

# **Cottingham and Middleton Conservation Area Appraisal and Management Plan**

## **Supplementary Planning Document Revised Draft**

22<sup>nd</sup> February 2016



## HOW TO COMMENT ON THE DOCUMENT

Corby Borough Council is undertaking further public consultation on a Cottingham and Middleton Conservation Area Appraisal and Management Plan Supplementary Planning Document (SPD) in accordance with Regulation 12 of the Town and Country Planning (Local Planning) (England) Regulations 2012 and Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The first draft SPD was issued for public consultation between 7<sup>th</sup> September and 19<sup>th</sup> October 2015. The Council, in partnership with OPUN, reviewed all the comments received on the first draft and made some revisions. A further consultation on the revised draft is now being undertaken. The consultation is for six weeks, starting on Monday 22<sup>nd</sup> February and ending on Monday 28<sup>th</sup> March 2016.

If you have any comments on the content of this document then you can make these known by

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**All representation must be received before 5pm on Monday 28<sup>th</sup> March 2016**

If you would like to speak to an officer at the Council about the above, please contact a member of the Local Plan team on 01536 463188

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## INTRODUCTION

The identification and protection of the historic environment is an important function of the planning system and is done through the designation of conservation areas in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990. Conservation areas are defined as ‘areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’.

There are currently ten conservation areas within the Borough of Corby. Each place is unique, and therefore, the characteristics that define it and which make it special, and its capacity to accept change, need to be understood in order to positively manage its future.

The National Planning Policy Framework (NPPF) requires local planning authorities to have up-to-date evidence about the historic environment in their area. Local planning authorities are required to define and record the special characteristics of heritage assets within their area.

The conservation areas of Cottingham and Middleton were first designated in 1975 and up until now have not been supported by a formal and public written record of the special and historic character. This document meets the requirements placed on the local planning authority to define and record the special architectural and historic interest of the conservation areas and identify opportunities for enhancement. The appraisal follows the guidance set out by Historic England in their document, *Understanding Place: Conservation Area Designation, Appraisal and Management*.

## SUMMARY OF SPECIAL INTEREST

The villages of Cottingham and Middleton lie to the north west of Corby. The villages are largely located in the valley of the River Welland at the foot of a prominent landscape feature – a Jurassic Scarp. Middleton is largely located on the lower slopes and valley floor and the historic core of Cottingham is located both on the lower valley slopes and in the moderately steep slopes of a coombe along the Corby road. The villages have in the past had separate identities although this changed in the 20<sup>th</sup> century development when development took place linking the settlements. The villages lie within the administrative area of Corby Borough Council.

The distinctive, **key characteristics of Cottingham can** be summarised as follows:

- Old settlement pattern on lower valley slopes, with an unstructured appearance below the parish church of St Mary Magdalene whose scale dominates the village
- The steep sided slopes of the side valley and the scarp contain the historic core of the village providing the appearance and character of containment
- A rural setting, dominated by its immediate landscape and views out across the Welland Valley
- Evidence of multiple phases of development and adaptation during the 18<sup>th</sup> and 19<sup>th</sup> Century

- Medieval street pattern, with gradually unfolding views leading to attractive groups of buildings along Church Lane, Water Lane and Blind Lane
- The long straight alignment of Rockingham Road with the vista highlighted by the former clothing factory
- The glimpses of the views within and looking out of the village creates a special sense of locality
- From within the village core, glimpses of the wooded scarp and church steeple. Elsewhere, long views across the valley
- Stone walls enclosing the road and providing a strong sense of place
- The soft golden stone of the traditional building material laid in traditional form and pattern for walls, roofs and boundaries giving a visual harmony

The **Key Characteristics of Middleton** can be summarised as follows:

- Old settlement pattern on the lower slopes of the scarp aligned along the Main Street with old farmsteads contributing to the historic built form
- The wooded slopes of the scarp providing a backdrop to the village with views from the Main Street, the Hill and School Hill
- The strong sense of enclosure along Comsdale Walk leading to the contained walk and the opening out of views across the Welland valley
- Evidence of multiple phases of development and adaptation during the 18<sup>th</sup> and 19<sup>th</sup> Century
- The glimpses of the views of the wooded scarp creates a special sense of locality
- Stone walls enclosing the road and providing a strong sense of place
- The soft golden stone of the traditional building material laid in traditional form and pattern for walls, roofs and boundaries giving a visual harmony

And the **key characteristics** linking Cottingham and Middleton can be summarised as follows:

- The stone wall along the B670 provides a strong visual and physical link from the more enclosed character of Cottingham increasing the experience of moving into the more open area of Middleton where the backdrop of the wooded scarp is visible
- The openness of Middleton emphasises the character and identity of the more enclosed Cottingham and the two combine to create a wider area of identity that is effected by the quality of the Jurassic scarp providing scale and sense of place.

## **1. CONTEXT**

### **1.1 Location, Topography and Geology**

The villages of Cottingham and Middleton are located in the Welland River valley at the foot of a prominent scarp slope that makes a major contribution in defining the character of the local and wider landscape of the Welland Valley. The importance of this scarp has been highlighted in Landscape Character Assessment work both at a national level and at a county/district level. At the national scale, the scarp is included within National Character Area 92: Rockingham Forest, which identifies one of its key characteristics as being *'a prominent steep northern scarp towards the Welland Valley'*. At the county/district scale, Northamptonshire Landscape Character Assessment, prepared by the River Nene Regional Park, provides a more localised assessment. The scarp and the land falling away towards the villages falls within LCT 15: Farmed Scarp Slopes, in which the scarp forms a key characteristic and is referred to as *'a distinctively and instantly recognisable landscape...offering a striking contrast to the more subtle landform features present elsewhere within the County'*. Reference is also made to the scarp face forming a *'backdrop to foreground views'* when viewed from the lowlands of the Welland, and the sense of elevation of the scarp *providing 'dramatic views over the Welland'*. The landscape setting of the villages can best be appreciated from the north, approaching from Ashley Road with the backdrop of the scarp clearly seen as a backdrop to the villages, and from the east along Corby Road when Cottingham is viewed nestling in the side valley or coombe, and from the footpath network to the south of villages.

The geology in the area of Cottingham and Middleton are marine sediments of Jurassic Age, approximately 190 to 145 million years old. They consist of a variety of sandstones, ironstones, limestones, clays and mudstones. The Northampton Sand Formation which consists of richly coloured ironstones and sandstones provide a variety of characteristic and locally used rubblestones, ashlar and freestones in local historic buildings (Historic England Strategic Stone Survey: A Building Stone Atlas of Northamptonshire 2011).

### **1.2 Settlement Plan Form**

The landscape in and around Cottingham and Middleton, and within the defined boundary of the conservation area, is a result of the complex inheritance of man's past activities. This 'historic environment' is a legacy resulting from the interaction between people and places through time and embraces all surviving remnants of past landscapes; the landscape particularly to the south of Middleton is a relict landscape featuring a number of long tofts and crofts with hedge boundaries of great antiquity (defined on the historic O.S. maps) running from the backs of the properties on the south side of Main Street uphill to the ancient footpath that now forms their southern boundary.

The two settlements of Cottingham and Middleton extended from the Welland in the north across the gravel terrace and up the scarp to the limestone plateau, which is mainly capped with boulder clay and where extensive woodland survived into recent centuries. The village of Cottingham lies at the bottom of a deep re-entrant valley cut back into the escarpment giving a distinctive landscape setting (RCHME: An Inventory of the Historical Monuments in the County of Northamptonshire).

The ancient settlement dating back to before the Norman Conquest, when the Domesday Survey of 1086 records a fairly large population listing some 55 people who worked the land with room for

some 14 ploughs and 12 acres of meadow – this is still shown in the two villages today that is still surrounded by fields in agricultural use, mainly for grazing now, and by two farms with the same topographical name, *Hill Farm*, one is in Middleton off The Hill, and the other in Cottingham set between the Rockingham Road and School Lane.

The Rockingham Forest Trust has researched the land and settlements of Cottingham and Middleton as part of a Heritage Lottery Funded scheme and have identified that in 1066 there was a single manor of Cottingham and Middleton, held by the Abbot of Peterborough. Peterborough Abbey held the manor until the Dissolution. It then became part of the large estate of Christopher Hatton, but had passed back to the crown by 1611. In 1612 it was conveyed to trustees made up of local yeomen farmers who held on behalf of copyholders. Copyhold tenure was a form of feudal tenure of land common in England from the middle ages until the 19<sup>th</sup> century. The land was held according to the custom of the manor, and the mode of the landholding took its name from the fact that the ‘title deed’ received by the tenant was a copy of the relevant entry in the manorial court roll – a tenant who held land in this way was known as a copyholder. There are recorded 70 copyholders in the area when in 1720 the manor house was in the possession of Thomas Medlycott. At enclosure, in 1815, it is recorded that Barbara Medlycott was lady of the manor.

### ***The Roman Road***

School Lane is a minor road in the village and does not appear to lead anywhere. However, it is on the same alignment as the former Roman Road the ‘*Via Devana*’ that once passed through the village. Such roads were developed by the Romans on strategic routes forming long-distant links between important Roman towns. This road that passed through Cottingham formed a link between Leicester (then known as ‘*Ratrae Coritanorium*’) and the Roman town at Huntingdon, and also passed through what is now modern Corby, the route following the Corby Road leading into Cottingham and along what is now School Lane. One section of this road is a Scheduled Ancient Monument where it crosses Hazel Woods. The *Jurassic Way*, crosses the Roman road between Kingswood and Cottingham. These roads were probably a focus for settlement, possibly even for a small Roman town. The road was later called the ‘*Gartree Way*’ and remained a nationally important road during the medieval period and after. In 1300 there is a documentary reference to a tenement in Cottingham that lay next to the ‘*Royal Road*’.

### ***The Jurassic Way***

This footpath is thought to date back thousands of years. It traverses across the landscape from east to west and was used as a main thorough-fare by the people of both villages throughout the centuries: from Middleton to access the medieval Parish Church, and from Cottingham for the local children to walk to the village school that was first established on Camsdale Walk in 1766, its School House (Grade II Listed) serving its local community for 90 years before it was extended with a new large school room built on its west side in 1856 when the former school became the home of the School Master.

### ***Rockingham Castle***

This *Royal Road* also passed close to Rockingham that is only a few miles away where William the Conqueror strategically chose to build a castle on the high scarp slope above Rockingham village

overlooking the Welland Valley; Rockingham Castle still dominates the landscape above the village as it has done since the 11<sup>th</sup> century.

