



Holcot Road

Buildings

Overview

Walgrave, in common with many villages in the County, has developed visually in a haphazard way, particularly through the latter part of the last century. In hindsight, many mistakes were made with the built environment, with an ad hoc mix of often inappropriate materials and inappropriate design decisions. Fortunately, the juxtaposition of buildings and some of the more imaginative development has preserved the feel of a small, attractive, rural village, particularly within the core of the settlement centred on the church. This is appreciated by residents and the factors that contribute to this must be preserved, enhanced if possible, and carried forward into the future.

Walgrave is designated a Restricted Infill Village (Saved Planning Policies HS22 and policies EM11, 12, 13 and 14) under Daventry District Council's Local Plan. This section should be read in conjunction with these policies.

Distribution, Height, Scale and Density

There are currently 354 dwellings in the parish, dating from probably the sixteenth century to the present day. These are summarised in *The Buildings of Walgrave Parish - a survey prepared for the Walgrave Village Design Statement, Spring 2008*. This document is available for reference from Walgrave Parish Council.

B1. Building Guideline - Relation to countryside

The visual links to the countryside within the village should be preserved. Extensions to existing buildings and any proposed development must demonstrate that this is not detrimental to this principle. (See also Environmental Guideline E1.)

The church of St Peter's (Grade 1 listed), which is mainly 14th century, with the tower dating from the 13th century, dominates the community from its commanding presence in the heart of the village. (Refer to Map 1 - *Historic features of Walgrave*).

Within the parish, a further 9 buildings and associated features are listed as Grade 2. These are given in the Appendix and also shown on Map 1. The earthworks remains of Northall Manor, which is a Scheduled Ancient Monument, lie to the east of the village hall. There are several other buildings of interest, including *The Ferns* in High Street (which has a gable date stone of 1586), *Thatch End* in Gold Street (17th century), *The Cottage* and *The Wilderness* in Gold Street - both semi-detached cottages (17th century), *The Dial House* in Holcot Road (18th century), *Ivy House* in Baker's Lane (18th century), *Applegarth* on the Kettering Road (17th century) and *New Lodge Farm* - outside the main village (19th century). All these examples involve rural styles of architecture, whilst defining the characteristic ebb and flow of space.

Most of the older stone buildings are grouped around the church, into Gold Street and along Holcot Road, Bakers Lane and Rectory Lane (*Refer to Map 1*). These are all two or three storeys high with steep pitched roofs, assumed to have been thatched originally. Whilst maintaining an open feeling, many of these older properties are built fronting directly on to the highway or are set back behind substantial and visually important stone walls. There are also several predominantly red brick buildings, associated with the shoe industry and constructed during the latter part of the 19th century. Buildings dating from the 1920s onwards tend to be set back with an open front garden, although with the obvious exception of Amber Drive, which has little positive sense of enclosure, nearly all have brick or stone low wall frontages. More recent buildings from the mid 20th century have increasingly become similar to each other in size, style and shape (Jubilee Drive, Amber Drive, Townsend Road, Springfield Road, parts of Old Road and Rectory Lane), even where an attempt has been made to use traditional materials such as in The Paddocks or Church View (late 1990s). The majority of dwellings in the parish are detached (159), although the number of terraced (90) and semi detached (108) properties indicates a broad mix of types, with little imbalance showing within the village.

Building Wall Details

The side of the original rectory (1687) facing the church has example of galleting, whilst fine examples of ashlar, coursed lias and random rubble brought to courses, exist throughout the village, although the source of the stone varies.

The use of blue and off-white brick detail on the façades of many of the red brick Victorian buildings can be seen, for example in the *New Lodge* group of farm buildings and *Holly House* in Bakers Lane. More modern buildings, whilst occasionally employing sympathetic materials, generally have no established vernacular detailing.

Relation to the Countryside

The village relates strongly to the countryside. The views of the village from the outside clearly show a settlement at ease with its position within the landscape. It is therefore important that any future construction does not detract from this natural setting, particularly where the existing village merges into the countryside.

