

Flore Conservation Area

Appraisal and

Management Plan



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1 Introduction

1.1 Why has this document been produced?

Daventry District Council is currently undertaking reviews of existing conservation areas within the District, and as part of this programme assessed Flore as a potential new designation. This document has been produced to outline the special architectural and historic interest of the Flore Conservation Area, which heretofore was undesignated and therefore did not have a dedicated appraisal document.

Public consultation has been undertaken to inform this document, as set out in Section 1.3 below.

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 future 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 members of the Parish Council, as well as local residents with knowledge of Flore's history and development.

During the drafting process and exhibition was held in the Flore Millennium Hall in August 2017. It created an opportunity for local people to provide information and also be informed regarding the drafting process and ongoing schedule.

The draft Appraisal and Management Plan, alongside the proposed boundary, were release for wider public consultation on 18th September, 2017 for six weeks, during which time hard copies of the appraisal were available for inspection at the major local libraries and the Daventry District Council offices. It was also accessible on the DDC website along with the proposed boundary map and comments survey.

A further public drop in session was held during the consultation period at the Flore Millennium Hall.

As part of the reporting process, the Statement of Consultation (May 2018) 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 Flore, 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.

Areas which might benefit from enhancement schemes are set out in Section 10.1.

Proposed Article 4 Directions are also explored at Section 10.2.

This document also sets out entries for the Local List of buildings of special architectural or historic interest compiled by Daventry District Council, in Section 10.3.

Finally, a Management Plan is set out in Section 11, which suggests key areas of ongoing improvements to the quality of the conservation area.

Figure 1 Previous page: Images of Flore. Source: Daventry District Council.

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 and 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 are made in accordance with any material planning considerations, which will include this document.

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 Flore village was undertaken by the District Council in 2017 to ascertain the merit of designating a new conservation area. As the result of that review, this document has been produced to accompany the newly designated Flore Conservation Area.

The map at Fig. 2 below shows the designated conservation area, as well as the area of study for the 2017 review.



Figure 2 The Flore Conservation Area (May 2018) is shown on the above map, with the area of study indicated by the blue polygon.

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 Flore Village can be characterised by the following:

Flore occupies a prominent position within the Northamptonshire Uplands north of the Nene Valley. Historic infrastructure has shaped the village’s development. Its situation adjacent to the ancient roadway of Watling Street (the A5) both increases the area’s potential to yield archaeology as well as enhancing the settlement’s overall significance. Its built form spreads south from High Street (the A45) along finger-like lanes towards the river.

The surrounding historic landscape is characterised by pastureland to the south along the river course, including some 18th century Parliamentary field enclosure, and the Daventry District Council Special Landscape Area to the north and west.

Expansive views of the village from the south and west are characterised by the mature trees which dominate the village, particularly those of Flore Park. Glimpses of historic ridgelines within the trees and uninterrupted views of the church tower and Flore House from Watling Street contribute greatly to the village’s significance.

The significance of the historic core of the village is maintained through both the variety of local building materials and the consistency of their use; Marlstone and Northamptonshire ironstone, along with cob and thatch can be seen in the village’s earliest properties; local red brick, slate and metal roofing materials show the village’s development through the late Georgian and Victorian periods. Flore’s historic core has a fine grain, and the consistently strong building lines which are formed in a linear pattern along its main roads and finger lanes create coherence and shape the experience of the village.

The settlement’s rural character is emphasised by the presence of large, former farm complexes concentrated around impressive farmhouses. The remaining examples of Flore’s orchards and single specimen trees across the village enhance the historic interest of the village.

4 Location, Designation

4.1 Location

Flore Parish is located 7 miles west of Northampton, 5 miles east of Daventry and 9 miles north of Towcester. It can be reached from both Northampton and Daventry by the A45, currently a very busy road which bisects the village. The Daventry Development Link Road currently under construction is due for completion in 2018 and will bypass the village. Flore lies in close proximity to Junction 16 of the M1 (1½ miles to the east) and the A5 (¾ mile to the west), with the nearest train stations at Northampton and Long Buckby. Since 2012, Flore has been part of the Weedon Ward of Daventry District. The River Nene forms the southern boundary of the village and the Grand Union Canal passes about ½ a mile to the south west of Flore. The village is traversed by the Nene Way and the Macmillan way, both long distance footpaths.

4.2 Designation

The Flore Conservation Area was designated in May 2018.

The parish contains 44 listed buildings, a high concentration of which are located within the conservation area, including the Grade II* listed Church of All Saints.

The Daventry District Grand Union Canal Conservation Area lies approximately 1 mile to the west and south-west of the Flore Conservation Area.

The village also contains a number of Local Green Spaces designations, as noted in the made Flore Neighbourhood Development Plan (2016).

This document shall seek to ensure robust direction for development control and future policy guidance to define, and to appropriately preserve and enhance the conservation area.

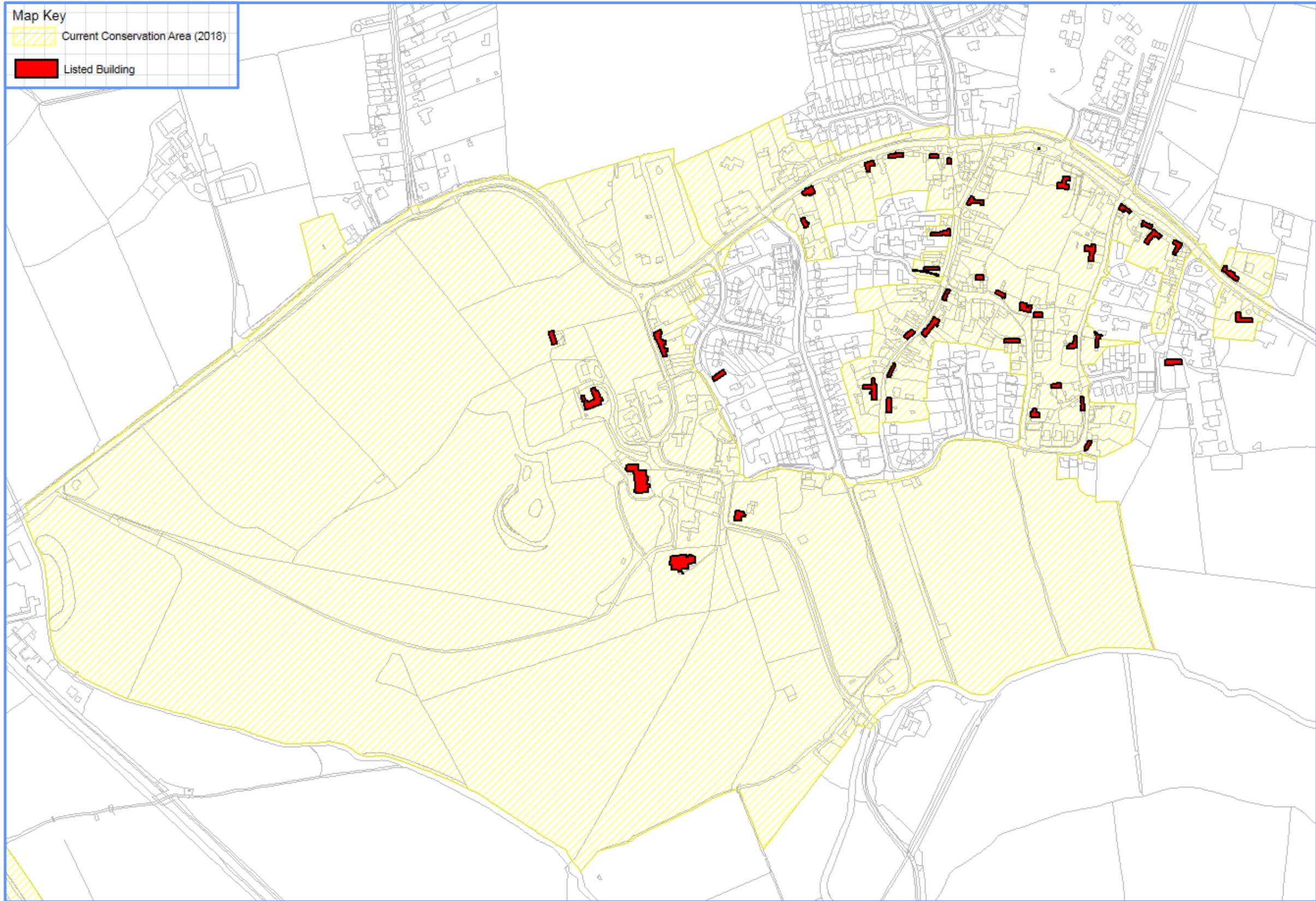


Figure 3 Map showing listed buildings and the current conservation area.
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5 Geology and Topography

5.1 Geology

Flore's historic core nestles on a south facing hillside, which slopes down to the River Nene. The broad, gentle valley reflects the historic presence of a previous larger water source, confirmed by deposits within the valley. Flore lies on an area of Lias Clay and Marlstone, with an outcrop of Northampton Sand to the north east of the village. Many of Flore's earliest surviving buildings are constructed of this locally quarried stone; the ferruginous element in the Northamptonshire ironstone is what gives Flore's buildings their distinctive orange-brown glow.

Used mainly for sheep farming in 16th and 17th centuries, the free draining and light textured sands of the wide valley also make it ideally suited to agricultural use.

5.2 Topography

According to Northamptonshire's Environmental Character Assessment, Flore lies within the Upper Nene Catchment and Watford Gap Area. The contour of the ridge which sits at the head of the valley, traversed by the A45, is a predominant feature within the village and the steep southward slope has directly contributed to the character of the built form of the settlement and views of the village from the south and west. Other topographical features such as Flore Hill and the lowland pasture to the south characterise the area and its significant views.

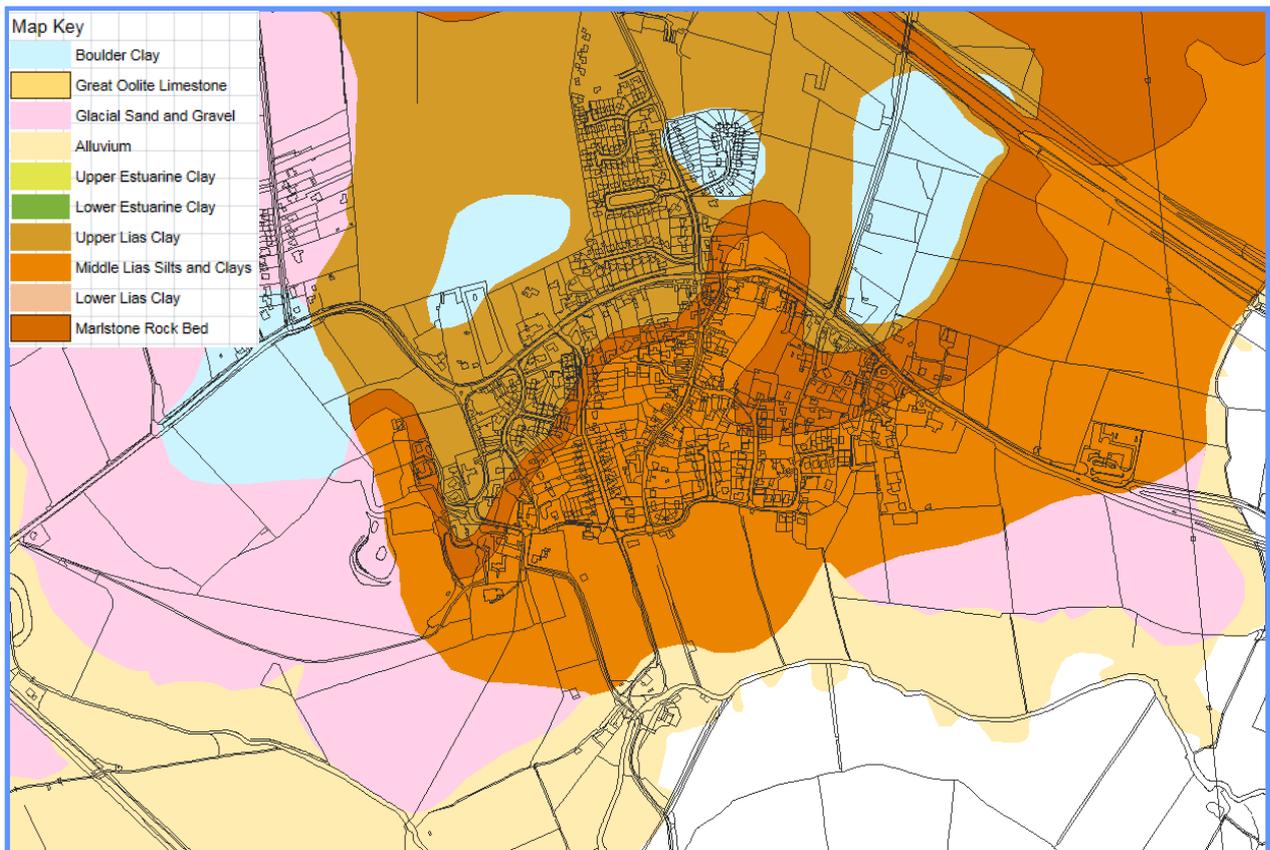


Figure 4 Map showing the geology of Flore.