Cottingham has a clustered focus of activity and density on the lower ground beneath the church and on the slightly higher land to the north. Later development followed the Rockingham Road to the north. The manor house recorded as *Burystead Manor* (the original name for Cottingham Hall) is located between the two villages in a location that is obscured from the High Street by mature trees. The location of the manor house and its relationship to the villages is revealed at the rear where the significance of the hall and the adjacent land raising to the scarp are fully appreciated.

Middleton has a linear form with farms with ancillary farm buildings in the village and a number of gable fronted buildings indicating medieval footprints. This, combined with later 'backland' development, has created a complex pattern of development of intriguing character, with several examples of important historic buildings. A cluster of farm buildings focused on The Hill were associated with a farm created as part of the enclosure, or it may have been part of the medieval settlement.

The villages gradually expanded during the 19<sup>th</sup> and 20<sup>th</sup> centuries with additions mainly on the lower slopes.

### **1.3 Statutory Designations**

Conservation areas and listed buildings are protected under the 1990 Planning (Listed Building and Conservation Areas) Act. This primary legislation requires proposals that need permission (planning permission or listed building consent) to preserve or enhance their special architectural interest.

The boundary of the original conservation areas as designated in 1975 are illustrated in Figure 1 revised conservation area is illustrated in Figure 2 There are 26 listed buildings in Cottingham and Middleton Conservation Area, these listed in Section 3 and in Figure 3 with the proposed Local Interest Buildings which are summarised in Section 10, Management Plan – Local Heritage Assets.

### **1.4 Planning Policy Context**

Specific guidance relating to development within conservation areas can be found within the NPPF and its accompanying practice guide which are published by the Department for Communities and Local Government, at national government level. This embodies a holistic view of the historic environment and is designed to ensure that decisions are not made in isolation without first considering the significance of the particular aspects of the historic environment and then addressing economic, social and environmental sustainability issues.

The North Northamptonshire Core Spatial Strategy adopted in June 2008 sets out the current strategic Local Plan policies for development in the North Northamptonshire area. Policy 13 sets out a range of criteria both for raising standards and protecting assets; this includes conservation areas.

The Joint Core Strategy is currently being reviewed to cover the period to 2031. The Pre-Submission Joint Core Strategy and supporting documentation were submitted to the Secretary of State on 31<sup>st</sup> July 2015. The examination of the Local Plan was held during November 2015. Following consultation on modifications, the Inspector's draft report is anticipated at the end of June 2016

with the Joint Core Strategy adoption likely in July 2016. The future Joint Core Strategy sets out policies relating to the historic environment in Policy 2, and recognises conservation areas as designated heritage assets, and encourages the preparation of Local Lists of non-designated heritage assets. The policy ensures that the historic environment will be protected, preserved and, where appropriate, enhanced. This Supplementary Planning Document (SPD) supplements policies in both the adopted Core Spatial Strategy and forthcoming Joint Core Strategy and will be used when assessing the merits of development proposals.

Further guidance has been issued by English Heritage in the suite of documents *Understanding Place* with a view to setting out approaches to undertake assessments of historic areas allowing a greater understanding of the character of a place and its capacity for change. Further details available at [english-heritage.org.uk](http://english-heritage.org.uk)

## 1.5 Setting



The rural setting of Cottingham and Middleton with the backdrop of the Jurassic scarp is an important part of their historic character. The built form of the village with the backdrop of the scarp becomes apparent in views when approaching from the north along Ashley Road and equally the view of the villages nestling in the lower slopes of the scarp with the wide views across the valley are revealed when approached from The Hill, School Hill, Corby Road and Rockingham Road. Its setting is therefore wide and not confined to the immediate environs of the built environment. An important part of the setting of the villages – the scarp with its steep and lower slopes of farmland currently lie outside the conservation areas, they are a significant part of the wider setting. The coombe with moderately steep sides, interlaced with stone walls and footpaths, and the former enclosed field pattern are also an important part of the wider setting of the villages.



The revised boundary for the conservation area includes a part of the rural setting surrounding both of these Welland Valley villages. The rural open setting strongly contributes to the character of the conservation area by providing it with an agricultural setting close to open countryside, where historic hedge boundaries and old dry-stone walls can be observed enclosing fields. The commonfields of the parish were enclosed by Act of Parliament 1815 (NRO, Enclosure Map, 1825).

## **1.6 Archaeological Interest**

The area around Cottingham and Middleton is rich in evidence of prehistoric activity from all periods and of particular importance is the evidence for Roman activity. The RCHME: An Inventory of the Historical Monuments in the County of Northamptonshire Volume 2 records prehistoric and roman discoveries in and around the villages of Cottingham and Middleton.

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

In the 1990s the pieces of a mosaic floor of a Roman Villa were discovered during archaeological field-walking in a field off the Ashley to Middleton Road, quite close to Cottingham and Middleton. Other Roman artefacts have been found in the fields around East Carlton immediately to the west of Middleton. In other parts of Corby Borough a Roman village was discovered at Little Weldon. To the east of Stanion another Roman villa site was discovered (in 2004); this shows that people of wealth and high status lived in the Corby area for hundreds of years until the third century AD. Present day Cottingham has a very interesting and informative village web-site that provides much useful information about the history of the village through the ages. A page titled '*Ancient and Roman*

*Britain'* states that "remains of a Roman building were discovered in Bury Close when the new bungalows were built".

Mosaic floors are only found in important Roman villas, and if this is a villa site then from other surviving examples, such as the Romano-British Villa at Piddington in the Upper Nene Valley, it shows that villa sites were quite extensive and sometimes sites of earlier occupation, in that case to 8,000 BC; there is a Piddington Roman Villa Museum run by the Upper Nene Archaeological Society. A Roman floor mosaic has recently been put on display at the Stanwick Lakes Visitor Centre (run by the Rockingham Forest Trust) that was excavated from the site some 20 years ago and carefully preserved before being returned back to where it came from.

Archaeology from a variety of periods from the Bronze Age onwards, and potentially of considerable interest (such as Roman mosaic floor surfaces), may survive across parts of the village and the fields immediately adjacent

## **2. ORIGINS AND DEVELOPMENT**

### **2.1 Early Development**

There is evidence that East Carlton immediately to the west of Cottingham & Middleton was first occupied by the Danes, this part of England then falling under the governance of *The Danelaw*. The local place names show Scandinavian influence, certainly Corby a few miles away is thought to have been named after a Viking leader called 'Kori', and Carlton meaning literally "*Karla tun*, a settlement of Scandinavian carls (free peasants). Cottingham (Ekwall p.125 see bibliography) suggests that its etymological meaning is "The *Ham* of *Cott(a)*'s people", 'Ham' meaning 'village', 'Cotta' being a personal name.

Soon after the Conquest William the Conqueror retained the manor and *Hundred of Corby* as his own and established a castle at Rockingham on a carefully chosen strategic site, on a high hill with commanding views over the Welland Valley. This in part still survives today and is an Ancient Monument. The term '*Hundred*' is explained by the fact that in the *Anglo-Saxon* era, the country's parishes were split into administrative districts called 'Hundreds'. At the time of the Norman invasion in 1066 there were 29 Hundreds in Northamptonshire, and *Cotingeham* lay within the *Stoke (Stoche/Stoce/Stoc) Hundred* that is mentioned in the Domesday entry for Cottingham.

In 1086 the Domesday Book provides our first documented evidence of settlement at Cottingham, where it is referred to as "*Cotingeham*". However, an earlier reference in the Geld Roll of 1066-75 for Northamptonshire stated that "*Cotingeham*" was part of the land of "*St. Peter of Burg*". "*The Church itself holds in Stoc (Stoke) Hundred COTINGEHAM (Cottingham)*."

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

This entry tells us a great deal about Cottingham in the 11<sup>th</sup> century, it provides a picture of a large thriving agrarian community, living in the settlement of Cottingham (N.B. Middleton is not mentioned at this date). The abbey became disposed of most of its estates after the Conquest,

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

In 1296 it was certified that the Manor of Cottingham and Middleton was held by the Abbot of Peterborough off the Crown (the King) "*in capite*" i.e. for unspecified services rendered. It appears that around this time the Abbot authorised the rebuilding of the south-aisle of the church and the raising of its earlier, possibly Norman tower. In the late 14<sup>th</sup> century the manor was leased from the Abbey by Sir Henry Greene of Boughton in 1370. He appears to have held the manor for some time as at his death he left the Manor of Cottingham-cum-Middleton to his son and heir Sir Thomas Greene. In the 15<sup>th</sup> century there was a separate "*Hill Manor*" (probably located where Hill Farm is today) in Middleton then in the possession of William Palmer of Carlton; the Palmer family were to have a long association with the two villages, and Middleton in particular. By the early 16<sup>th</sup> century the Abbey were once again in full possession of the Manor and William Palmer of Carlton was appointed bailiff of the *Manor of Cottingham-cum-Desborough*.

## **2.2 17<sup>th</sup> Century Development**

In the 17<sup>th</sup> century Geoffrey Palmer (born in 1598) who was a lawyer of the Middle Temple established a deer park at Carlton in 1638/39 that impacted on nearby Middleton by the creation of a park-pale or boundary wall between them, so as to keep the deer inside the park. This was granted by permission of King Charles 1<sup>st</sup>, and in consideration of the sum of £100. The king permitted him to enclose several areas of land and stock them with deer, and to no longer be subject to Forest Laws and Courts, but with a covenant permitting the Keepers of the Forest to hunt the deer

During the Civil War Palmer supported the king, and ended up imprisoned in The Tower of London in 1655. Following the restoration by Charles 2<sup>nd</sup> in 1660 he was released; for his loyalty and suffering Palmer was knighted and appointed Attorney General with the title of 1st Baronet of Carlton. The 'East Hall' at Carlton became the Palmer's principal residence at this time. Prior to his will Sir Geoffrey established Alms Houses inside the Park called the "*Hospital of the Blessed Jesus in Carlton*" in 1668; he died in 1670/71 at his house in Hampstead while still the Attorney General. Following his death a number of local residents including Andrew Colling, Walter Newman, Thomas Bowman, John Maydwell and others were "*seized jointly and separately in the Manor of Cottingham and claimed common pasture of Driffield (an 80 acre field), 150 acres of Rockingham Waste, and parcels of Cottingham manor with lands in Cottingham and Middleton, for which they pleaded prescription*". This would appear to be the establishment of the Copyholders who were to become the Lords of the Manor. Another source (Rockingham Forest Trust) states that after the Crown came possessed of the manor in 1611, it was "*conveyed to trustees made up of local yeoman farmers who held it on behalf of the copyholders. The 70 copyholders paid a total of £1,868.10s.5d in proportion to their quit rents*".