From within the village, the countryside is revealed by views through open spaces and by views out, between buildings. Important examples, out to the

south of the village, are to be seen down Bakers Lane towards Atterbury's field, across Upper Green towards Hannington Lane and at the Holcot Road bends. This important visual link is supported by Rights of Way out into the countryside and is enhanced by glimpses, revealed gradually from the centre of the village, by both the winding streets and undulating ground.



Silver Street

Street Scene

The older part of the village has buildings or substantial stone boundary walls abutting the pavement or road (*Refer to Map 1*). Some buildings do not follow the street frontage and are set at right angles or form courtyard enclosures. Only along some of the ribbon development, such as in parts of Old Road and Kettering Road, or in the newer developments of Townsend and Springfield Roads and Jubilee Drive, is the street line rigorously followed, with the accompanying loss of spatial interest and movement. Church View and Walkers Acre follow this principle of enclosure. Open plan development such as Amber Drive should be discouraged.

B2. Building Guideline - Street scene

The sense of enclosure forms one of the important characteristics of Walgrave. Any new building or extension, including garages and converted outbuildings, must relate both to its setting and to the street scene. It must be clearly demonstrated that it has not been considered in isolation.



Gold Street

Scale and Density

A characteristic of older village buildings, although they are often built at a higher density, is the variation in spaces around and between them. Where new detached “executive” homes have a defined space allocated to them, they exist in visual isolation from the fabric of the village. The importance of the space and flow around buildings and how they relate one to another, both in scale and density, is paramount.

Height and Roofscape

The majority of the buildings are two storeys (84%). It was only in the last century that numerous bungalows were constructed. This style was further developed with dormer windows within the roofs of single storey dwellings. Both these building types are alien to the original village construction, although now, by reason of numbers, contribute to the existing village

B3. Building Guideline - Scale and density

All new building should acknowledge the existing moderate density within the village. Consideration must be given to the spatial relationship within the curtilage of the new building, and of the new development to adjoining and nearby buildings, including the local cumulative effect.

character. There was a planning tendency from the 1970s onwards to allow the less intrusive single story building or hybrid just to avoid difficult aesthetic judgements. The result is that the village now has an adequate and substantial stock (10%) of single storey dwellings.

Similarly, roof pitches were lowered, both for the reasons above and possibly for reasons of economy.

Slate roofs, looking over Paddock Close



B4. Building Guideline - Height and Roofscape

The presumption is that new buildings will not be single storey. The height of extensions must relate to the need, but also to the existing building and site as defined above. Roof pitches should be 35° or steeper, with careful consideration given to the street roofscape. Roof coverings, although necessarily relating to adjacent buildings, should be slate wherever possible.

The majority of existing roof pitches (75%), including all the older buildings, are steep (over 35°) and contribute greatly to the character of the village. Original thatch gave way to slate - only one thatched building now remains - and whilst the majority of the older buildings retain their slated roofs, a great variety of colours and materials for roof coverings appeared, detracting from the village character.



Sundial at Lanesend, High Street

Materials

A significant percentage of dwellings, together with the church, are constructed in stone, whilst the prominence of stonework within the village, particularly within the older core, is reinforced by the extensive, and in many places high, stone wall boundaries. There is throughout the village a strong connection with the underlying ironstone geology. Later, related to the advent of the local shoe industry, hard red Victorian brick became prominent in parts of the village, forming an important contribution to the village character. Subsequently however, a variety of brick colours or

alternative finishes have been employed, creating an overall uncoordinated appearance. It is important that any new development should employ materials that relate both to adjoining properties and to the village as a whole. In extensions, second-hand bricks to match the existing should be employed wherever possible and appropriate.

B5. Building Guideline - Materials

The choice of building material must relate to neighbouring buildings and boundary walls. Extensions to existing stone buildings or walls, where they front the street or are used as other boundaries, should be in stone, sourced to match. All stone work should be dry stone construction or pointed in lime mortar.