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6 Historical Development

6.1 Historic Mapping

The 1937 County History of Northamptonshire says of Flore, “the large parish, of over 1090 hectares, includes the former lands of the deserted village of Glassthorpe.” The aforementioned deserted medieval village lies to the north east of Flore.

Referring to the built environment of the village, it goes on to say that “It is unusual in that, of the parishes which lie close to Watling Street, it is the only one with boundaries at no point determined by the Roman road.”

Early development of the settlement was in fact concentrated in the western portion of the current village, adjacent to the Roman Watling Street. Archaeological evidence in the basin of Flore Park suggests a later shifting of the village centre eastwards in the medieval period.

Historic mapping for Flore shows how the village’s built form was largely established by the 18th century. See the 1779 Enclosure map below at Fig.4. The settlement grew from the low-lying river valley northwards to the A45, creating a distinctive linear road pattern. The system of lanes leading south from High Street was developed prior to the Enclosures of the late 18th century.



Figure 5 Extract from 1779 Enclosure map of Flore. © Northamptonshire Record Office.

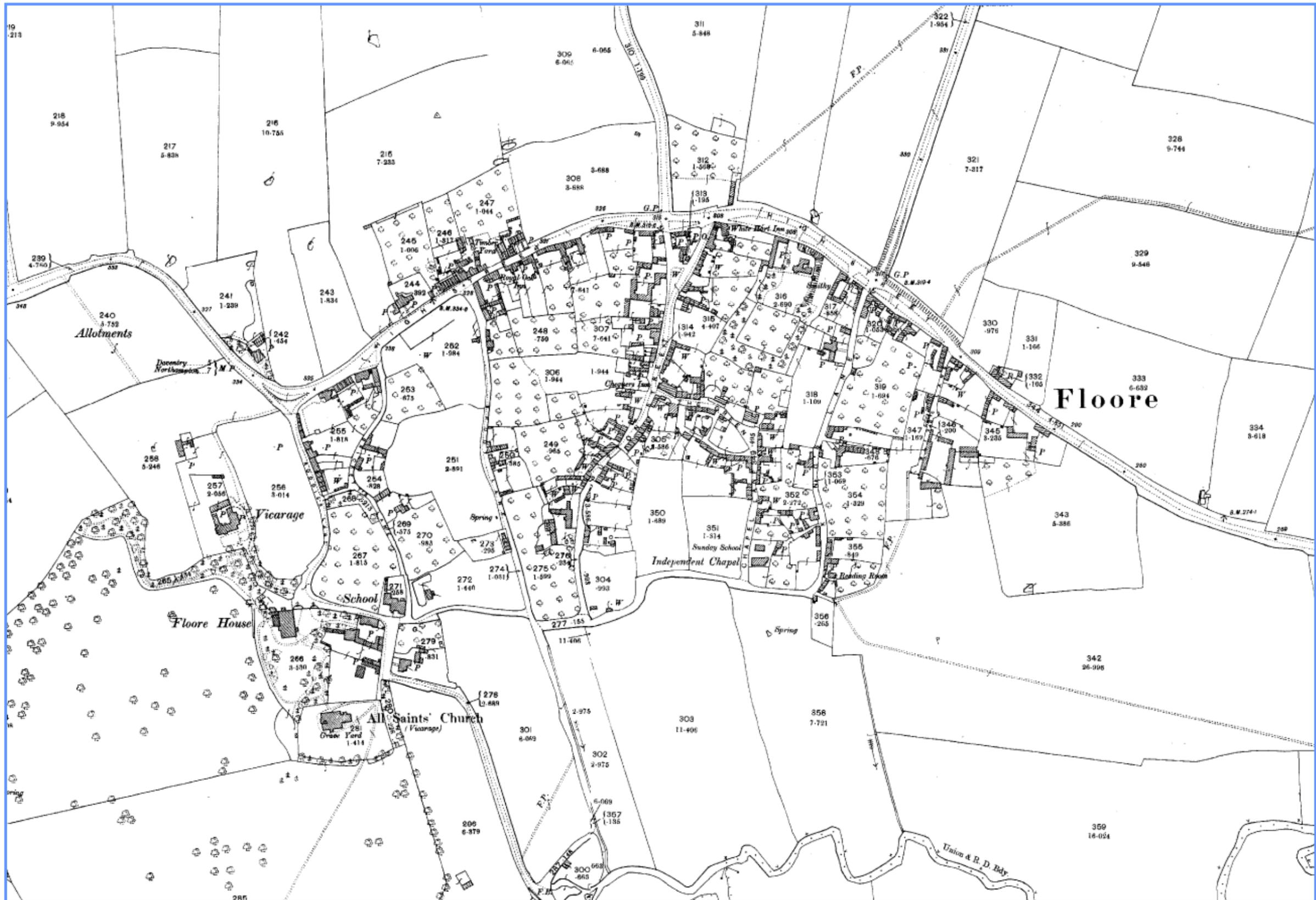


Figure 6 Ordnance Survey map of Flore 1891-1912. © Crown copyright and database rights 2017 Ordnance Survey 100023735.

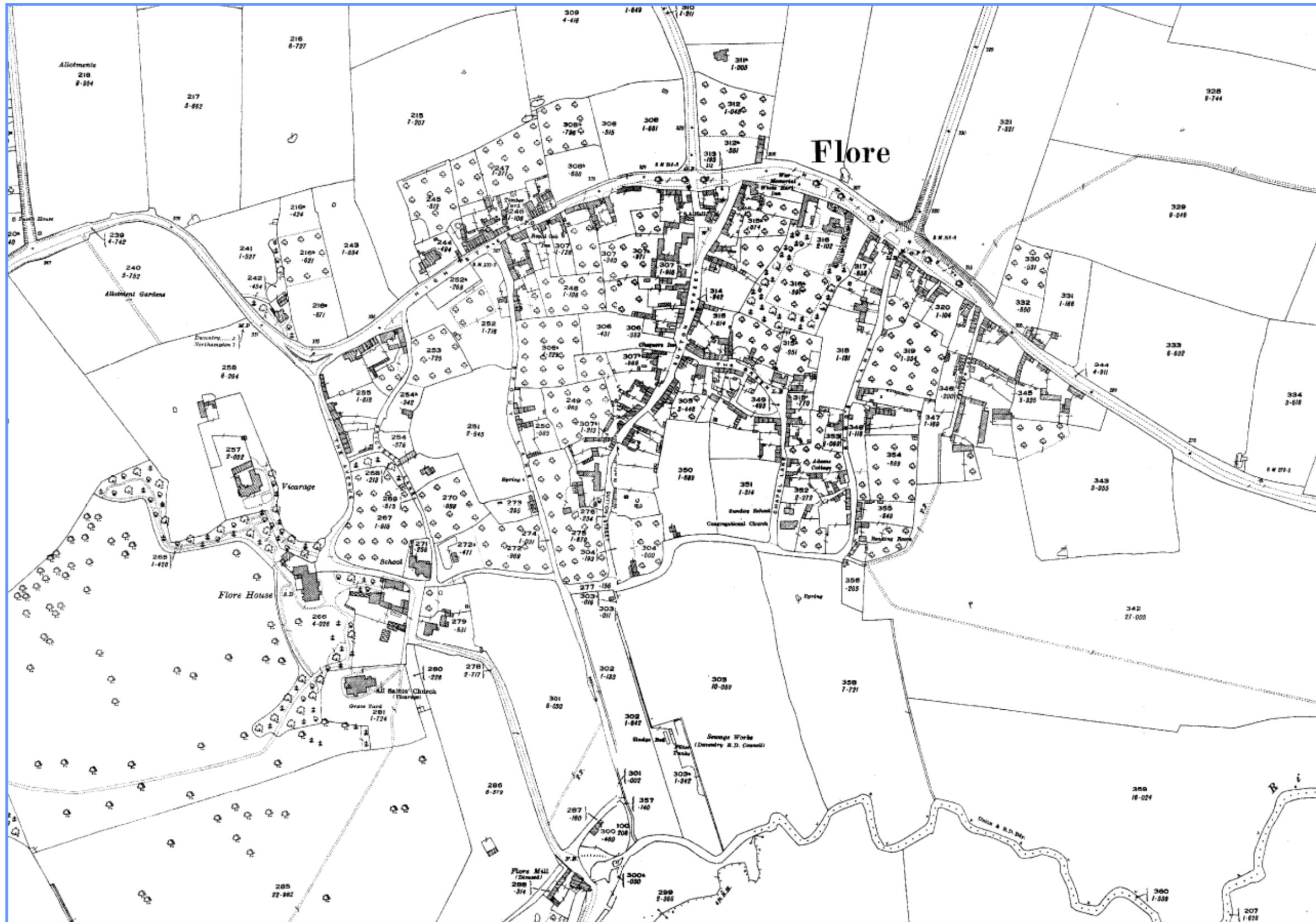


Figure 7 Ordnance Survey map of Flore 1904-1939. © Crown copyright and database rights 2017 Ordnance Survey 100023735.



Figure 8 Ordnance Survey map of Flore 2017. © Crown copyright and database rights 2017 Ordnance Survey 100023735.

6.2 History

6.2.1 Prehistory, Roman and Saxon

Excavation and aerial survey work in the 1980s and 1990s has revealed the presence of at least four possible long barrows in the parish, as well as several related ditches and a trapezoidal, palisaded enclosure, a unique find within the county to date.² A possible prehistoric mortuary site has been identified in the west of the settlement in the basin of the River Nene tributary, and several Mesolithic finds, including flint scatters, have been located adjacent to Flore House. Two sites to the west in Flore Park have yielded Roman archaeology, including two Romano-British coins and the proximity to Watling Street provides the potential for the area to yield further archaeology of all eras.

6.2.2 Medieval

Flore is recorded in the Domesday Book in the hundred of Nobottle. As of 1086, there were five landholders granted tenancy in Flore under William the Conqueror, acting as absentee landlords. The population during this period was high in relation to other similar settlements, with most working in agriculture.³ Two mills are listed in the parish in Domesday Book; the current mill to the south of the village dates from the early 19th century. Areas of ridge and furrow created by medieval farming activity have survived in the village and are important indicators of continuous agricultural practices.