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

### **2.3 18<sup>th</sup> Century Development**

By the time of the 3<sup>rd</sup> Baronet Sir Geoffrey Palmer was firmly established at East Hall, Carlton. The family appears to have prospered, for in 1768 the 5<sup>th</sup> Baronet Sir John Palmer built first a fine stable block and coach house, and then in 1776 to 1780 built a new Palladian mansion designed by John Johnson an architect of Leicester; built of brick and Ketton stone, and roofed with Swithland slate. In 1788 he rebuilt the local church where he established a Palmer Chapel. The connection with Middleton is very strong the Palmers owning land and property in the village as demonstrated on the 1815 Enclosure Map.

The old manor house of Cottingham was built in the late 17<sup>th</sup> century and was called “*Berystead*” in 1720 (later *Bury House*, and now *Cottingham Hall*) and was then in the possession of Thomas Medlycott. Around this time it was given a new U-shaped north entrance front in a Classical style with a balanced symmetrical façade, the original 17<sup>th</sup> century house being absorbed into the East Wing and service range.

In 1766 the Copyholders had sufficient money to establish a school for the poor children of Cottingham and Middleton on land owned by Sir John Palmer. A School House was built in Camsdale Walk in 1766 with memorial plaques recording the names of the local Bailiffs. This later became the residence of the teacher in 1856 when a new and larger school was built adjoining it on the west side; both these now form separate dwellings.

At the west end of Middleton Main Street the Manor House (originally called Manor Farmhouse) was built its front range dated 1785.

### **2.4 19<sup>th</sup> Century Development**

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

The early 19<sup>th</sup> century saw a period of increasing building activity. In 1803 *Cannam House* (see paragraph 3.29) would appear to have been built on the Main Street of Middleton; and in 1835/6 *Bury House* was ‘modernised’ to the designs of the London architect and surveyor William Parsons, with new extensions for the Honourable Mrs Barbra Cockayne Medlicote. On Middleton Main Street, Middleton House Farm forms an impressive grouping with a T-shaped Georgian-farmhouse next to a

U-shaped courtyard of farm buildings enclosed by, and entered through, the archway of its coach-house that fronts the street.

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

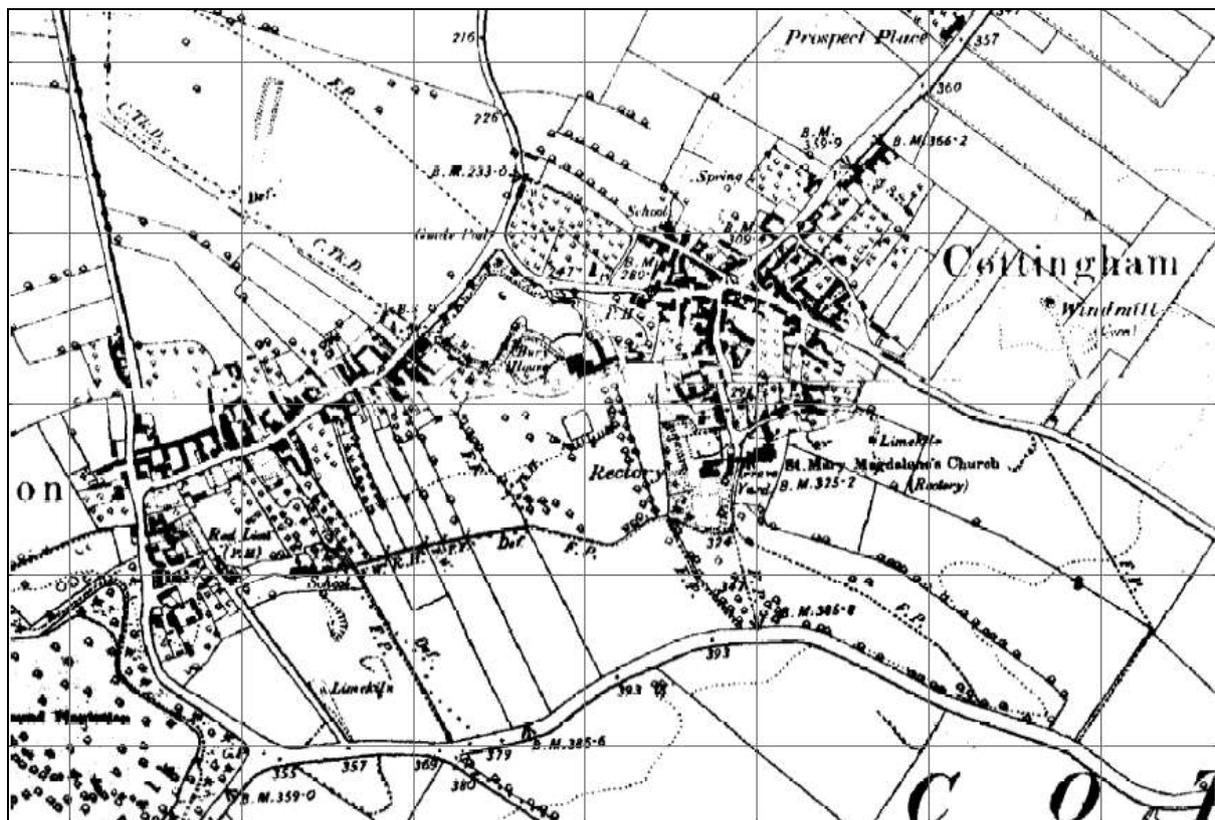


Figure 7 – 1885 Ordnance Survey Map

## 2.5 20<sup>th</sup> Century Development

The 20<sup>th</sup> century brought further development to the villages with small sites having infill development and the site at Bury Close on land owned by Cottingham Hall developed with a dispersed group of houses. This development acts as a fulcrum physically connecting the two villages.

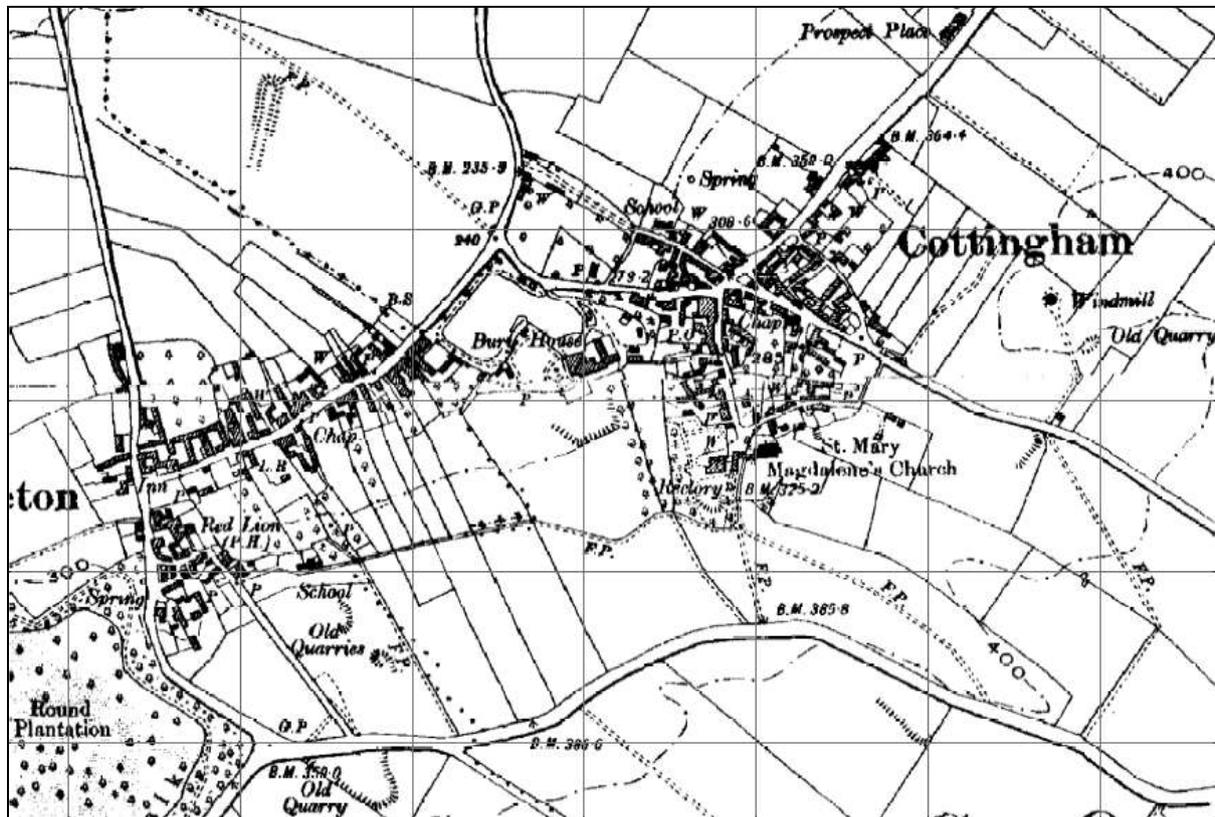


Figure 8 – 1900 Ordnance Survey Map

### 3. ARCHITECTURAL AND HISTORIC QUALITY

There are 12 listed buildings or structures of special architectural or historic interest within Middleton, and 14 listed buildings or structures in Cottingham. There are a total of 26 listings within the revised conservation area, but only 25 actual listed buildings and structures as the boundary stone between the two villages appears twice, on both village lists. These are included in the published statutory List of Buildings of Special Architectural or Historic Interest for both these villages that were surveyed and designated in c.1987. They are all designated as being of national importance. These are identified on a map in the Figure 3.

Most of the buildings are listed at Grade II with the exception of the church that is Listed Grade I and The Bury House (now called Cottingham Hall) that is listed Grade II\*; this places them in the top percentile of listed buildings in the country signifying that they are considered to be of national importance.

