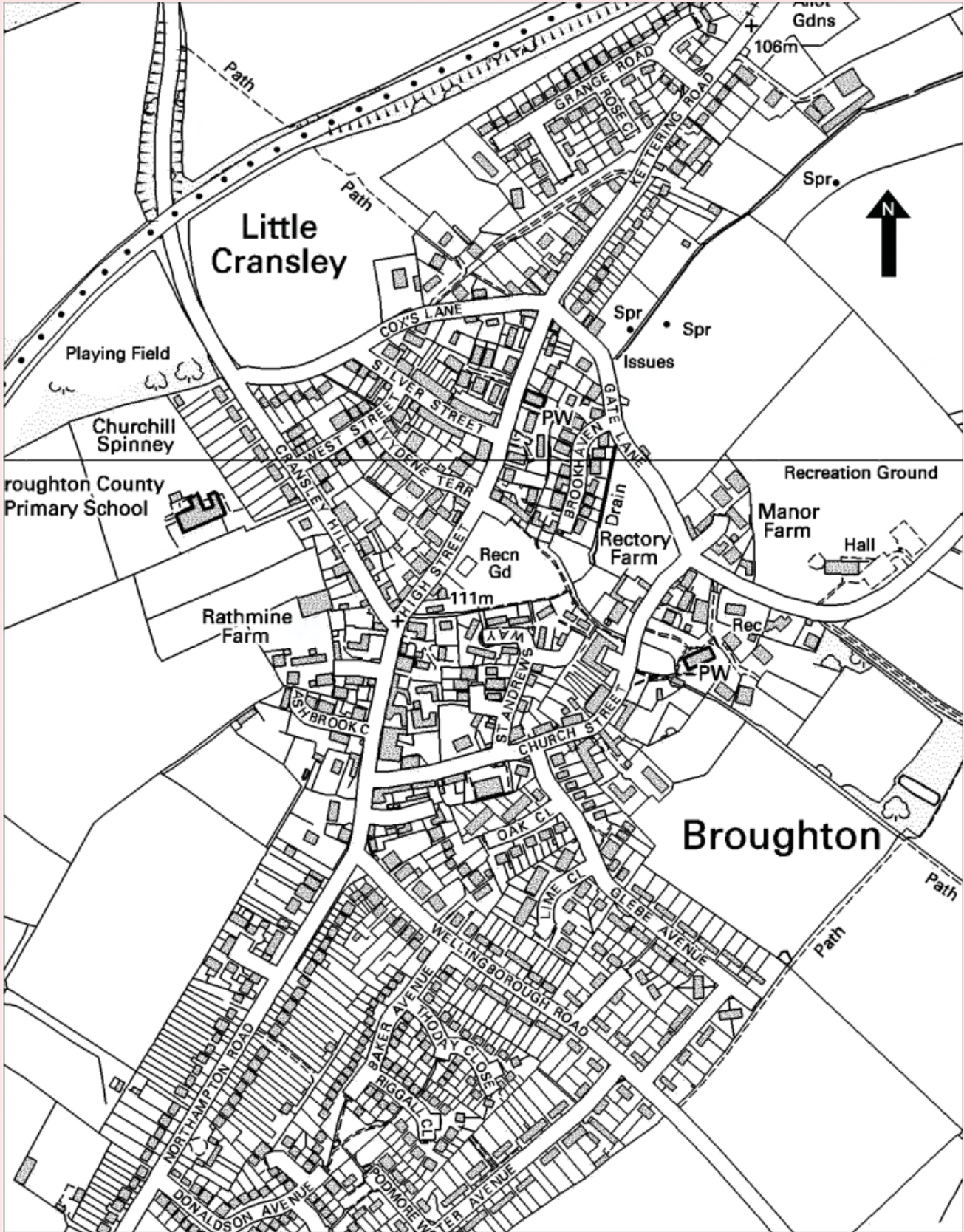
- New development in the Conservation Area must not be any greater than three storeys in height, whilst the preferred height is two storeys.
- Large, expansive set-backs are uncommon in Broughton. New buildings must abut, or front the highway with small front gardens if the development is residential.
- The dominant external materials are ironstone and Welsh slate.

- uPVC windows and doors are inappropriate for new development within the Conservation Area.
- Large parking areas are uncharacteristic of Broughton. On-street parking is common as a result of the historic development of the village. However, this must not be to the detriment of highway safety.

## 24 Acknowledgements

**24.1** This document has been prepared with the help of the people of Broughton and a special mention must be given to Broughton Parish Council, who have supported both events relating to and the production of this document.

**24.2** Please see [www.broughton-village.co.uk](http://www.broughton-village.co.uk) for more information on Broughton, its history, news and planned events.



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**Kettering**  
Borough Council

Date: 16.08.12

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