A large, medieval hollow way, or boundary ditch, has been identified bisecting Flore Park, a possible marker of the former limits of the medieval village and a suggested route of an early turnpike road.

² Deegan, 2008.

³ Open Domesday, 2017.

6.2.3 Post Medieval

Yeomanry wool farming in the 16th and 17th centuries contributed to Flore's wealth; its orchards also became well known in the county, particularly for the famous Flore plum variety, purportedly a remnant of the Roman culture in the area.⁴

The primary trackway through the village, which now forms the route of the A45, was used to transport wool to Coventry in the middle-ages. By the 18th century it was a turnpike road from Old Stratford to Dunchurch, facilitating the development of inns and craft industries along its length.

The increased use of the through route, as well as the advent of the Royal Ordnance Depot in the early 19th century, brought a new source of income for craft industries and public houses within the village, particularly along High Street and the southern lanes. The settlement grew little in the 19th century, but inter and post-war housing developed to the north of High Street, on Brockhall Road (1920s), The Crescent (1930s) and Collins Hill (1950s). Nether Lane was developed with local authority housing in the latter half of the 20th century, now forming the southern limit of the village's built environment. The spelling of Flore was not standardised until 1945, with previous variations including Floore, Flora and Flower. The origin of the name is unclear, but suggestions include the Latin *Flora* from the Roman goddess of wheat, the Old English term *flōr*, referring to a threshing floor and *vluor*, used in Middle High German to describe a cornfield, all indicating the village's longstanding connection with cultivation and agriculture.⁵

⁴ Flag Institute, 2017.

⁵ Flore Village Design Statement, 2008.

Archaeological sites are shown on the map below at Fig.8. These records are taken from the Historic Environment Record; more detailed information on archaeological sites within the parish can be found within the Northamptonshire Historic Environment Record.

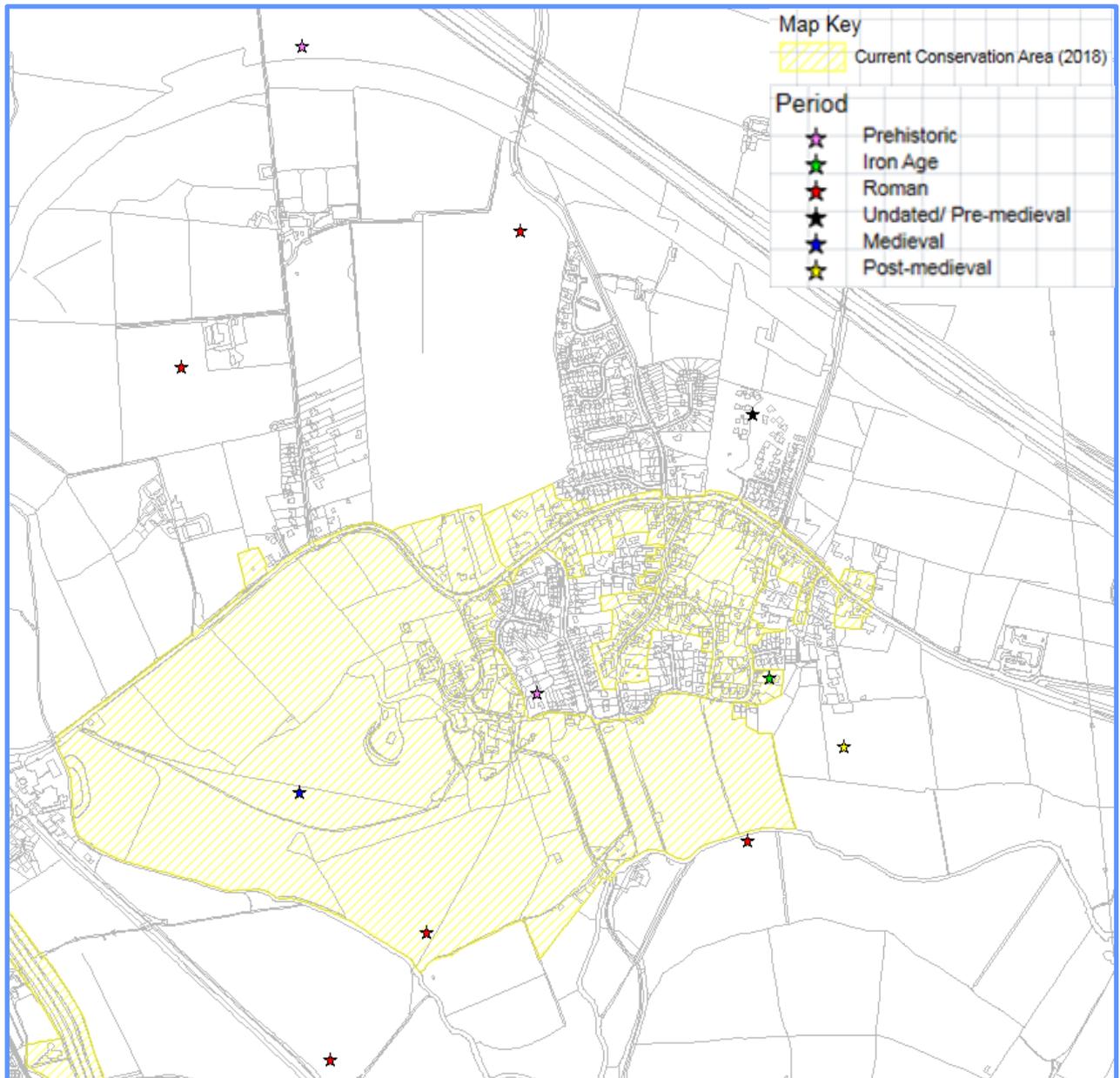


Figure 9 Archaeological sites within the parish of Flore. © Crown copyright and database rights 2017 Ordnance Survey 100023735.

7 Spatial Analysis

7.1 Spatial Summary

The following section provides an analysis of the spatial features which contribute to the character of the Flore Conservation Area. An initial summary looks at each road in turn.

The Avenue

The Avenue is a long lane, which begins well south of the conservation area at the Grand Union canal. It runs east past the parkland of Flore House, before crossing the brick bridge at Flore Mill at the southern gateway to the conservation area. The road winds through the west side of the village and terminating at High Street. Leading from Flore Mill, The Avenue is straight and bounded by tall hedgerows and established trees as it passes the village playing fields to the east, and then opens upon Flore's oldest historical grouping, the secluded All Saints Church, Old Manor House and Flore primary school; the latter is a non-designated building which contributes to this important grouping of listed properties, and is therefore a recommended for inclusion on the Local List. This section of The Avenue is bounded to the north by the extensive brick and stone stabling, outbuildings and associated walls of Flore House, but the positioning of surrounding buildings, the nearby allotments and the wide grass verge enhance the amenity of the lane. Narrowing and taking a series of sharp turns, The Avenue curves west to reveal the impressive stone frontage of Flore House. To the east, late 20th century bungalows sit on large plots behind low stone walls, surrounded by established specimen trees, offering glimpses of gardens and trees in the village beyond. The Avenue rises sharply as it approaches High Street, with No. 1, 3 and 5 forming an attractive raised terrace of Grade II listed 17th century cottages of coursed squared ironstone to the east later adapted to the 19th century model cottage style, with sweeping rural views to the west.

High Street

The A45, or Flore Hill, rises west towards the village, bounded by footpaths and tall, established hedgerows to both sides, giving way to High Street as it slopes slightly downhill and curves at the conservation area's western gateway. To the north, agricultural land rises upwards behind hedges and established trees.

On approaching the junction with Spring Lane, the grain of High Street alters as hedgerow to the north gives way to historic houses and outbuildings. An important feature of the High Street are the many wide grass verges and series of small, triangular village greens which lie along the south side, adding considerable amenity value. The triangular green of Russell Bank at the top of Sutton Street houses the village sign and millennium memorial bench, and sits next to the 18th century former Royal Oak public house (grade II), now a dwelling. The charming former coach house of Leggatts on the north side of High Street provides visual interest in views westwards and is recommended for inclusion on the Local List. To the north of High Street and the timber yard, an historic orchard has been identified.

In its central section, historic building along High Street is concentrated along the south side, being a mix of two and three storey properties of stone and brick, generally fronting High Street and on individual plots, many with previous commercial use as public houses and small businesses. To the north, wide grassy banks rise upwards, with hedgerows and fencing screening the 20th century development around Brockhall Road.

Traffic lights close to the Brockhall Road and Sutton Street crossroads provide a link between the north and south of the village. Many of Flore's amenities are located around this

crossroads. The village shop trades from modern premises on the triangular green at the top of Sutton Street, slightly to the east of the original post office site shown on historic maps. The village's surviving pub, the historic White Hart, faces a large 20th century garage forecourt with showroom to the north. The early 20th century brick millennium hall sits prominently behind the village's grade II listed stone war memorial on a wide grass verge. The Millennium Hall is a candidate for the Local List. The topography, width of the road and grass verges give this part of the village a more open feel as compared to the southern lanes.

As High Street approaches its eastern fringe a sense of enclosure returns. Footpaths and grass verges run along both sides of High Street, with tall hedgerows and established trees forming a visual boundary to the north. To the south, a series of large, detached landmark dwellings are set back some distance from the road. Flore Farm House and Nos.121-123, both large stone buildings dating from the 17th and 18th centuries, frame the gateway to the conservation area. The wide grass verge along this section of High Street continues to the smaller crossroads with Kings Lane and beyond towards Bliss Lane, and is planted with established trees which provides an attractive green setting for the range of historic dwellings fronting High Street.

Sutton Street

Sutton Street lies at the village's historic core and includes a full range of Flore's building styles and materials, with stone, brick and some remnants of cob evident on many grade II listed structures. A Y-shaped green leads south from High Street, being partially occupied by the village shop and Salvation Army Hall, with the remaining grassed bank housing a bench and noticeboard showing a map of Flore's historic core. As Sutton Street heads south, it takes a sinuous course and has a character quite distinct from other streets in the village. The grain in the middle section is much denser here, with very little greenery, as buildings sit close to

each other, or are joined in terraces of cottages, affording only a few glimpsed views of rear gardens. Many frontages about the very narrow pavement giving a very enclosed feel, despite the relatively low ridgeline of these diminutive cottages.

The building line is broken at the mid-point of Sutton Street by a small, square area of grass in front of an attractive grouping of 19th century brick cottages at the junction with The Green, which are recommended for inclusion on the Local List. On the northern corner of the junction sits the former Chequers Inn, a brick built 19th century public house, whilst on the opposite corner lies an ironstone, cob and thatched 18th century cottage, with a surviving agricultural barn behind. Both the former Chequers Inn and the agricultural barn are recommended for inclusion on the Local List.

As Sutton Street continues south beyond the junction with The Green, the road narrows further until it reaches Crossways (grade II listed) and associated cob wall. Sutton Street's character changes as historic and modern detached properties reappear, surrounded by established gardens and historic walls, a legacy of Flore's past orchards.

The Green

The Green leads east off Sutton Street, providing evidence of Flore's historic development. Bounded by a number of three storey 19th century dwellings of stone and brick and without pavements, there is a strong sense of enclosure in this narrow street as it rises steeply, reaching a plateau at the tall and imposing Capell House (grade II listed). Numerous outbuildings abutting the street evidence the importance of yeoman farming in Flore's past development and although the orchard is largely hidden at street level behind a high stone wall, it includes numerous protected trees.