Listed buildings in Cottingham are shown below:

ADDRESS	GRADE OF BUILDING	OS SHEET NUMBER
Church of St. Mary Magdalene Church Street (East side) Cottingham	I	SP8489
Pair of chest tombs approx 2m E of N chapel of Church of St Mary Magdalene, Church Street (East side) Cottingham	II	SP8489
Pair of chest tombs approx. 2m S of S aisle of Church of St Mary Magdalene Cottingham	II	SP8489
Group of 3 chest tombs approx. 2m S of S chapel of Church of St Mary Magdalene Church Street (East side) Cottingham	II	SP8489
No 2 and attached entrance to No 4 Church Street (West side) Cottingham	II	SP8490
No 4 and attached studio and outbuildings Church Street Cottingham	II	SP8490
14 Church Street (West side) Cottingham	II	SP8490, SP8489
16 Church Street (Church House) Cottingham	II	SP8489
22 (Wood Hollow) Church Street (West side) Cottingham	II	SP8489
Stables approx 8m E of Woodhollow Church Street (West side)	II	SP8489
6 (The Old Bakehouse) Corby Road (West side)	II	SP8489

<b>ADDRESS</b>	<b>GRADE OF BUILDING</b>	<b>OS SHEET NUMBER</b>
Cottingham		
12 (Greystones) corby rd (west side) Cottingham	II	SP8490
The Bury House High Street (South side) Cottingham	II*	SP8490
Kiln at OS SP8474 8996 Water Lane (South side) Cottingham	II	SP8489

Listed buildings in Middleton are shown below:

<b>ADDRESS</b>	<b>GRADE OF BUILDING</b>	<b>OS SHEET NUMBER</b>
Berry Road (north side) Parish boundary marker approx. 12m north of No 58 (Manor Farmhouse), Main Street, Middleton (that part in the parish of Middleton)	II	SP8490
7 Camsdale Walk (North side) Middleton	II	SP8489
Cannam House and attached railings (formerly Listed as house 80 yards West of the chapel), Main Street Middleton	II	SP8489
21 Main Street (North side) Middleton	II	SP8489
37 Main Street (Vine House) Middleton	II	SP8490

ADDRESS	GRADE OF BUILDING	OS SHEET NUMBER
Nos. 10 & 12 Main Street (South side) Middleton	II	SP8489
Nos. 18 & 20 (The Uplands) Main Street (South side) Middleton	II	SP8489
Nos. 50, 52 and 54 Main Street (South side) Middleton	II	SP8490
Barn approx. 20m SW of No. 58 Main Street (Manor Farmhouse) (South side) Middleton	II	SP8490
No. 58 (Manor Farmhouse) attached dovecote and outbuildings Main Street (South side) Middleton (Formerly listed as Manor Farmhouse)	II	SP8490
The Hill (east side) Dovecote approx. 20m E of Hill House (not included) Middleton	II	SP8389
The Hill (West side) Longridge Middleton	II	SP8389

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

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

In the village, the Royal George P.H is currently was being considered for listing by Historic England in 2015; this contains medieval cruck-trusses dating from the mid-13<sup>th</sup> century built at a similar time to the alterations made to the church described above.

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

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

On the Corby Road no. 6 (The Old Bakehouse) and no. 12 (Greystones) are older stone farmhouses dating from the 17<sup>th</sup> and 18<sup>th</sup> centuries built on the road edge, one parallel with it the other gable-on to it, that are close enough to each other to affect the quality of the street scene, being separated by the 19<sup>th</sup> century brick Methodist Chapel, a building of quality but not Cottingham Hall (listed as Bury House) has the higher grading of Grade 2\* and is the home of the former lord of the Manor, and is a large and attractive stone mansion house with a U-shaped north front in limestone, but with ironstone sides and rear that dates from the late-17<sup>th</sup> century, part rebuilt in the early 18<sup>th</sup> century and extended in the early 19<sup>th</sup> century. It is largely hidden from view and can only be peeped at through the iron railings of its elegant gated entrance, largely hidden behind a magnificent mature tree in its north entrance garden. A view of the rear of the building can be had from the Jurassic Way footpath to the south of the village, where an avenue of trees were planted before 1880, in pairs leading to the Hall then approached by horse and carriage. Set within a formal garden and a wider historic landscape it is the most important listed dwelling in the two villages, being set between them.

At the eastern end of Main Street in Middleton the Manor House (listed as no. 58, Manor Farmhouse, attached dovecote and outbuildings) is a fine Georgian small mansion having an elegant 3-bay symmetrical façade with arched-headed fan-light and window above flanked by 16-paned sashed windows with rusticated surrounds, and with triangular-headed dormers to each side of a central segmental-headed dormer on its Collyweston roof. This and the attached disparate group of outbuildings and its former barn now all converted to a single residential use, with its neighbours nos. 50, 52 & 54 a terraced group of three houses, and no. 37 opposite a 2 ½-storey detached 3-bay symmetrical house, together form an important group of 18<sup>th</sup> and 19<sup>th</sup> century listed building within the conservation area. These help to reinforce the quality of the architecture of this part of the conservation area.



Another group of interesting listed houses can be found in the middle of the Main Street. These include on the north side no. 15 (Cannam House) and its neighbour no. 21, together with on the opposite south-side of the street nos. 10 & 12, and nos. 18 & 20. No. 15 is one of the finest houses in the conservation area and is largely unaltered retaining its original sash windows to its limestone-ashlar façade, and internal window shutters and an open-tread staircase that rises through 3 storeys. No. 21 also 2 ½-storeys with 2 hipped-roofed dormers on its blue-slate roof retains the only example in the conservation area of cross-mullioned timber casements in its street frontage. No. 20 is a former detached (probably hipped roofed) 3-bay house using contrasting ironstone and limestone band above its windows, to which was added a small cottage with wooden lintels above door and windows in 1880 (date-stone), when the two were re-roofed with a pitched blue-slate roof. Opposite from no. 15 is an L-shaped pair of earlier 18<sup>th</sup> century cottages, listed as nos. 10 & 12. These together form an important group of listed buildings at the very heart of the Main Street of the village and the conservation area.

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

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

The listed buildings are only a part of the architectural or historic interest of the village, which has both 17<sup>th</sup> and 18<sup>th</sup> century buildings within the older parts of the settlements, a large number of well-preserved 19<sup>th</sup> century historic buildings and some 19<sup>th</sup> century public buildings of architectural merit.

### 3.1 Farms

There are several notable farms within Middleton which are relics of a much more extensive farming village: Hill Farm, Woolpack Farm, Middleton House Farm with their associated farm buildings are indicative of the importance of farming to the local economy before the 19<sup>th</sup> century. These groups of buildings on the eastern side of Middleton form a mixture of different types of agricultural buildings which combine to create an interesting, varied and yet integrated street scene adding to the character and interest of this part of Middleton.



### 3.2 Chapels

The villages supported several chapels. In Middleton no32 Main Street was the former Congregational Chapel opened in 1844 now a private house but the former use as a chapel is apparent in its architectural detailing, the simplicity of its building form adding interest to the street scene. An earlier Methodist chapel was opened on Corby Road in 1808. This chapel later became the Methodist Hall when the larger chapel was built alongside in 1878. The chapel is still used and visually acts as a focal point in the street scene when viewed down Corby Road.



### 3.3 Public Houses

The Royal George P.H. is the oldest of the surviving public houses. (Local Interest Building) is currently unlisted but is under consideration (in July 2015) for listing by Historic England; it is likely to become a listed building in the near future. The original building attached on to no.9 is a building of more than special interest. While appearing much like a small ironstone cottage it is much older than anyone could suspect. The western corner of its southern gable is cut-back and angled, the wall above reinforced with limestone blocks above that taper to a point, suggesting a much trafficked route at one time to permit access around its corner angle. It has a tall rendered brick gable chimney-stack, and on its west side three small windows with two above all with timber lintels; there are no openings on its east side.

The Spread Eagle P.H. is a prominently sited inn that replaced an earlier thatch-roofed inn during the 1960s. It is built of a light-coloured brick with a long sweeping red-tiled roof with a single hipped dormer, and a wide front-facing gable to the right of its hooded entrance door with a projecting clapper-boarded apex and a canted bay-window under.

The Red Lion P.H. is set back from the road frontage permitting parking to its front forecourt. Built in the early-to-mid 20<sup>th</sup> century it replaces an earlier inn that appears in an old photograph as a long and tall gable-fronted building built close to the Almshouses. The present building is an asymmetrical design constructed with buff-coloured brick lower walls and white-painted rendered upper walls; a basic architectural style established in the early 20<sup>th</sup> century by the architect Voysey that was widely copied, usually in a Vernacular Revival style.

No 1, Main Street *The Old Woolpack* was a former inn, it is constructed of a pink-coloured brick, with a blue-slate hipped roof with two brick chimney stacks, and probably dates from the 2<sup>nd</sup> quarter of the 19<sup>th</sup> century. It has a well-balanced 3-bay symmetrical façade its central door with a white-painted stone surround and projecting hood. To either side on the ground floor former sash windows, altered in the 20<sup>th</sup> century to 3-light casements, but the original 16-paned sash windows survive above. It is identified as an inn on the 1901 O.S. 1:2500 Map.

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



### 3.4 Schools

The School House(Grade II Listed) is an attractive 3-bay 2-storied Georgian stone-built house with a central door, with above a limestone-slab inscribed with a sundial and “*School House*”, with to either side 3-light casement windows having thin projecting stone-sills and wooden lintels. At each end set under the eaves are two stone slabs inscribed: (left) “*Edw. Inchley, Jno. Lambert, Saml Birditt*” (right) “*Wm. Aldwinckle, Wm. Hilton, Bailiffs 1766*”; the Inchley family name appears on the War Memorial. It has a steeply pitched roof with high tabling and ashlar copings having brick gable-end chimney-stacks; probably designed originally for a thatched roof. This property strongly contributes to the historical evolution and character of the conservation area and is associated with Sir John Palmer, an important historical landowner and philanthropist. It is also one of the earliest dated 18<sup>th</sup> century buildings in Middleton.

The School House is built in this location because it is betwixt the two villages and is accessed from Cottingham via the fairly level Jurassic Way footpath, built on land owned by Sir John Palmer of East Carlton Park. He and other un-named trustees were entrusted with approximately £200 to put to investment so as to produce an income of 4% per annum to pay the salary of a teacher. The school master received a modest £7 per annum but was provided with a rent-free house that he taught in. This was funded in 1766 by the Copyholders as Lords of the Manor from a profit of £150, and a further £50 endowment that had been entrusted to Norman Smith for “putting to school poor children of the towns of Cottingham and Middleton”. Originally the school master instructed 10 boys as free-scholars in the three “R’s”: reading, writing and arithmetic. He apparently added to his income by also teaching fee-paying scholars.