When building or extending in brick, the choice of brick, bond, mortar colour and pointing strongly affects the visual appearance of the masonry and must be considered. Sample brick panels for approval, illustrating the proposed brick, bonding, mortar and joint must be constructed prior to commencement of works.

Repetitive Design

Repetitive design has unnecessarily blighted many villages through the last few decades. Local authority housing schemes such as found at Springfield Road, Townsend Road and Jubilee Drive are examples, together with the later privately built development at Amber Drive, although this has some superficial variation.



Village Primary School and Jubilee Drive

B6. Building Guideline - Repetitive Design

Repetitive design of individual buildings must be avoided. Each building should be considered an entity whilst still relating to its surroundings and street scene. The repeat of mass detailing in the finished development is not acceptable.



Detailing

Early housing in villages usually employed simple detailing and local skills. The mix of existing stone buildings in the village exhibit fine coursed lias, ashlar and rubble brought to courses. The advent of the increase in Victorian development, which was brought about by wealth from the developing industries also



Walgrave House -The Old Rectory

encouraged some intricate brick detailing, such as can be found at *New Lodge* and *Holly House*. Some of these later buildings have kept the original windows and doors whilst the older buildings have examples from all ages.

Home Working

Modern electronic communications and climate considerations are changing work patterns. The shoe industry of Victorian times saw the construction of workers' cottages with small work rooms on each site, and a modern equivalent should be encouraged. All new or adapted business within the parish must be a good neighbour.

B8. Building Guideline - Home Working

Encouragement will be given to small home-based offices, separate from the main dwelling where this is feasible, either in new build, extensions or conversions, where this does not increase the need for parking availability or an increase in noise or other pollution.

B7. Building Guideline - Detailing

Local materials and local and vernacular detailing should be employed in construction. Care must be taken when deciding on the windows and doors (whether as replacement or in an extension) in respect of material and historical style in older buildings, with sympathetic restoration being the preferred option. In order to present a coherent whole within the village, historical and vernacular detailing must be considered in all new build, extensions or alterations, whilst avoiding any form of pastiche.

Off Road Vehicle Management

The off-road management of vehicles in relation to the street scene and to individual properties must be considered. The provision of garages for vehicles does not reflect current lifestyles, as very rarely nowadays are vehicles parked in garages, which are generally treated as external stores. Vehicles are normally parked on hard standing where this is available, or where no such option exists, are parked on the street. This occurs in several parts of the village.



Panoramic view from Red Hill

B9. Building Guideline - Off Road Vehicle Management

Parking for vehicles must be provided within the curtilage of the site of any new dwelling and weight given to its impact on the design of the building and the streetscape, ensuring that vehicles do not dominate the street scene. This provision should be additional to any garaging.

required to support them. Whilst it may be impractical in the short term to do away with the current system all new development should employ underground services.

B11. Building Guideline - Underground Services

All on site services to new buildings and extensions must be underground (See also Highways Guideline H6).

Waste Bin and Recycling Container Storage

Kerbside collections under modern waste management systems require several bins and boxes to be stored at each dwelling. Daventry District Council should be contacted for current advice. Provision must be made between collections to accommodate these at the property.

B10. Building Guideline - Waste Bin and Recycling Container Storage

Secure provision, screened from the street, should be made for the kerbside collection bins.

Colour of Render

Carefully chosen stonework, brickwork and pointing, whilst contributing to a cohesive whole, exhibits a visual energy which is generally lacking in the 22% of buildings in the parish which employ substantial amounts of render in their façade. This effect of the render is often exacerbated by painting it an inappropriate colour.

B12. Building Guideline - Colour of render

Consideration should be given to enliven areas of render with the use of finishes creating a colour sympathetic to the surroundings.

Underground Services

The plethora of overhead cables for telephone and electricity services has a negative visual impact on the village both in themselves and the many poles