The adjacent thatched 18th century stone Old Bakehouse (Nos 11 and 13) and cob built

cottage Oldways , (No. 15) complete this attractive Grade II grouping north of The Green. Despite the street name, The Green is no longer an open space, but once formed a central green in the village. To the south much of the view is screened by the boundary hedging, established planting and the structure of No. 20 Chapel Street, a pair of grade II listed coursed, ironstone rubble cottages. Unusually for this part of the village, No. 20 does not front Chapel Street, suggesting that this was where the southern boundary lay in the 18th century.

Chapel Lane

Development south of The Green along Chapel Street is mainly 19th century with some modern infill. Chapel Street curves slightly at its head, but becomes straighter as it slopes down the valley, offering views of agricultural land on the flood plain and the other side of the valley in the distance. Behind No.6, the remnants of an orchard can be seen to the east, the importance of which is reflected in the protected status of its planting. At the foot of Chapel Street the 19th century former United Reform Church (the schoolroom), an attractive single cell brick building with slate roof, having attractive semi-circular and arched windows and a datestone of 1820. This small grade II listed building sits in an attractive grouping with a slightly larger Victorian red brick chapel, having stone detailing and a small chapel burial ground bounded by a historic brick wall and iron railings. This chapel building is recommended for inclusion on the local list.

Kings Lane

The narrow junction of Kings Lane with High Street is tightly flanked by the elevations of historic dwellings and farm outbuildings, comprising an interesting variety of boundary walls of mixed materials including brick, local stone and cob.

Kings Lane unfolds to reveal Flore Manor (known previously as The Old Manor), an

impressive two and three storey building of coursed ironstone and thatch, set back from the road behind a low stone wall and with extensive grounds, including a line of established, protected trees following the course of Kings Lane travelling south towards a pair of Flore's oldest houses. The Hollies, a coursed squared ironstone building of 2 storeys with attic, now tiled rather than thatched, retains its datestone of 1679, and sits with its gable end facing the lane. Opposite lies The Croft, another late 17th century building of similar materials. Although The Croft sits well back in its plot, the boundary walls of both properties are very close, creating a narrow channel along this section of Kings Lane. The street scene widens to the east at the junction with a small cul-de-sac of 20th century buff brick bungalows named The Orchard, an allusion to the site's historic origins. Opposite, the stone, cob and pantile boundary wall south of The Hollies forms the eastern boundary of Flore's protected orchard, in which sits Adams Cottage, a 17th century rubble, brick and cob structure used as A Quaker Friends Meeting House from 1678. Kings Lane curves towards its southern end, revealing another of the village's many former public houses, the Old Bakers Arms, a number of red brick buildings, including the Scout Hut, formerly the village reading room, and Marsh Cottage, a white painted 18th century cottage of ironstone rubble, brick and cob, which retains its thatched roof. The former reading room is recommended for the Local List.

Nether Lane

Like High Street, Nether Lane runs from west across the village, linking the series of lanes from The Avenue to Kings Lane and providing Flore's southern built boundary. Housing on the north side of Nether Lane is 20th century and has been subject to much alteration. Agricultural pasture land south of Nether Lane is undeveloped, being mostly on the floodplain and affording attractive views out of the village over the valley towards Whitehall Farm in the mid-distance. The historic field pattern shown on pre-enclosure maps is still very evident in these fields between Kings

Lane and The Avenue, leading south to the tributary of the River Nene, which is the reason for their inclusion in the conservation area.

Bliss Lane

The shortest and most easterly of the six lanes, Bliss Lane leads south off High Street to Meadow Farm, a 17th century farmhouse with later additions. Along the western length of Bliss Lane remains a mix of small, two and three storey terraced cottages, marking the 19th century village boundary.

7.2.1 Views

The Flore Neighbourhood Development Plan (2016) highlights many important views which have been assessed and recorded as part of this appraisal, alongside other views which contribute to the character of the settlement.

Flore's character is partly expressed through its views. The village is approached from the east and west by the A45, which rises steeply towards the centre of the settlement, shaping views.

Travelling towards the village wider views are characterised by mature trees throughout which hide the built environment, creating a secluded atmosphere. On entering the village along the A45, the views are entirely channelled by the building line, hedgerows and sweep of the road. The rooftops of some historic farmhouses on the fringes of the village are visible, creating texture in the views.

From the A5 looking north, important views emerge of All Saints Church and Flore House across the rural parkland which contains a large group of TPOs. The small country church is not a dominant feature of near or internal views of Flore due to its position. However, it greatly contributes to the charming coherent vista of the village from the south west, best seen from Heyford Lane near Whitehall Farm. The greenery of Flore Park and the distant Special Landscape Area frame views to the west.

These panoramic views of the village from the south along the Grand Union Canal do not reveal the steep northwards incline of Flore Hill, nor do the visible rooftops indicate the high density of the built environment. These features only become apparent within the village.

Internal views along the A45 are channelled by the road which is sinuous and undulating. The strong building line to the south allows glimpsed views down the valley. To the north, views are restricted by the upward slope of the hill, which raises the level of walls, buildings and trees.

Lanes lead steeply southwards from the High Street in a linear fashion. Each lane has its own character and views, but coherence is created by the strong channelled views north and south both near and distant. Where each lane curves slightly, there are short views of walls and buildings. The changing character of views is exemplified at Sutton Street. At the northern end distant glimpsed views of the valley opposite quickly become channelled by the consistent building line as the lane dips. Curving south, short views become narrow and dominated by trees and historic walls, which create enclosure, before opening out again at the south end onto wider views of the valley.

Both east and west, views are dominated by the variety of historic ridgelines, emphasised by the steep topography. This is particularly apparent at The Green.

Trees also provide enclosure and dictate the extent of longer views, as at Kings Lane.

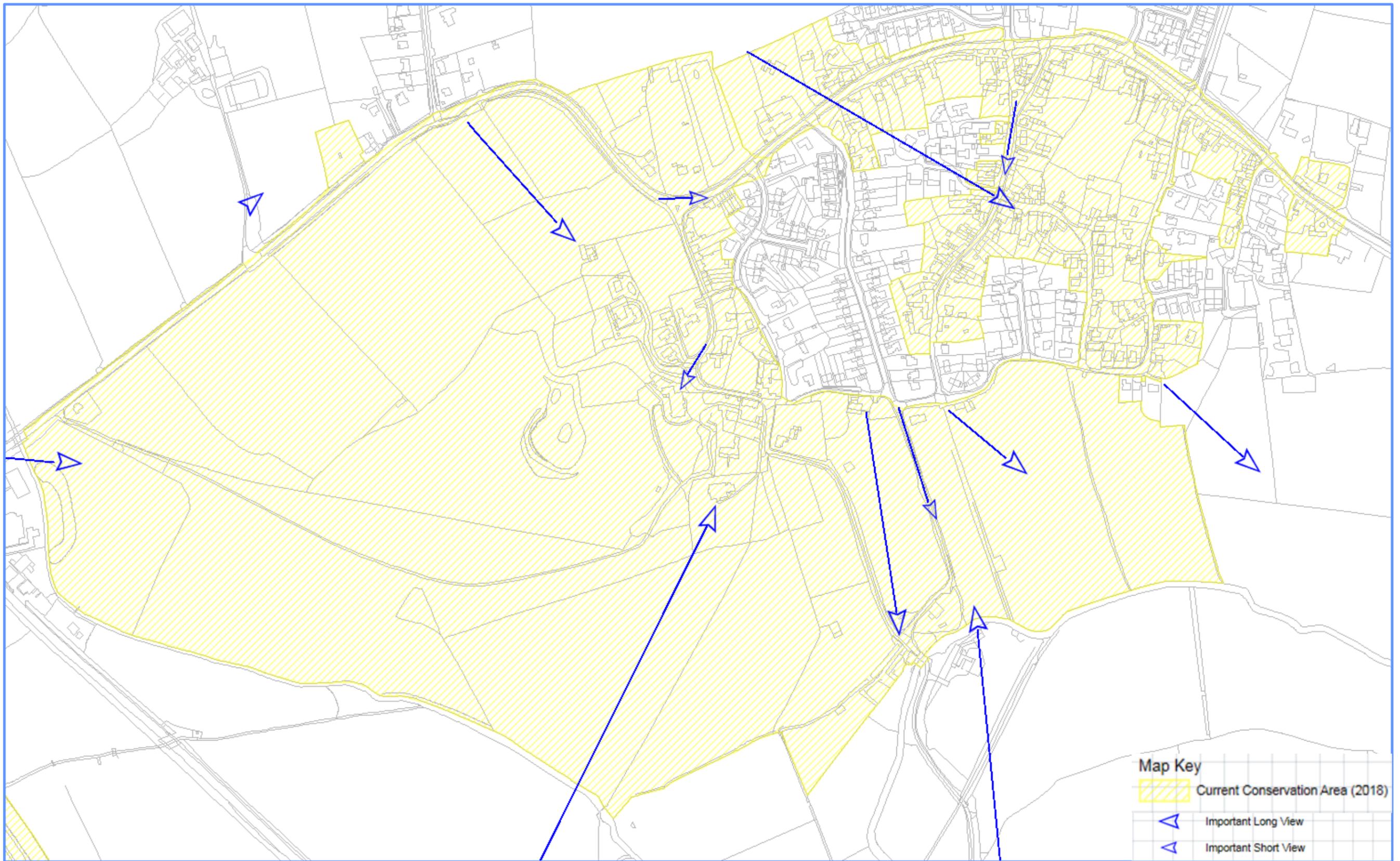


Figure 10 Map showing the conservation area and important views. © Crown copyright and database rights 2017 Ordnance Survey 100023735.



Figure 11 Long view to All Saints Church from the A5.



Figure 14 Short view towards Flore House along The Avenue.



Figure 12 Long view across Brodie Lodge Playing fields towards the mill.



Figure 15 Short view along The Avenue displaying historic terrace.



Figure 13 Short, tree-enclosed view along The Avenue.



Figure 16 Short, winding view along Sutton Street.



Figure 17 Panoramic view from Nether Lane towards the River Nene.



Figure 19 Long view from north of timber yard, High Street, across the village and River Nene valley.



Figure 18 View from Nether Lane east along the Macmillan and Nene Ways.

7.2.2 Open Spaces

Historically, the village contained a high number of orchards attached to farmsteads. Many of these have been subsequently developed, but features have been retained within formal back gardens. One example remains to the north of Adams Cottage (grade II), and another is situated north of the timber yard.

Throughout the village small greens, such as Russell Bank, characterise the junctions of the southern lanes with the A45. These are also highlighted in the Flore Neighbourhood Development Plan (2016), which envisages plans for a local green space consisting of the amalgamation of these important greens and verges into a “linear village green”. See Figure 21 for the linear green plan, or the Flore Neighbourhood Development Plan (2016).

Larger shared public open spaces are focussed in the south west of the settlement, comprising the playing fields, the churchyard and the allotments. The churchyard and allotments are characterised by their position adjacent to Flore Park, and mature trees produce an atmosphere of seclusion. In contrast, the playing fields have an open feeling, despite being strongly bordered by hedgerows. The good quality playing pitches and the proximity of the play-park to the school ensure that it is a well-used public area. A further small open space surrounds the chapel buildings on Chapel Lane.

Open rural landscape surrounds the village. The designated Special Landscape Area lies between Flore and Weedon, contributing to the village’s setting. Flore Park dominates the western fringe, whilst land to the north, east and south is predominantly agricultural, accessible through Public Rights of Way.



Figure 20 Top: All Saint's Churchyard and Flore Park beyond; centre: orchard at Adam's Cottage; below: Brodie Lodge Playing Fields.
Source: Daventry District Council.