The School attached on to the west gable of *School House* is the former Victorian school, an addition of 1856. It is a well-built single-storied stone hall with plinth course, its west gable with long-and-short quoins and three windows with chamfered surrounds. To either end former lower porches formed separate entrances (for girls & boys), and have finely carved Weldon-stone door-cases cut with richly moulded Tudor arches with sunken spandrels. The building is roofed with Collyweston roof slates, and the larger of the former entrance porches is covered with Welsh blue-slate. The adjacent 18<sup>th</sup> century *School House* became the residence of the master or school mistress after the Victorian school was built.

This well-constructed Jacobean-style building exemplifies the local vernacular style of architecture and illustrates the provision of education in the 19<sup>th</sup> century and therefore contributes to the historic interest of the conservation area.



### 3.5 Traditional Materials and Details

#### 3.5.1 Stone

The traditional palette of materials used for building in the villages mainly came from locally quarried orange-coloured ironstone as the most common building material used in the villages of the Welland Valley in the 18<sup>th</sup> and 19<sup>th</sup> century; this has created a unity and cohesion that adds to the character of the village buildings, as seen particularly along the Main Street of Middleton and Church Street in Cottingham leading to the church. Most villages had a primary source of stone from a stone-pit; in Cottingham there was such a large pit located below the church that was called "*the Great Pit*" in the 19<sup>th</sup> century. This pit was examined in detail by the geologist J.W. Judd in 1875 just three years before the Victorian restoration and rebuilding of the church. The Strategic Stone Study : A Building Stone Atlas of Northamptonshire published August 2011 identified a Cottingham Stone which when unweathered, is a greenish grey or blueish grey, but when seen in buildings, the edges of individual stones are of a medium light brown, whilst the core may be purple, coloured or grey. The stone is sometimes soft and crumbly, especially when old, but has been used for centuries for dwellings, farms and walls. No quarries working this stone remain today.

It is likely that much of the finer limestone ashlar, built in squared and rectangular blocks, found on the better quality houses in Middleton and Cottingham probably came from the Weldon quarries; such as on the facades of the Manor House and Cannam House, and fronting Cottingham Hall and Church House near Cottingham Church. This reflects the relative scarcity and availability of the larger blocks of stone quarried from the deeper depths of the quarry, the rubble stone being found nearer to the surface. In Weldon quarry in 1963 it was recorded that the Upper Lincolnshire Limestone cut a deep channel some 7 metres deep resting on the Northampton Sand ironstone. The many tall double-flued chimney stacks observed in the villages are usually built of a limestone that was most probably Weldon stone; this was much favoured because of its porosity; this enables the stone to resist rain and frost action. These finely dressed chimneys often feature a finely cut moulded top edge that is a characteristic of the 17<sup>th</sup> and 18<sup>th</sup> century houses found in this region. This continued as a local building tradition in the villages through to the early 19<sup>th</sup> century, after which brick chimneys appear replacing stone.

The local cream-coloured limestone (from the Lower Lincolnshire Limestone) is also used for walling, and door and window dressings. It is sometimes mixed with the main ironstone walling in a haphazard manner such as on the north wall of the North Chapel of the Cottingham Church that produces a mottled effect (possibly a deliberate intention). Also an almost white ashlar limestone is used for dressings to the doorways and windows to provide a contrast against the darker coloured ironstone.





### 3.5.2 Roofing

Many buildings are roofed with traditional Collyweston limestone slate roofs that reinforces the traditional character of the buildings and adds quality and richness to the character of the villages. They were mainly used on the larger houses, such as found on the roof of the Rectory that dates from c.1878; the dormer on the roof does not have valleys but has swept sides. Ordinary village houses mostly were thatched in the 17<sup>th</sup> and 18<sup>th</sup> centuries using 'long straw thatch' (corn or wheat straw); as illustrated in several of the old photographs of Cottingham (shown on the village web-site [www.cottinghamhistory.co.uk](http://www.cottinghamhistory.co.uk)) such as on the original Spread Eagle P.H. Most roofs in the villages were covered in Swithland slate during the 19<sup>th</sup> and 20<sup>th</sup> centuries because of their lower cost replacing all previously thatched roofed buildings in the two villages; they came from nearby Swithland in Leicestershire and were available after 1800. This was the local equivalent of Welsh blue-slate found throughout the country after the coming of the railways in the 2<sup>nd</sup> half of the 19<sup>th</sup> century. There are also a number of concrete pantile roofs, replacements of older roofs, including those that were once thatched; many are coming to the end of their natural life and provide an opportunity for a more durable traditional roofing material to be used when the roofs are replaced.

### 3.5.3 Brick

Brick has also been used in the region from the 17<sup>th</sup> century onwards. However, in this area it was not much used before the late-19<sup>th</sup> century. The nearest 18<sup>th</sup> century example is to be found in East Carlton Park where the stable block is dated 1768. The opening of a brickworks on the Rockingham Road just outside of Cottingham village no doubt led to a plentiful supply of cheap bricks; it is shown on the 1<sup>st</sup> Edition O.S. map of 1886 (Northamptonshire Sheet XI.13.). Brick appears to be the favoured building material in the 1870s, when no. 17 Church Street was built in 1871 (date plaque), and the brick former Closer's Factory (Burghley House) on the Rockingham Road in 1872. No. 6

Church Street is a part-brick building, at the rear and on the south side, but built of ironstone on its street front but having cambered brick-arched windows; this appears to be mid-19<sup>th</sup> century. Its south gable features decorative brick work, built in a checker-board pattern of alternate burnt-headers and stretchers usually referred to as *Flemish Bond*. Brick was also used at the former Tannery attached to the rear of no. 50 Main Street. Middleton village has a number of other brick buildings ranging from small cottages to re-fronted houses such as no.1 (the former Woolpack Inn) and no. 9 Main Street. The rear wall of the Manor House is also constructed in brick but with stone quoins. However, the use of brick is not wide-spread in the two villages where ironstone buildings predominate.



#### **3.5.4 Pantiles**

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

#### **3.5.5 Boundary walls, gates and railings**

Around the villages are including the approach roads there are local stone boundary walls. There are examples of copings built with the same materials, with stone laid on edge. This type of wall occurs throughout the village.

There are a few older walls at the end of Church Street with a stone-slate sloping top like a Collyweston roof, and a section to the former Rectory topped with clay-pantiles; these appear to be a local feature with heights generally high up to three metres. The boundaries to the gardens of the houses are mostly dry-stone rubble walls some backed by hedges set back with a grassy area in front as at Church Cottage, no. 19 Church Street that helps to enhance the setting of the church by screening the house behind the hedge. Nos. 15 & 17 Church Street are amongst the few to have a small garden to their fronts bounded by a low brick wall surmounted by hooped railings. The approach to *Cottingham Hall* has an elegant set of railings and gates to its front entrance that is appropriate to the setting of this small country mansion.

The decorative cast iron gate posts at the entrance to the path leading from Corby Road to the lower Water Street is a surviving example of local workmanship enhancing the local environment.



### 3.5.6 Water Troughs and Features

In 1854, the Copyholders, a group of private landowners installed iron water pipes to channel natural spring water to pumps in the village. Around the villages are cast iron troughs fed by the channels. The water trough set into a stone recessed arch on The Hill is a good example of feature that adds interest and richness to the character and appearance of the area.



## 4. SPATIAL ANALYSIS AND AREA APPRAISAL

Figure 4 captures the spatial analysis of the conservation area including the significant views; open spaces; landmark buildings; positive buildings; neutral buildings; important walls; glimpsed views and negative areas.

### 4.1 Significant Views

The views from the scarp along the Jurassic Way to the south of the settlements are highly significant as from this direction the layout of the villages on the lower slopes of the scarp can be appreciated and the setting of Cottingham Hall as the important building is enjoyed and the views out to the Welland Valley which are impressive. The distinctive tower and spire of the church is revealed from the Jurassic Way and clearly enjoyed as a focal point. The views of Cottingham Hall and the Church from the Jurassic Way are important to the village's character and set up a

relationship between the different areas. Together they express the structure and visual organisation of the settlements.

The other long views that are distinctive and significant vantage points are from the junction of School Hill and Camsdale Walk where a natural viewing platform is created by the road junction, there is an impressive view panoramic view across the Welland Valley. From The Hill the sense of enclosure is contained by the walls and the trees until as one moves down the road the buildings of Middleton are revealed below. On the western side on the Corby Road the buildings of Cottingham are set down in the steep sided valley with the church spire and the surrounding buildings create a closely connected group.

The views of the scarp experienced as a backdrop and visual link to the village are appreciated from Cottingham Hall, Bury Close and from the Main Street.

From the footpath network that leads into and out of the villages and links the various parts there are long views across the roofs of the buildings to the valley beyond. Along Rockingham Road there is a panoramic view of the valley and a long view into Cottingham.

Elsewhere, within the village, the views evolve gradually and through the streets there are occasional glimpses between the buildings of the church, the steep sided valley and the scarp with its wooded slopes at the eastern end. The views that emerge along the main arterial road linking the two villages include a series of focal points that combine together to create a strong image and a sense of place.









## 4.2 Open Spaces

There is a significant area of open green-lawn on the east side of The Hill (belonging to Middleton House Farm) at its junction with Main Street, on the corner junction of the two roads. This site is not level with the road but is raised up and accessed via a short flight of steps giving it greater prominence. It has a number of attractive trees on its east and south side but is open on the other two sides; this is much like a village green and adds much to the quality of the conservation area. This open area of green lawn also throws the buildings on the north side of the street into prominence and better enhances the open view of them, rather than blocking the view as a building built opposite from them may do. This adds much to the rural character of the village that only

gradually fills with buildings built on both sides of the street as it progresses in an easterly direction along the street.

At the other end of Main Street is a refurbished ancient orchard in which a pocket park has been created in recent years. This park has been developed in recent years by Middleton Parish Council using public funding. This deliberate creation is very successful, the park bounded by a neat low brick wall with curved topped coping. The open grassed area on its east side running along the edge of the new road provides a most attractive setting to the Manor House fronting the Main Street on the opposite south side of the road.

The approach road to Cottingham having passed through Middleton village leads uphill from the junction with the Mill Road where there are some important shelter belts of trees on both sides of the road that provide an impressive setting to the entrance drive to Cottingham Hall and to the village.

The grassy bank in front of no.1 Corby Road again acts as a sort of village green as that described earlier in Middleton. This is an important area of open green space opposite from the Village Store and Café. There are few other similar areas in the village except for the north side of the church that has a path and steps leading down to Water Lane; this continues to the east and becomes a footpath leading uphill to the Corby Road. The surrounding fields viewed from the Corby Road provide an important rural setting to the village and its church with its landmark tower and spire.







### **4.3 Protected Trees**

There are several groups of trees within the conservation area that have a Tree Preservation Order. These are illustrated in Figure 6.

In addition to Tree Preservation Orders, Conservation Area designation provides all trees with a stem diameter of 75mm and above measured 1 metre above ground level with a measure of protection.

No felling, lopping or topping of these trees is permitted without providing six weeks notice to the Council.

The **Spatial Analysis and Appraisal Map Figure 4** is annotated with the following:

**Panoramic views** – these views are limited to the best defining and most memorable views of Cottingham and Middleton. They are generally broad and often panoramic, sometimes linking subjects to the middle distance and far horizon.

**Glimpse views** – these are views confined by the presence of buildings or trees. They offer a glimpse of something interesting in the distance, often viewed down a pathway, an open space between trees or over roof tops. It may be a glimpse of a landmark, or an interesting feature.



**Important Open Space** – these are elements of the settlement which have a strong historic interest as open space. This should not be taken to imply that other open areas are not of landscape value or of value as open spaces on amenity grounds.

**Landmarks** – landmarks are structures that because of either size or design stand out



**Negative buildings** – these buildings in scale, materials, design or massing, or a combination of these, have a negative effect on the character of the conservation area. They do not relate to the surrounding topography or building form and are usually sited on a prominent site.



**Neutral Buildings** – these buildings are often 20<sup>th</sup> century buildings that are unobtrusive, and usually respect the topography, scale, materials and detail of the surrounding built form. Neutral buildings are also occasionally older properties that have been heavily altered and, for this reason, no longer preserve the character of the conservation area.



**Positive Buildings** – positive buildings are those that are of special architectural or historic interest, either as individual structures or as part of a collective group, and make a strong contribution to the character of the conservation area.



## **5. NEGATIVE FACTORS**

As part of the assessment of character, a number of negative factors have been identified. By highlighting these issues, we can identify priorities for future improvement and enhancement when the opportunity arises.

### **5.1 20<sup>th</sup> Century development**

The Bury Close development effectively joined the two villages together, this was further extended by the addition of four more suburban gable-fronted houses (nos. 10 -16) on the west side of Cottingham Hall's grounds, the development extending further into the fields behind the Manor House as a back-land development. When the two villages were first designated as conservation areas in 1975 this developed parcel of land was excluded from the conservation area boundaries, but included the field immediately to the rear of the Manor House and across the backs of the rear gardens and orchards of the properties on the south side of Main Street, presumably to give them some measure of protection. By contrast the western border of the Cottingham conservation area ran down the west side and rear of the former Bury House excluding most of its surrounding land and garden.

A number of the 20<sup>th</sup> century houses have been built on prominent sites within the village and on backland sites, on the edge of the settlements, with gardens extending into the surrounding countryside. This development is on the whole out of character with the predominant character of the village, being large detached houses, built in a variety of materials, with shallow pitched roofs and large massing. Although these houses have been built within the current developed framework of the villages, they are nevertheless pushing out and altering the nature of the core of the settlements and the relationship with the surrounding topography. The massing is particularly challenging to the character of the villages, because it has blocked some of the critical glimpsed views through the linear settlement to the backdrop of the scarp.

### **5.2 Flat-roofed garages and loss of Boundary walls**

There is a widespread shortage of garage space in the Cottingham and Middleton and most residents in the historic core of the settlements have to park their cars on the street. Where space has permitted, flat-roofed garages have been erected. In most instances they are in a prominent location and detract from the character of then conservation area.

There are a few instances where the boundary walls have been removed to create off road parking, which has led to a break in the unified treatment of the streetscape.

### **5.3 Cul-de-sac**

The creation of the cul-de-sac (Bury Close) has incorporated highway design manual, wide visibility splays and pavements which are out of character with the area. The use of close boarded fencing as a boundary treatment to the properties off Bury Road at the entrance to the cul-de-sac is insensitive and an unfortunate visual intrusion to the street scene. Highway design standards adopted in the 1970s and 1980s are now less stringently applied and there are opportunities to enhance the character of street frontages.

## **5.4 Windows**

The loss of original windows and their replacement with white-plastic UPVC windows has happened on many occasions throughout the conservation area. While many try and copy the original small-paned design they often feature top-hinged openers instead of sashes or side-hung casements; this fundamentally changes the character of the building, the street and the conservation area and results in the loss of historic fabric and glazing.

## **5.5 Poor maintenance or Repair**

There is evidence on some buildings of the use of 'strap pointing', indicative of hard cement mortars used on sandstone, instead of lime mortars. This kind of pointing can only be achieved by using cement rich mortar and invariably leads to damage to the stone, and is unsightly, often at the expense of traditional, historic character of stonework.

The rendering of stone work instead of re pointing weathered stone detracts from the character of the area and is not a long-term solution.

A few houses have been re-roofed using concrete tiles and reconstituted slate. These are detrimental to the character of the village. These roofs disrupt the visual character by having a uniformity and regular bond unlike natural stone or slate, which is rippled and uneven in texture and laid in courses of diminishing size.

## **6. GENERAL CONDITION OF THE AREA**

### **6.1 Buildings**

Overall the condition of the buildings in the conservation area is very good with no identifiable buildings at risk.

### **6.2 Public Realm**

The general tarmac road and pavement and path surfaces provide a neutral appearance to the conservation area.

## **7. PROBLEMS, PRESSURES AND CAPACITY FOR CHANGE**

### **7.1 Loss of Building Details**

A number of dwellings within the conservation area retain their original timber sash windows while a number of others have replacement white UPVC windows with stuck on glazing bars. Where original windows survive on the older 18<sup>th</sup> and 19<sup>th</sup> century cottages these are 'at risk' from alteration and replacement that could damage the integrity of the building and the character of the conservation area.

### **7.2 Car Parking**

The villages are highly distinctive for its well preserved frontages, long vistas down the Main Street and the sense of enclosure in Church Street and Water Street. The counter-effect of this tight-knit

and comparatively tightly developed settlement, with its picturesque character, is that the village is overrun with on street parking; cars are squeezed into the smallest spaces and along narrow back streets.

## **8. CHARACTER AREAS**

The original conservation area boundaries were tightly drawn around the older village envelopes of Cottingham and Middleton, resulting in two separate conservation areas. The two villages are linked by the B670 that runs through Middleton down Main Street and up the High Street to Cottingham. In particular the conservation area boundary ran down the west side of Cottingham Hall totally excluding its garden and grounds. In the 1960's a small housing development was developed on land just outside of the conservation area boundaries, formerly part of the Hall's grounds. This development is Bury Close now forming a link of the two villages.

The revised conservation area boundary has enlarged the 1975 boundary so as to encompass both villages and form a single conservation area taking in the rural fields to the south of Middleton Main Street, and the grounds of Cottingham Hall, running up the scarp to the Jurassic Way footpath that will form its southern boundary, and not to include the fields to the south of the footpath or The Dale, except for a small part of it that lies within the original conservation area boundary. Only the fields immediately surrounding Cottingham Church and its burial ground shall be included so as to better protect the setting of the church and the two villages. The best view of the church and its fine tower is from the Corby Road across open fields that lay outside of the original conservation area. These fields are included as well, as they contribute to the setting of this fine medieval church and the open panoramic views that they provide to it from the Corby Road. The other various entry points into the villages from East Carlton, Ashley, Brighthurst and Rockingham were mostly excluded from the original CA boundaries, and this will be mostly retained, except for a modest extension down the Ashley Road and where High Street meets Berry Road, so as to include the War Memorial and the mature trees at this road junction.

The omission of any particular building, feature, view or space within this appraisal should not be taken to imply that it is of no interest.

The **Character Areas** are identified in Figure 5.

### **8.1 Area 1 – The Hill and Main Street, Middleton**

This area contains buildings from the 17<sup>th</sup> and 18<sup>th</sup> century which line the route of the main street, the B670, with a number of fine individual buildings and buildings that survive from earlier farmsteads. This part of conservation area is mainly linear with the historic development forming a strong sense of enclosure. Views to the wider landscape of the Welland valley are incidental rather than composed. Along the length of the Main Street the views gradually unfold, and there are no focal points, as the street follows the winding gentle curve of the linear settlement. The fluctuating and irregular relationship of buildings to road leads to some pleasing townscape and provides a strong sense of place.

Approaching the village from the south along The Hill the road gently descends down-hill with on the left-hand (west) side of the road a metalled footpath, and the 18<sup>th</sup> century Estate boundary wall of

East Carlton Park that is backed by mature trees; this fine well-constructed wall also forms the boundary with the East Carlton conservation area and extends down from the road junction into the conservation area. The opposite east side of the road is more open with a grassy verge to the low boundary wall to a field used for rough grazing, but is taller and better constructed with coping stones as it approaches the village settlement of Middleton.

Hill House is the first building on the road-side edge that announces the start of the settlement and is approached down-hill from the north where the rear of the building is first seen, with its gable built facing towards the road, the 3-storey house front facing north downhill. Dating from the early years of the 19<sup>th</sup> century it is constructed of sandstone and iron-stone on its rear and sides, but of coursed rough-limestone on its more elegant 3-bay symmetrical front that retains a centrally placed 6-panelled door with an arched fan-light. Its location on the edge of the village is also significant in that like Manor House Farm at the other end of Main Street it defines the start and close of the village and is deliberately orientated so as to dominate the view on the approach up-hill from the Ashley Road junction.

The road to School Hill rises steeply to the east and narrows as it rises, becoming a single-track road. Wide views of the landscape to the north are revealed from the top of the hill, and from Camsdale Walk that leads off on top of this elevated plateau immediately to the east. These are significant views within the conservation area due to the panoramic landscape views they provide and the close connection made between the village below and the Jurassic scarp.

#### **Negative Factors**

- Some detached modern houses visually intrusive on the hill side
- Flat roofed garages
- Parked cars

### **8.2 Area 2 – Bury Close and Cottingham Hall**

The villages of Middleton and Cottingham are separated by Bury Close, at the road junction with the Mill Road the B670 takes a right-hand bend and becomes High Street at the foot of a hill before Cottingham village. The mature trees on both sides of the road junction form a rural framework for the entrance to the Conservation Area where immediately on the right-hand south-side of the road are a pair of small limestone gate-piers set to either side of the wide entrance to Cottingham Hall and the Hunting Lodge, the later currently being redeveloped from a former hotel to apartments.