7.2.3 Trees and Hedges

At the time of survey there are 25 Tree Preservation Orders (TPOs) within the village, as well as 10 TPO groups, not including Flore Park which forms a large TPO area. Trees are integral to Flore's character. Some reflect the legacy of its orchard past, others form part of the setting of key historic buildings. Established trees demarcate the former eastern boundary of Flore Park, adding to the secluded character.

Several orchards which merit preservation remain within the village. Those at The Hollies and further north on King's Lane have Tree Preservation Orders. Important specimens also exist to the north of the timber yard on High Street and in the west of the village north of the A45, having retained their formal orchard layout and contributing to the historic character of the area.

Other than parkland at Brockhall Park west of the M1, woodland is not a characteristic of the wider upper valley character area, although belts of trees do exist along stream and transport corridors.

Whilst many of the hedgerows in fields to the north and west of the village were removed in the mid-20th century to create larger fields, pockets of surviving Parliamentary and Pre-parliamentary field patterns can still be seen to the east of the village and south of Nether Lane.

Hedgerows form important means of field division, as well as providing enclosure along undeveloped, narrow lanes, such as The Avenue and Spring Lane.



Figure 21 Top: trees and hedgerows on The Avenue; centre: mature trees along High Street; below: mature trees lining Kings Lane.

Source: Daventry District Council.

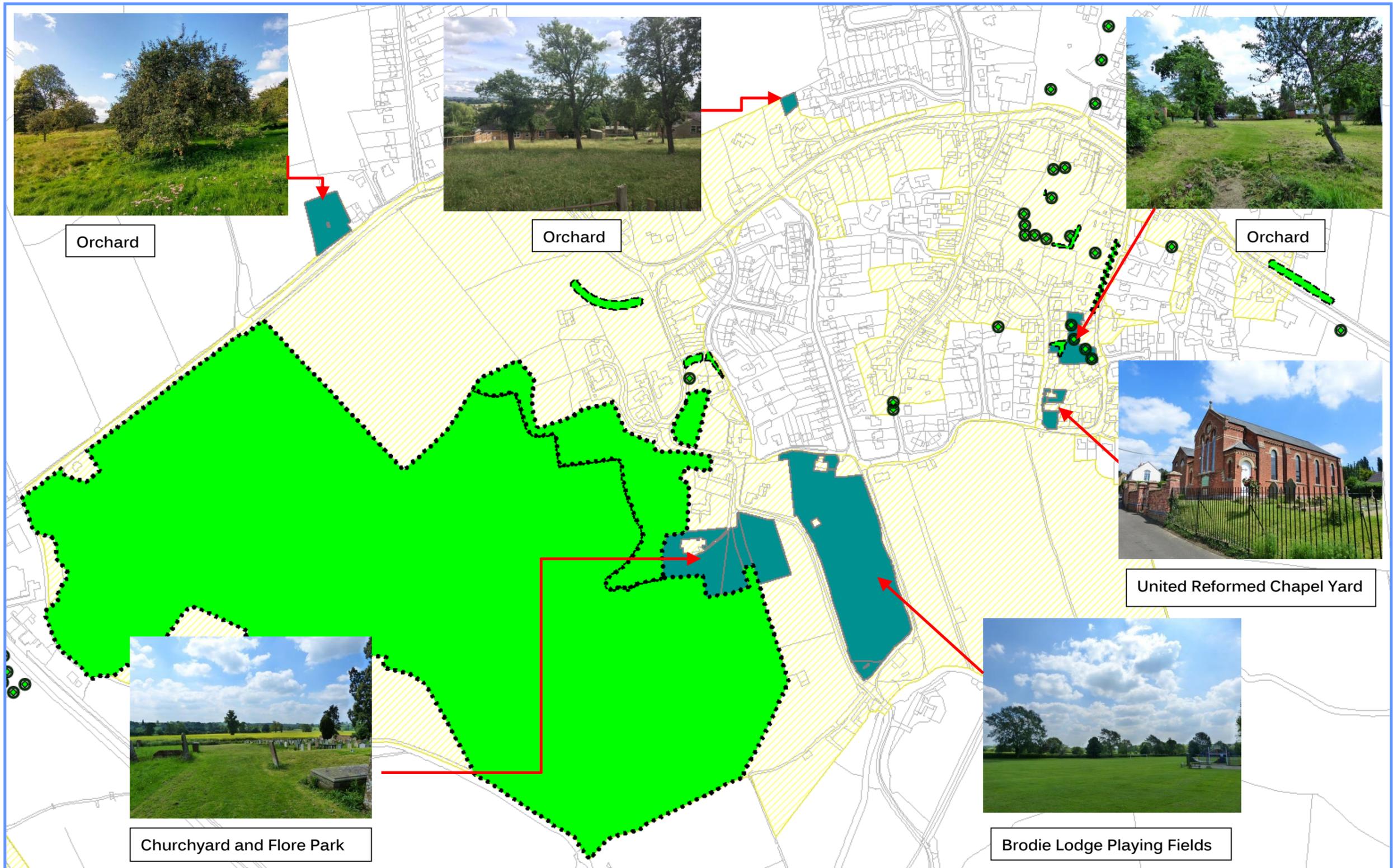


Figure 22 Map showing the conservation area, Tree Preservation orders and Important Open Spaces. Source: Daventry District Council. © Crown copyright and database rights 2017 Ordnance Survey 100023735.



Figure 23 Plans for the Flore "linear village green" as set out in the Flore Neighbourhood Development Plan (2016), incorporating several small green spaces and wide verges which contribute to the character of the village along the A45, High Street. Source: Flore Neighbourhood Development Plan © Crown Copyright and database rights 2001 Ordnance Survey 100023735.

7.2.4 Walls

Walls are a feature of the built environment, and are not used for field division in Flore. Used for boundary demarcation, walls often run between properties at the front of the plot.

Early walls within the village were probably a mixture of stone and cob, and such impressive examples survive close to Marsh Cottage (both walls and cottage grade II listed), and at Sutton Street.

Grander examples in brick and ironstone act as boundary markers for large farmhouses set close to the highway throughout the village. A similar, prominent wall encloses the stables of Flore House and borders the churchyard.

An unusual, low brick wall divides the burial ground from the fields beyond, with incorporated cartouches.



Figure 24 Clockwise from left: Kitchen garden wall, Flore House; top: cob walls adjacent to Marsh Cottage; centre: boundary wall north of timber yard; below: significant mixed stone, brick and cob wall, Kings Lane.

Source: Daventry District Council.

7.2.5 Scale and Massing

Building scale varies from diminutive two storey cottages and one storey outbuildings, to three storey farmhouses with associated larger outbuildings, unified by the tight grain of the village. The building line is generally one plot deep along the highway.

Massing of historic buildings south of the A45 is generally linear in a north-south fashion and properties are usually set forward in their plots close to the highway. The building line is consistent across the village, creating a strong sense of enclosure.

The close massing of buildings restricts permeability between the lanes, an historic exception being The Green leading from east Sutton Street.



Figure 25 Above: the tight massing and consistent scaling forms part of Sutton Street's character; below: the buildings on High Street are mixed in scale, sitting forward in their plots and massed together. Source: Daventry District Council.

7.2.6 Public Realm

The A45 dominates the public realm through the village. The small greens such as those at Russell Bank, Sutton Street and the war memorial (grade II) separate the arterial road from the lanes beyond and are enhanced by the presence of good quality street furniture. The decorative Flore sign contributes to the identity of the village, and the arrangement of the war memorial and adjacent hall create a community focal point. The upper, triangular green on Sutton Street is partially cobbled, and has a bench, decorative lamppost and illustrated village street guide.

Street furniture along the A45 is minimal and modern, comprising lampposts, telegraph poles, and road signage throughout with one set of traffic lights at Brockhall Road. The bus shelters and benches along the road increase the accessibility of this public area. Wide pavements with grass verges soften visual appearance of the A45, and create the impression of space.

Along the lanes street furniture is limited to telegraph poles and metal street name signs. Pavements along the lanes are less common and narrower, where they exist, enhancing the settlement's rural character.

7.2.7 Footpaths

The major footpaths through Flore are the Nene Way and the Macmillan Way. These bisect the village, the latter towards Northampton and the former to the deserted village of Glassthorpe.



Figure 26 Flore Village sign, Russell Bank.
Source: Daventry District Council.



Figure 27 The path of the Nene and Macmillan Way, south east of the village.
Source: Daventry District Council.

8 Architectural Analysis

8.1 Building age, type and style

Most buildings date from the 17th to the 19th centuries; the church is the oldest building, dating from the 13th century. 17th century properties are grouped in the west and the south, with the occasional example along the High Street. Many 18th and 19th century properties flank the northern parts of the finger roads where earlier cob dwellings were demolished. Some 20th and 21st century development has occurred on previously open land to the south of the main road, and new estates are under construction to the northern side of the village. This area was historically open farming land.

Flore contains a wide variety of building types and styles, both vernacular and polite. Several types of stone are utilised, alongside brick and cob, an earth and water based building material

The majority of historic properties are set on a one-room deep plan, and vary between two and three storeys. There are many large, detached farmhouses mostly built in stone, some of which have been separated into multiple dwellings. Terraced cottages are also a feature, built in brick and local stone.

Vernacular style in Flore developed under the influence of the farming industry, as well as the local availability of stone.



Figure 28 All Saints Church Flore, dates from the 13th century. Source: Daventry District Council.

8.2 Materials

8.2.1 Stone and cob

Stone is a prevalent building material in Flore. Marlstone was commonly used for 17th century and earlier properties, alongside Northampton Sand and Ironstone, as well as the lighter coloured Blisworth Limestone.



Figure 29 Northamptonshire ironstone is a common building material in the village, creating character through its striking colour. Source: Daventry District Council.

Most vernacular buildings are built in regular coursed stone, with lime mortar pointing. The colours vary from light golden of the limestone to the deep burnt orange of the local Ironstones.

Cob structures were once widespread in the village, but only a few examples remain today. Two listed cob walls exist adjacent to the Nene Walk footpath in the east of the village, and one to the rear of No.24 Sutton Street. Several properties within the village show aspects of cob in boundary walls, and similar techniques are used for render.

8.2.2 Brick

Red brick is a common building material in Flore. Its use spans through the Georgian period and Victorian period alongside some modern brick developments. To the north and south of the main historic core post war estates were built entirely in utilitarian styled brickwork. The common bond for the principle elevations of buildings in the historic core is Flemish bond, with outbuildings and rear elevations occasionally being built in mixed bonds such as Stretcher and English bonds. Occasional use of intricate, polychromatic brickwork creates character, and many modest buildings are constructed with various colours of brick (mainly red and engineering blue) in irregular patterns.

Historic brick extensions have been added to earlier Georgian and 17th century stone buildings, mainly in the Victorian and early 20th century.



Figure 30 Cob walls can be seen at the grade II listed Adam's Cottage near Chapel Lane. Source: Daventry District Council.



Figure 31 Centre: brick was often used for extensions onto earlier stone properties, as with this polychromatic example; below: Flore Millennium Hall is a local landmark building built in brick in the early 20th century. Source: Daventry District Council.

Outbuildings and brick walls front many plots, the former indicative of Flore's agricultural heritage. Tall brick walls demarcate the plots of large farmhouses throughout the village, and are generally rustic in character, often mixed with stone and cob. Plain tile and stone coping are regular additions to brick walls.

Large brick farmhouses run along the length of the A45, exhibiting the wealth of the yeoman farmers who built them. Other landmark brick buildings of various periods include the Mill House in the south of the village, the Chapel on Chapel Lane and Flore Millennium Hall on the A45.