Beyond the Manor House and the Community Orchard the character of the area becomes more open and with the access to Bury Close, this suburban housing development of the 1960s built on land that once formed part of the grounds of *Cottingham Hall* (originally called *Bury House*, hence the name of Bury Close). The experience of being in the more open space is a contrast to the more enclosed corridor along the Main Street and this serves to emphasise the character and the two combine to create a wider area of identity. The views from Bury Close to the backdrop of the scarp and the wooded slopes create an additional character for this part of the conservation area.

Cottingham Hall, Grade II\* described in the listing as a “*Country house*”, is the most important and historic dwelling in the conservation area. The main entrance is set back from the broad entrance

off High Street the elegant sweeping gravelled drive that curves to the south-east behind a magnificent mature tree that effectively screens the Hall from view; other mature specimen trees line the drive bounded by a stone wall on the west side, this provides an impressive setting for the entrance front to the Hall. At some point, probably during the 18<sup>th</sup> or 19<sup>th</sup> century, an avenue of trees was planted in the field immediately to the south of the Hall to define a gradual down-hill approach to the Hall. The trees are shown on the 1<sup>st</sup> Edition O.S. map of c.1885 leading down from the footpath of the *Jurassic Way*; the landscape still has trees in this location, grouped in pairs as a planned feature; they still remain a significant feature of the landscape and are lime trees planted in 2000 to replace diseased elms.

Cottingham Hall is hedged in on three sides by later developments and can only be seen and appreciated from the south side of the Hall, from its former grounds – the large open field that rises up the scarp slope to the Jurassic Way footpath from which a good view can be had of the 17<sup>th</sup> century rear East wing that features banded stonework. Its position set between the two villages is an important feature of its significance and the relationship with the open parkland setting provided by the nature of the landscape to the south rising up the scarp is striking.

#### **Negative factors**

- Bury Close and the Hunting Lodge development has detracted from the historic setting of the Hall

### **8.3 Area 3 – Cottingham**

This area contains the core of the medieval settlement clustered at the base of the church. The church is set above the main part of the village and acts as a strong focal point dominating and providing a landmark for this part of the conservation area, together with the distinctive topography of the steep sided valley. The trees and wooded area behind the church in the graveyard give a sense of seclusion to the southern side and this is enhanced by the steep slopes to the coombe.

Church Street has a narrow entrance down the east side of the *Spread Eagle* Public House. Its location and poor access downhill with a twisting road turned into a single-track road by the parked cars on its west side belies its former importance leading to Cottingham's medieval church. The street has a rich and varied collection of historic properties on the west side of Church Street (facing to the east), and include 5 listed buildings; whereas the opposite east side has mainly late-19<sup>th</sup> century terraced houses.

Water Lane is a narrow road running off the east side of Church Street that follows a curving alignment providing short views; it peters out at its far end continuing to the north as a footpath that leads to the Corby Road. Its name is probably derived from the plentiful supply of springs along it that sometimes spill surface water across the lane in times of inclement weather. On the south side of the road is a cast-iron horse-trough where a pipe in one corner feeds it; a drain set in the road next to it takes the overflow. Along the lane the haphazard nature and mix of the houses, with small cottages and larger farmhouses built along it, make this one of the most attractive streets in the conservation area.

Greystones a Grade II listed early 18<sup>th</sup>-century farmhouse built of ironstone with a coped gable, brick chimney stacks, is a fine building providing a focal point and commanding location at the top of the

High and forms a link to Rockingham Road and Corby Road. The open space in front of the building is a distinctive space and offers one of the few open spaces in this part of the conservation area and a setting for the listed building.

#### **Negative factors**

- Modern flat roofed garage
- Neglected stone walls
- Use of timber boarding for boundary treatment
- Car parking

### **9. CONSERVATION AREA BOUNDARY REVIEW**

Local Planning Authorities have a duty to periodically review their conservation areas and their boundaries. During the appraisal process a review of the boundary has been undertaken.

The process of reviewing the conservation area boundary involves looking objectively at all areas and identifying whether there are any areas where the character has been significantly damaged or altered by modern development. Cancellation of designation should be considered where an area or part of an area is no longer considered to possess the special interest which led to its original designation.

The original conservation area boundaries were tightly drawn around the older village envelopes of Cottingham and Middleton, resulting in two separate conservation areas. The two villages are linked by the B670 that runs through Middleton down Main Street and up the High Street to Cottingham. In particular the conservation area boundary ran down the west side of Cottingham Hall totally excluding its garden and grounds.

The process of investigation of the historic development of a conservation area and its spatial characteristics also reveals information about places which may currently lie outside the conservation area boundary and the review includes recommendations for combining the two conservation areas and for extensions to the boundary. This review of the boundary is described in a clockwise direction from Rockingham Road with reference to Figure 2.

#### **9.1 Eastern Boundary**

No alterations are proposed to the boundary of the conservation area from Rockingham Road to Corby Road.

At Corby Road the boundary runs tight alongside the north side of the road to the field boundary opposite No.1 Lawson Court where it goes south following the field boundary to where it meets the boundary of the field leading to the graveyard and then due south along a field boundary south of the church and returns east to the junction of the Jurassic Way south of the church. The fields are important, they are bowl-shaped in the steep sided valley, provide open space with the remains of an historic limekiln and provide panoramic views from the road. These views are recognised in the appraisal at View 1.

Water Lane provided access to the former lime kiln as is clearly shown on the 1901 O.S. Map, with a linking footpath leading up to the Corby Road where it has a cast-iron gate hinged on a decorative cast-post where it meets the road and marks a route that is part of the local history of the village; the view downhill provides a rural view of open fields that at the character of the path that ultimately also lead to the church. At the bottom of the lane no. 13 Water Lane is a recent 1 ½-storey bungalow built of stone and brick set within a curving walled garden that is sensitive to its surroundings, having stained woodwork and window frames, and two traditional-style gabled dormers set on its roof. Close by in the field to the east are the stone-walled remains of the 19<sup>th</sup> century circular lime-kiln referred to above, that is part built into the hillside.

## **9.2 Southern Boundary**

From the Jurassic Way there is an important view to the north-east downhill of the rear of Cottingham Hall that is visible from this elevated path, showing its distinctive 17<sup>th</sup> century banded ironstone walling. This is the only public view available of the Hall and it therefore of significant interest. A little further to the east there is a distinct grouping of an avenue of trees planted in pairs opposite each other leading downhill towards the Hall that it is believed was a carriage drive leading to the south side of the Hall; these trees are shown on the 1<sup>st</sup> Edition O.S. 1:2500 map of the 1880s. The 1918 sale plan shows this land as a complete lot to be sold with the Hall leading to the main road. Just beyond this point the southern boundary of the land of *Wood Hollow* (the old Rectory) forms the boundary of the original conservation area; the whole of the land between the south side of Main Street and the Jurassic Way is included in the revised conservation area. These views are recognised in the appraisal at Views 2 and 3.

The boundary follow the line of the Jurassic Way to include the tree-lined approach to the footpath as it continues west to meet Camsdale Walk following the contour of the hillside, and the line of the Jurassic Way. In contrast to the open fields beyond the gateway the path narrows forms a tunnel emerging at Camsdale Walk and the former school house. These views and glimpsed views are indicated on Figure 4 at View 4.

The boundary is drawn to include the properties to the south of Camsdale Walk and School Lane including the opportunity it provides for panoramic views across the roofs and buildings to the Welland Valley in the distance. These views are indicated at View 5.

No alterations are proposed to the section of the boundary from the former school house to where the boundary meets the East Carlton Conservation Area boundary.

## **9.3 Western Boundary**

The boundary includes a section of the woodland in the parkland that provides a strong character with the stone wall that curves gently down the approach to Middleton and includes the complex of farms and associated farm buildings and the long barn-like former row of stone cottages now forming the headquarters of the *Rockingham Forest Wheelers*. An important view at [View 6](#) captures the strong sense of enclosure provided by the wall with the former Woolpack and Longridge buildings enclose the space, act as focal points and add to the sense of anticipation as the eye follows the road down the Main Street.

No alterations are proposed to the section of the boundary.

#### **9.4 Northern Boundary**

The boundary of the conservation area will continue along the backs of the properties fronting the street. No alterations are proposed to the section of the boundary.

Cannam House (no. 15) is highlighted as a landmark building given its position in the Main Street and the contribution it makes to the character of the area, it has a large part of its garden currently outside of the conservation area boundary, this will now be included. The land is being landscaped to form an attractive setting for this important Georgian house in the centre of the Main Street. Immediately adjacent to the east is a boundary at the rear of Milestone Mews this will be included in the conservation area. The boundary then follows the line of the rear of the properties taking in the community orchard and continuing along Bury Road to the junction with High Street. The revised conservation area boundary will include the grassy edges of the road on the north-west side of the road to include the village War Memorial, a simple 1<sup>st</sup> World War cross set on the side of the road in front of the school currently outside of the conservation area boundary. On this bend in the road the views looking up the High Street has fine trees and stone walls that contribute to the setting of the Cottingham and the view back down the Main Street to Middleton has a fine tree adding to the character and the groups of traditional buildings enclosing the street; these will now be included within the boundary. This is where the different spaces of the two villages adjoin, and the relationship is set up by the contrasting spaces emphasising the character and identity of the villages. These views are recognised in the appraisal at View 9. The view experienced and enjoyed at View 10 acknowledges the landmark building of Cottingham Hall and the backdrop of the Jurassic scarp and the contribution these significant features, natural and built form have in the history and development of the villages.

Bury Close lies just outside of the original conservation area boundary. The houses are a mix of bungalows built in ironstone on generously sized plots, and 1 ½-storey gable-fronted houses built of a buff brick. When this development was built in the early 1960s (the O.S. map of 1963 shows the road lay-out with the end termination points of the cul-de-sac with a few houses) Roman remains were discovered. Two independent sources both confirm that a Roman tessellated mosaic floor was revealed at that time that (it is reported) were quickly covered up by the builders who raised the floor level above them by 3ft or so to leave it undisturbed. This development acts as a connection between the two villages and supplies key views to the scarp. These views are recognised in the appraisal at View 8.

The original conservation area boundary terminated abruptly behind no. 1; but the updated boundary extends along the stone boundary wall on the north side of the road, and on the west side where the lane narrows and leads down to High Street. This small lane with its dog-leg bend is part of the original street pattern of the village. On the north side of the road is the original Church School of c.1870; the conservation area boundary will be extended to include the former school, which is now a dwelling, and its land to the rear. The views indicated at View 11 look over the Welland valley and at View 12 across to the scarp.