8.2.3 Detailing

Simple detailing is common on buildings throughout the village. Stone detailing is commonly seen on both stone and brick buildings with features such as hood moulds, stone lintels and sills, and timber entablature around the doorways of grander buildings.

Brick detailing is only seen on brick buildings, in forms like segmented arches over windows and polychromatic designs. Many Victorian properties have brick dentil courses or modillions, which are also seen on several chimneys.



Figure 32 Top: brick outbuildings are a common feature of Flore; centre: the United Reformed Church is a landmark brick building; below: simple stone detailing is seen in this segmented arch on a brick building. Source: Daventry District Council.

8.2.4 Render

Traditional lime render is used on several stone buildings in the village, universally coloured white.

8.3 Roofs, Gables and Chimneys

8.3.1 Roofs

Pitched roofs are the most common form in Flore for principle properties and outbuildings, with a mixture of gable end and roof plane fronting the highway. Outbuildings often have shallower pitched roofs, or have a lean-to style. Deep, cat-slide roofs are an occasional feature, particularly on thatched buildings.

Roofing materials in Flore are pleasantly varied. Historic roofing materials include thatch, locally made tile and slate. Occasional buildings which have lost thatch have had corrugated tin installed in its place, which is now a local feature. Roofs of outbuildings are generally tiled or have corrugate tin roofs.

8.3.2 Gables

Very steep gables are a charming, common feature; some of these properties are still thatched and those which have lost their thatch are variously tiled or have corrugated tin roofs.



Figure 33 Top: a rare use of render in Flore at Marsh Cottage, with the more common thatch; centre: metal roofing is a local feature where thatch has historically been removed; below: Three Corner House displays a typically steeply pitched roof.

Source: Daventry District Council.

8.3.3 Ridgelines

Flore's character is greatly enhanced by the diversity of its historic ridgelines. Several key views through the village are enhanced by the lively mix of ridgelines often characterised by the common steeply pitched gables.

8.3.4 Chimneys

Chimneys in the village are mainly of brick, with the occasional stone example. Some brick chimneys have stone plinth detail, and Victorian examples sometimes show delicate modillions. Chimneys are usually placed at the apex on the gable end, with larger properties and terraces having chimneys along their length as well. Multiple chimney pots is a common features in varying styles. Outbuildings occasionally have diminutive chimneys at their gable end on the apex, often with just a single chimney pot.

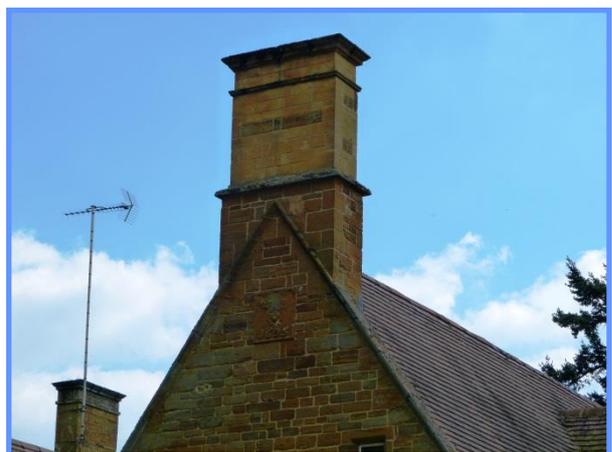


Figure 34 Top: the mixture of historic ridgelines across the village forms part of its character; centre: brick stacks at the apex of the gable end are common in Flore; below: some larger stone farmhouses retain stone chimney plinths, and this example has restored stone stacks.

Source: Daventry District Council.

8.4 Windows

Due to the mixed nature of buildings in the village, windows styles and materials are naturally also varied. Timber is the most common material for traditional windows, but metal casement is also used, particularly in agricultural style buildings, such as on Sutton Street. Sash windows are common in the grander Georgian buildings and common in Victorian buildings of various purposes. Generally, Georgian sash windows are six-over-six whilst Victorian are usually two-over-two, and one-over-one is also seen.

Windows size is usually proportionate to the building. Smaller windows set close to the eaves are a feature of earlier agricultural buildings.

Some historic dormers have been added to larger buildings such as Capell House, The Green.

Traditional windows in the village are usually painted white which contributes to the coherent character. Simple window detailing in the form of wooden lintels or stone segmented arches is common across the conservation area. See Fig. 33. Several buildings also have exterior window shutters, painted in muted colours.

Buildings which had alternative historic functions such as pubs often have large, bay windows on principle elevations, and smaller decorative windows above.

Figure 23 A range of traditional windows and window detailing in Flore.



8.5 Doors, Entranceways and Porches

Traditional doors are mostly timber panelled, with Georgian buildings often six panel, and Victorian buildings four panel. Doors are often painted in traditional muted colours.

Fanlights occur on some larger Georgian buildings, particularly former pubs along the A45.

As most buildings are set close to the highway, entranceways are often shallow, with minimal detailing. Shallow, timber porches can be found in the village, with those on grander buildings sometimes displaying subtle classical detailing. Decorative Victorian, metal framed porches are a feature of several properties on the A45, indicative of their high status. Porches, if painted, are generally white or muted colours, creating coherence.

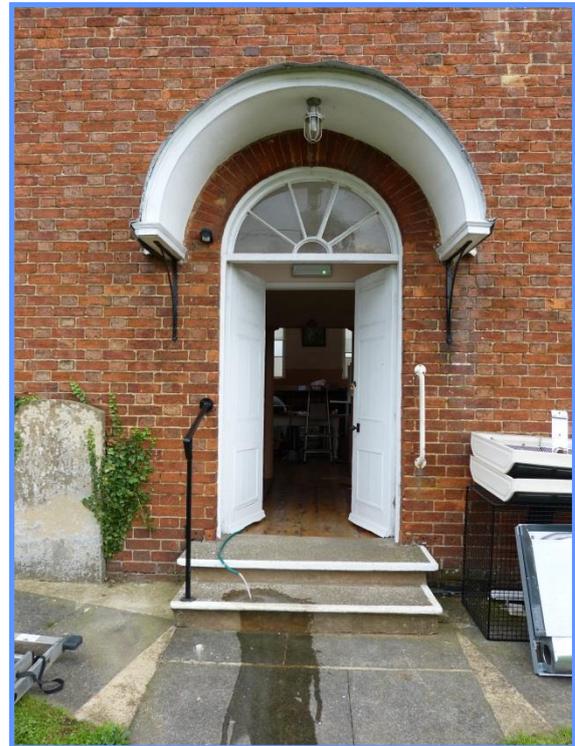
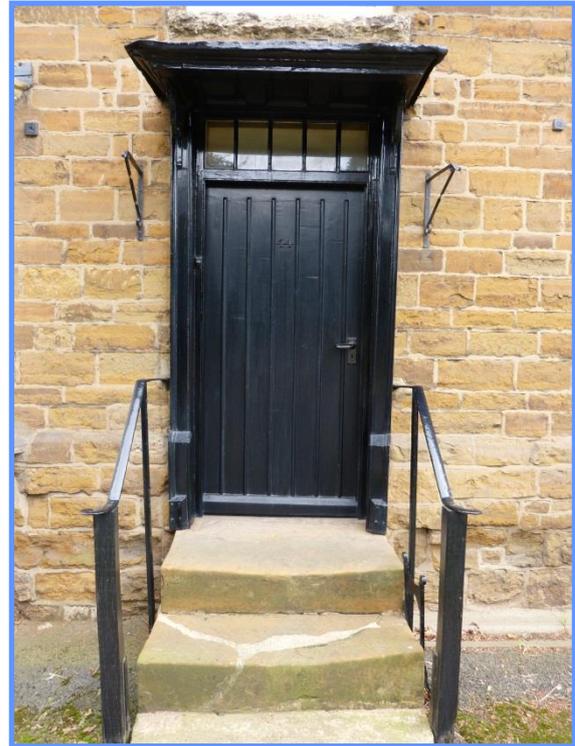


Figure 36 A range of traditional doors across the conservation area.

Source: Daventry District Council.

8.6 Positive Buildings

Many non-designated buildings and walls make a positive contribution to the character and significance of the conservation area. Being within a conservation area would render their demolition subject to planning permission; however, they may be affected by piecemeal change which should be adequately controlled due to their special contribution.

Their contribution may be made in any of the following ways:

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

As far as is reasonable, there should be a presumption in favour of the retention and enhancement of these assets owing to their particular positive contribution.

Positive contributors are shown on the map at Fig.37.

8.6.1 Positive Buildings Map

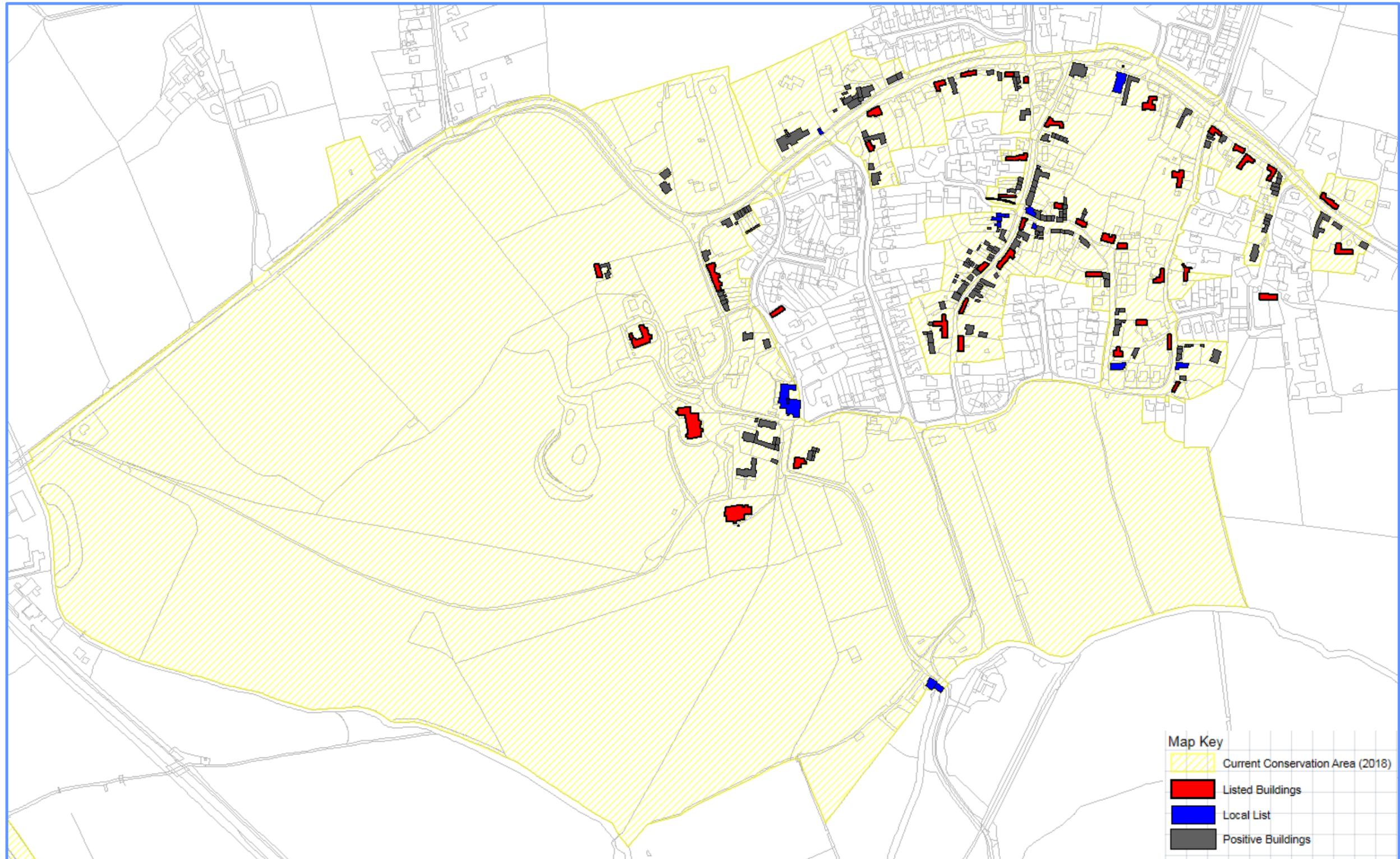


Figure 37 Map showing Listed Buildings, Local List candidates and Positive Buildings. © Crown copyright and database rights 2017 Ordnance Survey 100023735.

9 Design Guidance

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

9.1 Alterations and Extensions

Alterations and extensions should be sympathetic to the character of the building and surrounding heritage assets in terms of proportions, scale, materials, and detailing.

Alterations and extensions should aim to retain as much historic fabric as is possible, including that of connecting historic walling.

9.2 Scale

New development, including extensions should respect the design of plot formation and density within the historic core in order to maintain the conservation area's architectural and historic interest and coherence.

Development should be sympathetic designed with regards to surrounding heritage assets and should take into account its potential to impact on established views or new views it might create. Ridgelines should be designed with reference to existing historic buildings.

New development will not generally exceed two-storeys, this being the tallest established scale in the village.

New development should respect the importance of the established building line, and not create gaps where there were once buildings or historic walls.

9.3 Materials

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.

The majority of dwelling properties within the conservation area are built with Northamptonshire Marlstone, sandstone and ironstone, the golden colour of which is of particular importance. Local brick in Flemish bond is utilised for many dwellings and outbuildings, and if used should be suitably gauged against existing historic examples.

The presence of historic metal and thatched roofing contribute to the conservation area and should be retained.

Cob walls should be repaired, maintained and retained wherever possible.

9.4 Detailing

Owing to the agricultural nature of many properties, detailing is often simple and elegant. Segmented arches in stone or brick are common across the conservation area, including embossed keystones. Dentil work can be found on many brick-built structures, including chimneys.

Development should seek to retain historic detailing wherever possible, or replace like for like where necessary.

New developments should adhere to the simple, local style of detailing. It should avoid fussy or spurious detailing.

9.5 Windows

Traditional windows should be retained, maintained and repaired as far as possible. Many windows in the historic core have segmented arches, often with embossed keystones.

If replacement is necessary, they should be:

- sensitive to the original style;
- generally, either timber or metal casement or timber sliding sash;
- if painted, should be either white or where possible a relevant sensitive colour based on the originals;
- original stone or wooden lintels and mullions should be retained and every care taken not to damage them if the windows are being replaced;
- original shutters should be retained or replaced like for like where possible;
- uPVC is generally not an acceptable replacement material.

9.6 Doors and Porches

Traditional doors within the conservation area are generally timber, and either plank or panel form. Georgian properties will generally have six panel doors, with later properties adopting four panel designs. Some may have fanlights and decorative metal-work porches, although these are rare.

New development should retain traditional doors, porches and lighting elements.

If replacement is necessary, it should be like for like, or if like for like is not appropriate, new design should preserve and enhance the character of the conservation area.

9.7 Roofing

Historic roofing materials greatly contribute to the character of the conservation area and should be retained wherever possible.

9.8 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. Tree replacement schemes should be put in place where felling occurs which would damage the character or setting of the conservation area.

9.9 Public Realm

The public realm should enhance the character of the conservation area. Surface materials should, where possible, be sympathetic to the surrounding built form, and historic materials should be retained or reinstated in all possible cases. Signage and street furniture should not detract from the visual amenity of the street scape; their design should be sympathetic and number kept to a minimum in order to avoid clutter.

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

New development should seek to ensure that measures are taken so that elements which may disrupt the visual amenity of the streetscape, such as large waste bins, are not visible to the street, including in backland.

10 Opportunities and Proposals

10.1 Opportunities for Enhancement

Part of DDCs statutory duty set out in the Planning (Listed Buildings and Conservation Areas) Act 1990, is to formulate recommendations for the conservation area's enhancement.

The following areas have been recognised as areas which would benefit from enhancement schemes.

High Street/ Brockhall Road (A)

Several listed buildings sit near to the junction, including No.46 High Street (grade II) and No.48 Yew Tree Cottage (grade II), and many buildings which surround this busy intersection provide important local amenities, such as the convenience shop, local pub and garage.

At present the vacant former grocer's shop, converted into a dwelling, at No.46 presents an opportunity to enhance the visual amenity of this prominent grouping. In the case of its redevelopment, the decorative shopfront should be preserved, and enhanced if possible.

The adjacent convenience shop provides a valuable local function, but jars with the architectural cohesion of the surrounding buildings. Opportunities should be sought to retain this business, whilst enhancing its appearance to maintain cohesion of character.

Development on High Street (B)

Recent development on High Street (DA/2016/0456) has in part respected local vernacular through its mixed use of stone and brick built structures. However, the stone utilised

in the development is not sympathetic to the prevalent Marlstone and Ironstone of the village. The size and plot alignment does not echo the prevalent tightly massed, linear form in the village, nor is the consistent roofline in keeping with the natural variety elsewhere in the village. Appropriate landscaping and the replanting of trees would go some way to ensuring that the development sits well in its prominent position.

Former Timber Yard, High Street (C)

The land and buildings to the south of Nos.41 and 43 High Street formerly served as the local timber yard and are now vacant and in disrepair. The buildings occupy a prominent position in the streetscape and are important for their architectural and historic interest, providing indication of local industry and its vernacular building form.

Opportunity should be sought for the sympathetic retention and reuse of these buildings and the surrounding landscape.

Former orchard, north of No.43 High Street (D)

A collection of trees within a formal orchard exists to the north of No.43 High Street, bounded to the north by iron railings. These trees are a rare surviving feature of the once prolific orchards of the village and contribute greatly to its character. Were these trees identified as being at risk, their protection could be enhanced through the placement of Tree Preservation Orders on them.

This area is indicated on the Trees, hedges and open spaces map at Fig.22.

Russell Rise (E)

Although not within the conservation area boundary, this small grouping of one storey properties occupies the western side of Russell Rise forms a grouping with several historic buildings and currently detracts from their setting. The Rise is enclosed by metal railings which provide enclosure and security but currently serve to detract from the visual amenity of the streetscape due to their unsympathetic design combined with their prominent placement. Opportunity should be sought to provide alternative, sympathetically designed means of enclosure.

Nos.2-12 High Street (F)

These residential properties occupy an important gateway position on the entrance to the conservation area, and currently serve to detract from its visual amenity due to their condition. Both the detached No.2 and the terrace of Nos.4-12 have architectural interest and form a significant grouping coupled with the mature trees surrounding them.

Should it become available, opportunity should be taken to work with stakeholders on improving the condition of these properties.

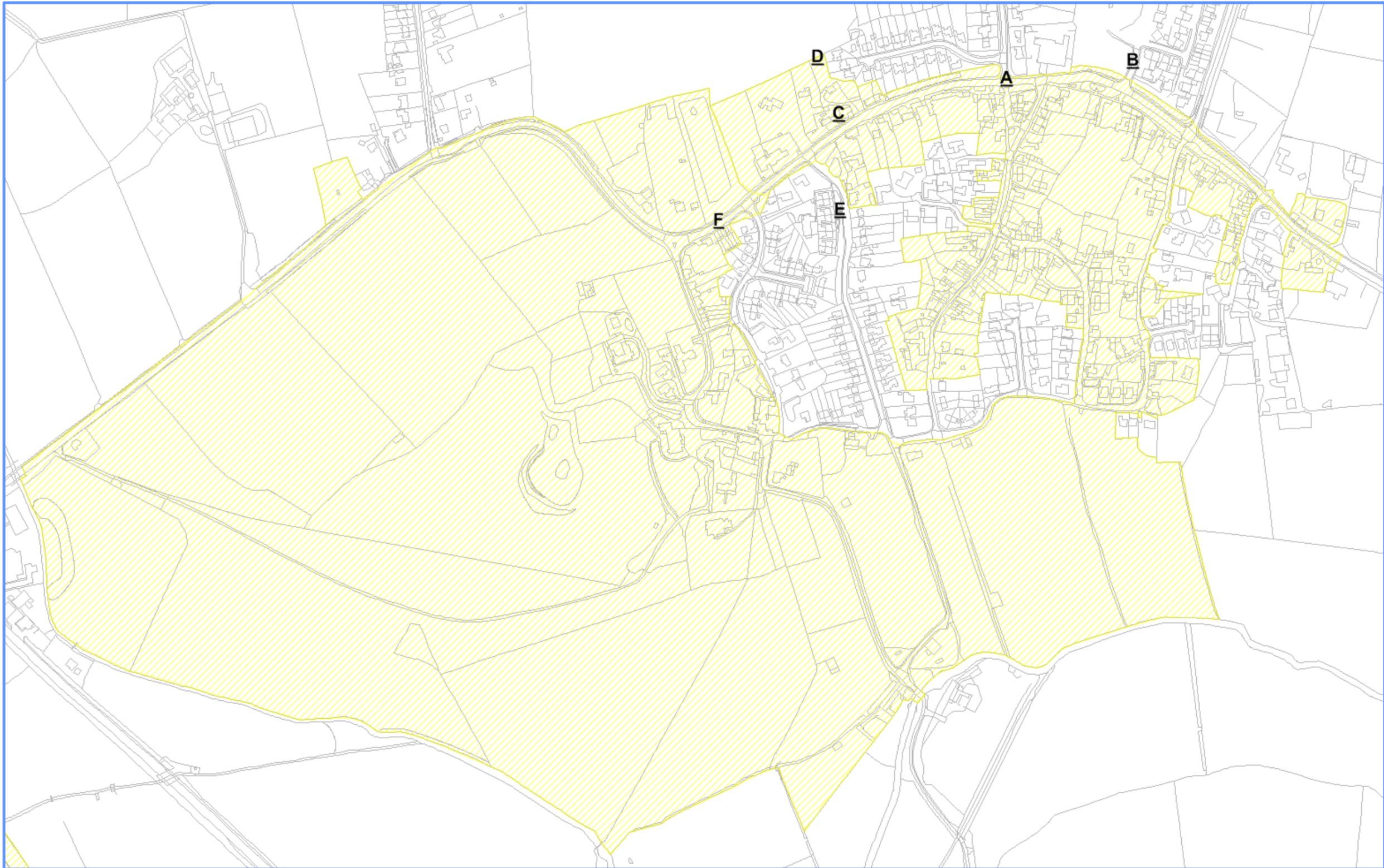


Figure 38 Map showing areas which could benefit from enhancement schemes. © Crown copyright and database rights 2017 Ordnance Survey 100023735.

10.2 Article 4 Directions

Certain development is already controlled through conservation area designation.

Under the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, certain rights to development which can normally be carried out without the need for planning permission, called “permitted development rights” can be removed to preserve and enhance elements which contribute to the character of the area. This is controlled by an Article 4 Direction.

Particular aspects of this Direction afford protection from incremental change to the historic environment, for instance, the alteration or replacement of windows and doors, extensions 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 Article 4 Directions are to be explored in order to maintain the special character of the Flore conservation area.

Removal of permitted development rights under Article 4 of the General Permitted Development Order 2015, with respect to:

- Windows
- Doors and porches
- The laying of hardstanding
- The demolition and erection of walls, gates and fences

10.3 Local List

The Local List of buildings or assets of special architectural or historic interest enables Daventry District Council and communities to identify and celebrate historic buildings, archaeological sites and designed landscapes which enhance and enliven a local area. It also provides a level of non-statutory recognition within the planning process. Local listing does not impose further inherent planning controls but provides weight for their retention in planning decisions should be the asset in question become subject to development.

Candidates for the Daventry District Council Local List are judged by criteria assessing such things as their age, their condition and quality of architecture, their completeness, their amenity within local streetscapes or landscapes and their value as compared to other similar assets.

The following heritage assets in Flore have been recognised as meriting further protection, and have therefore been included on the Local List. They are also shown on the Conservation Area and Local List Map at Fig.39:

High Street

- Millennium Hall
- Stone outbuilding with cartouche, east of No.25 Leggatts

Sutton Street

- Nos. 28, 30 and 32
- Cob wall to front of No.51
- Old Chequers Pub

The Green

- Tin Barn east of No.2

Chapel Lane

- United Reformed Church

Kings Lane

- Cob and stone walls immediately south of Marsh Cottage
- Cob and brick wall immediately south of No.62 High Street
- Scout Hut, No.41

The Avenue

- Flore Church of England Primary School
- The Mill House

10.4 Conservation Area Boundary

The boundary to the new conservation area has been drawn to reflect Flore's special architectural and historic interest, and to allow the village's unique character to be preserved and enhanced.

As detailed in Section 5 of the Appraisal, Flore is an attractive village set within the Northamptonshire Uplands, being surrounded by high quality agricultural land. As can be seen at Figs.4, 7 and 8, the settlement's agricultural origins are apparent from surrounding views and fields, some including medieval ridge and furrow, or continuing to reflect 18th century Parliamentary enclosure patterns. Surviving remnants of historic orchards within the village also provide tangible evidence of its yeoman past, shown in Section 7, Fig.20.

The established, formal landscape of Flore Park contributes to the sense of greenery and seclusion at the western end of the village between the church and the mill, in what is believed to be the earliest part of the settlement, offering further potential for new archaeology as detailed in Sections 6 and 7, and at Fig.9.

As described in the Architectural Analysis at Section 8, the village contains a high concentration of architecturally and historically significant buildings within its historic core. The village's characteristic historic street pattern of finger-like lanes has survived well, and the coherence of its vernacular building materials, including Marlstone, Ironstone and local brick, substantial areas of cob walling and a lively mixture of roofing materials all contribute greatly to the special architectural interest of Flore's built form. The village contains a number of both designated and non-designated assets which contribute to its character.

The Appraisal has recognised several non-designated assets which provide a particular contribution to the conservation area's character and have therefore been included on the Local List of assets of special architectural or historic interest.

Analysis was undertaken of risks to the special interest and character of the conservation area, and sites have been highlighted at Section 10.1 which would benefit from enhancement schemes. The Management Plan at Section 11 provides further information regarding identified "Threats" to the character of the conservation area and sets out policies for its preservation and enhancement based on those threats.

For the reasons detailed above, the boundary for Flore Conservation Area has been designated; alongside buildings added to the Local List.

The Conservation Area and Local List Map below at Fig.39 shows both the boundary and the location of buildings included on the Local List. These are set out in full at Section 10.3 of this Appraisal.

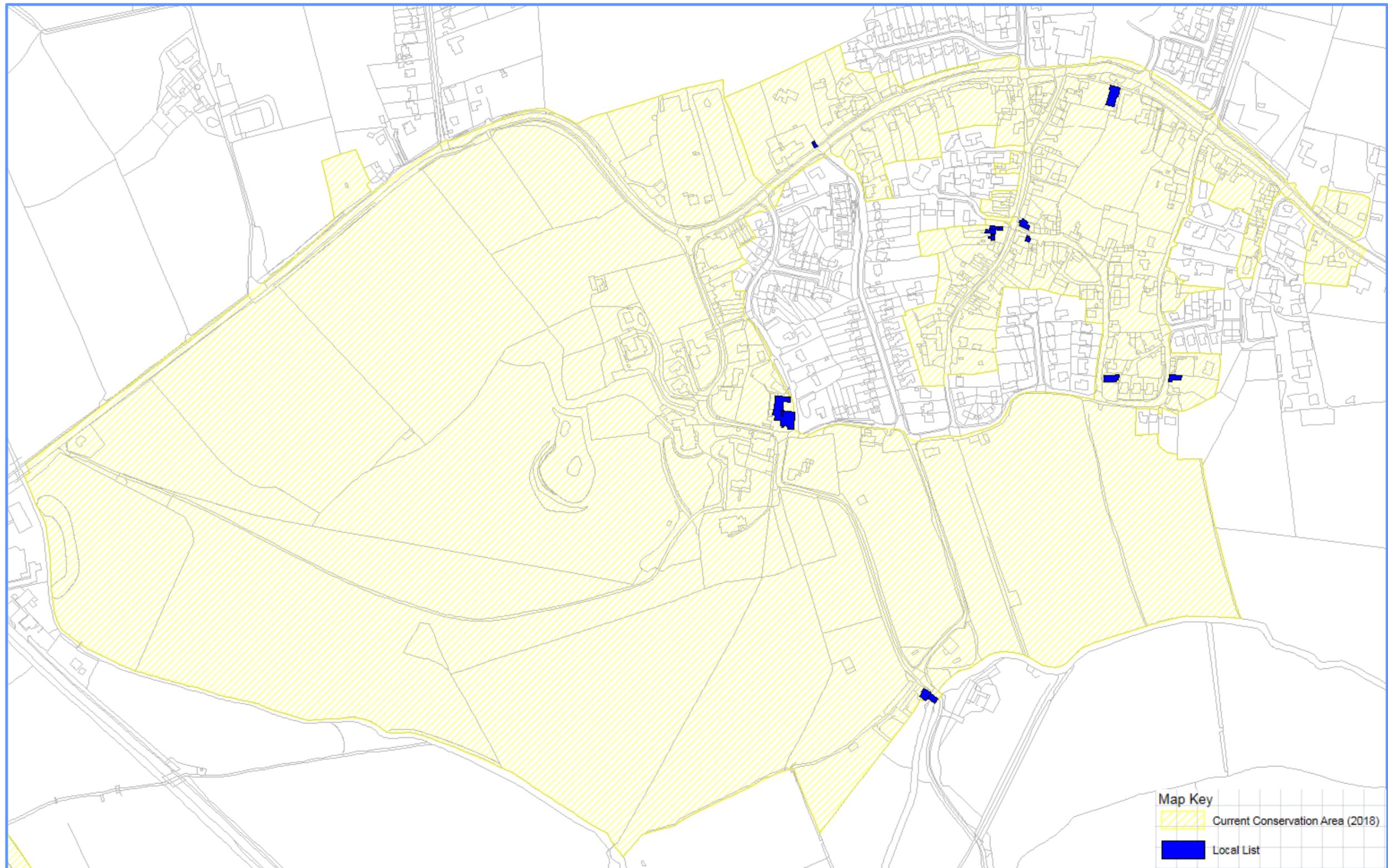


Figure 39 The Conservation Area and Local List Map, showing the boundary for Flore and buildings included on the Local List. © Crown copyright and database rights 2017 Ordnance Survey 100023735.

11 Management Plan

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

The following Management Plan sets out potential threats to the character of the conservation area and how these threats might be mitigated through appropriate policy recommendations. Below are detailed the planning controls which would come into force as the result of conservation area designation, and help to preserve and enhance their special historic and architectural interest.

11.1 Planning Controls

Within a conservation area, permission is needed to:

- Demolish a building with a volume of more than 115 cubic metres. There are a few exceptions. Further information can be obtained from Daventry District Council.
- To demolish a gate, fence, wall or railing over 1 metre high next to a highway (including a public footpath or bridleway) or public open space; or over 2 metres high elsewhere
- To carry out works to trees which have a trunk diameter of 75mm or over at 1.5 metres above ground level. This includes felling, pruning, topping and lopping.

Permitted development rights are removed with respect to the following, where permission must be sought (this is not an exhaustive list):

- Cladding the exterior of a building with render, stone, timber, tiles or plastic, etc;
- Side extensions;
- Rear extensions of more than one storey;
- Installation of satellite dishes and radio antennae which are visible from a relevant highway.

It is advised that guidance should be sought from Daventry District Council before the undertaking of any works if you suspect they might require planning permission.

Information regarding planning fees can be found online at:
http://ecab.planningportal.co.uk/uploads/english_application_fees.pdf.

The unlawful undertaking of any works within a conservation area is a criminal offence and could lead to enforcement action being taken.

11.2 Threats and Recommendations

The following section details threats to the conservation area and policies recommending appropriate action. Responsibility for relevant action with regards to the recommendation may rest with a number of stakeholders, including the County, District, Parish and Town Councils as well as private owners and developers.

Threat 1: Impact on archaeology

Several sites of archaeological importance spanning several thousand years have been identified in Flore parish, including some unique to the county. The area has the potential to yield further archaeology which would enhance our understanding of its development and the development of the wider landscape. Development proposals have the potential to have a detrimental impact on these remains.

Recommendation 1:

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 2: Impact on Trees

There is a high number of TPOs within the conservation area, including the prominent grouping at Flore Park. Trees within the conservation area are protected under Section 211 of the Town and Country Planning Act, requiring

permission for works including topping, lopping, pruning and felling.

Trees contribute greatly to the character and setting of the conservation area and there should be a presumption in favour of their retention.

The appraisal has identified an orchard in the north of the village which was previously not including in local documentation; this orchard contributes to the visual and historic amenity of the village.

Recommendation 2

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

The Appraisal has identified individual trees and tree belts which are significant to the character of the conservation area in Section 7.

Trees, where felled should be replaced with appropriate species. New development should include appropriate landscaping in keeping with the character of the local area.

The trees identified in the orchard north of High Street are recommended to be protected through Tree Preservation Orders.

Threat 3: Ridge and furrow

Several areas of ridge and furrow have been identified surrounding the village.

These areas directly contribute to the visual and historic interest of the village, and are indicative of continuous agricultural practice.

Development has the potential to have detrimental effects on these remains.

Recommendation 3

Development proposals should have regard to the importance of ridge and furrow to the character of the village and its setting. Identified areas of ridge and furrow should be preserved and enhanced through positive development.

Threat 4: Inappropriate Development

Both piecemeal and large scale development have the potential to detrimentally affect the character of the conservation area and its setting.

Recommendation 4

Development proposals should have regard to the established form, scale, design and materials used within the conservation area as highlighted in this appraisal and other planning documents.

Development will normally be supported provided it preserves and enhances the character of the local vernacular.

Threat 5: Cob walls

There are several rare surviving examples of the use of cob in Flore, mainly in free standing walls. This material greatly contributes to the local vernacular character and its significant in its rarity.

Recommendation 5

Cob walls identified within this appraisal should be preserved and enhanced wherever possible. Unidentified cob walls will also make a contribution through their survival, and should be retained where they are identified through development.

Threat 6: Areas which would benefit from enhancement

Several areas have been identified within the appraisal as potentially benefitting from enhancement schemes of various types.

These areas currently detract from the character of the conservation area.

Recommendation 6

Opportunity should be sought to undertake enhancement schemes in line with the recommendations in the appraisal as and when they become available.

Sources

This document was produced with reference to:

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www.daventrydc.gov.uk

www.heritagegateway.org.uk

www.historicengland.org.uk

This document was also produced with assistance
from Flore Parish Council and Flore History Society.

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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