The boundary continues down to where the five roads meet and then continues north along the edge of Rockingham Road. No alterations are proposed to the section of the boundary. The View 13 gives a fine view down to the entrance of Cottingham and across looking over the Welland Valley.

The boundary follows the line of the existing boundary to where it meets Blind Lane then follows the line of Blind Lane to Corby Road to include the views across to the steep sided valley, the church and the village in its enclosed setting in the steep sided valley. The appraisal includes these views at View 14.

## **10. CONSERVATION AREA MANAGEMENT PLAN**

### **10.1 Introduction**

A conservation area management plan explains in detail how the special character of the conservation area will be preserved or enhanced through recognition of threats, pro-active management and local commitment, supplemented with programmes and guidance. It complements the conservation area appraisal, which defines the special characteristics that contribute towards the special architectural and historic interest of the settlements. The aim of the management plan is to ensure that Cottingham and Middleton Conservation Area becomes sustainable settlements, enabling lasting investment, promoting high quality and timeless design, and creating the conditions to enable local businesses to thrive and re-invest in the historic fabric.

Conservation areas are defined in law as “areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance” (s69 Planning (Listed Buildings and Conservation Areas) Act 1990). They embrace the quality and interest of an area as a whole, rather than individual buildings within it. Local planning authorities have a statutory responsibility to designate and review them. Conservation areas can bring many benefits, including giving greater controls over demolition, minor development and tree felling.

Conservation area designation is the primary means by which the distinctive qualities of Cottingham and Middleton can be safeguarded. Designation alone, however, will not secure the preservation and enhancement of the villages and active management is vital to ensure that Cottingham and Middleton can adapt and develop in a positive way.

### **10.2 Planning Policies**

National planning policy regarding conservation areas can be found in the Planning (Listed Buildings and Conservation Areas) Act 1990 and the NPPF. The Framework has a large raft of policies which are relevant to Cottingham and Middleton Conservation Area. Appendix 1 summarises the legal and policy framework and includes extracts from the main policies of the NPPF. There may be others that are relevant and which arise in individual circumstances.

To complement the NPPF the government has brought out further guidance in the form of planning practice guidance. There is a specific guide for Conserving and Enhancing the Historic Environment, co-authored with Heritage England, which is regularly updated.

This document is a SPD. The role of a SPD is not to introduce new policies, but rather to provide guidance on local planning matters that are consistent with national and local planning policy. This

SPD is intended to provide guidance to the public and developers when considering proposals in or on the edge of the Conservation Area. We will also use it as a material planning consideration in the determination of relevant planning and advertisement applications.

In new buildings and the public realm, high quality design is paramount if the quality of an area is to be preserved and enhanced. The Joint Core Strategy sets out place shaping principles that should shape development proposals in order to make sure settlements retain local distinctiveness and a strong, positive sense of place. *The Manual for Streets 2* (DFT 2010) shows how the design of residential streets can be enhanced and how street design can help create better places with local distinctiveness and identity.

***The North Northamptonshire Sustainable Design SPD*** provides clear advice on the creation of high quality developments that have minimum environmental impact, and for new developments to reach a '*Building for Life*' Standard. It highlights the need for developments to promote character; reinforcing locally distinctive patterns of development, and that in historic village areas such as Cottingham and Middleton, urban form characterisation should inform the design of all new proposed developments.

### **10.3 Summary of Special Interest**

The Cottingham and Middleton Conservation Area appraisal provides detailed understanding of the significance and special qualities of the conservation area.

The history of Cottingham and Middleton can be traced back to Roman times. The Via Devana' Roman road from Leicester to Huntingdon ran along the route of Corby Road, part of School Lane and Ashley Road, and remains of a Roman building were discovered in Bury Close during construction in the 1960s.

Cottingham is recorded in the Domesday Book of 1086, at which time the village was owned by Peterborough Abbey. Although Middleton was not around at this time, it still dates back to at least 1197 when it is mentioned in a 'feet of fines', which were registers of land transfers.

In the 1700s, hand loom weaving was a major industry in the area but, by the mid 1800s, agriculture and farming had taken over as the main occupations. There are two limekilns, a brickyard and several mills recorded in the villages and, in 1874, clothing manufacturers Wallis and Linnell opened a factory on Rockingham Road, Cottingham. This building later became Cottingham Closures shoe factory before its recent conversion into apartments.

The parish church of St Mary Magdalene dates back to the 13<sup>th</sup> century with the earliest recorded Rector in the village being Hugh de Patteshall in 1239. A Methodist Chapel opened on Corby Road, Cottingham in 1808. This chapel later became the Methodist Hall when the larger chapel was built alongside in 1878. A Congregational Chapel opened in Main Street, Middleton in 1844.

From the 18th Century, Cottingham and Middleton were unusual in having many Copyholders, private landowners who had a marked influence in the development of the local community. In 1854, the Copyholders installed iron water pipes to channel natural spring water to pumps in the villages. This system supplied villagers with fresh water for some hundred years before mains water was installed in 1957. The Copyholders also contributed towards the construction of Middleton school in Camsdale Walk (opened 1856) and a major restoration of St Mary Magdalene Church in 1880.

The historic buildings constructed in the 17<sup>th</sup> and 18<sup>th</sup> centuries were mainly of the local ironstone laid in traditional form with the traditional roofing material of Collyweston slates. There are a number of high quality and architecturally distinctive buildings, built to high design standards with the Grade II\* Cottingham Hall and its setting on the lower slopes of the Jurassic scarp being one of the most significant buildings in the area.

#### **10.4 Public Consultation**

*To be added following consultation*

#### **10.5 Recognition of importance – Local Heritage Assets**

The conservation area Spatial Appraisal map (figure 4) shows buildings that make a positive contribution to the conservation area. Many of these are traditional buildings, which retain a high proportion of traditional features. In addition to these, there are a number of buildings that are particularly distinctive on either local historic or architectural grounds, or both, and merit inclusion on a Local Heritage List. Although identification in this list does not in its own right convey any additional control, the significance of buildings on a local register is recognised as part of NPPF) and the local planning authority would endeavour to retain and preserve the special character of all buildings that fall into this list.

The following buildings are recommended for inclusion within a Local Heritage List. These have one of a number of key characteristics. They have been selected as they are either:

- a. Important existing or former public buildings, with distinct architectural quality, where there is a history of local usage, or
- b. They are well-preserved examples of unlisted buildings with 17<sup>th</sup> or 18<sup>th</sup> century farm-associated origins, or
- c. Distinctive architectural quality and make a significant contribution to the character of the area

- *No. 19, Hill House, The Hill (c)*
- *Hill Farm, The Hill (b)*
- *The School Camsdale Walk (a)*
- *Nos. 3 & 5 The Hill (a)*
- *Water Trough, the Hill (c)*
- *Woolpack Farm stables Ashley Road (b)*
- *Middleton House Farm buildings, Main Street (b)*
- *No. 1, The Old Woolpack, Main Street (a)*
- *Middleton House, Main Street (b)*
- *Middleton House Farm (b)*
- *No. 9, Home Farm, Main Street (a)*
- *No. 25, Milestone House, Main Street (c)*
- *No. 35, Farrier House, Main Street (b)*
- *No. 32 Main Street (former congregational chapel) (a)*
- *No. 34, The Maltings, Main Street (a)*

- *No. 1 Corby Road (c)*
- *No. 3 Corby Road (b)*
- *The Royal George, Blind Lane (a)*
- *Methodist Chapel, Corby Road (a)*
- *Burghley House (the former wallis clothing factory), Rockingham Road (c)*
- *No. 5 Water Lane (b)*
- *11(a) Water Lane (b)*

## **10.6 Issues and implementation**

The buildings in Cottingham and Middleton are generally in a reasonable state of repair. Many of the elevations of the buildings are of local ironstone, or on occasion of brick, and the stone is the dominant characteristic of the villages. The stone surface can be damaged or disfigured by painting or rendering, which is not easily reversed without damaging the surface of the stone. A number of properties have had this treatment and the result is intrusive in the conservation area.

The changes to boundary treatments, with the loss of stone or lack of repair of stone walls, or replacement with timber fences or other alien materials is perhaps the most damaging of alterations in the conservation area, and they can be difficult to reinstate on a piecemeal basis.

The loss of boundary walls or use of inappropriate materials is a threat to the character of the conservation area. The stone walls are an important part of the character of the area providing important enclosure, defining the space and providing unity to the street scene.

In recent years there has been a concerted effort and successful campaign to remove street clutter: accumulations of bollards, lighting columns, litter bins and road signs. *Manual for Streets 2* (pub. Sep. 2010) identifies visual street clutter as an issue for many towns and villages and urges a more coordinated approach between the various bodies involved. The aim is to both reduce the amount of clutter and co-ordinate the design of appropriate new street furniture.

Historic street signs and directional markers add to the character of a conservation area and should be retained.

As part of ongoing good practice the Borough Council works closely with the Highways Authority to integrate services, traffic management and the practical requirements of managing the towns and villages in the Corby area. Utility companies will be required to consider the implications of altering services or digging service trenches. Maintaining an attractive public realm can help to reinforce the historic development pattern and the hierarchy of spaces. Close working between the Borough Council, Northamptonshire County Council, statutory undertakers and private individuals will ensure that the quality of the streetscape quality respects conservation significance and will build on good design principles promoted in *Manual for Streets*.

All trees in conservation areas are protected if they have a stem diameter of 75 millimetres measured at 1.5 metres from ground level. In general, it is an offence under the Town and Country Planning Act 1990 for anyone to undertake work to a tree in a conservation area without giving the Council six weeks written prior notice. The notice period is for the Council to decide if the tree(s) should be protected from proposed work by a TPO.

## **Opportunities for enhancement**

This part of the Management Plan is all encompassing - it involves not just the commitment of the local authority but also sets out our aspirations for the involvement of property owners and their professional advisers in managing and maintaining Cottingham and Middleton's valuable heritage.

New development should consider the quality of the local traditional materials as a benchmark for the standard of materials to be adopted for new development in the conservation area. The use of traditional materials, colours and textures in new and exciting ways, making use of local suppliers, local materials, skilled craftspeople, and traditional trades will all be actively encouraged. New development and redevelopment of existing buildings should respect the existing building lines or reinstate them where historical map evidence exists.

The listed buildings and principal landmarks within the conservation area are identified in [Figure 4](#), including the church spire, Cottingham Hall and the other designated listed buildings, are listed in recognition of their special architectural or historic interest. This protection alone, however, does not automatically safeguard these structures and their setting. They reflect the historic development of the villages and form a key part to the history and character which together with the Local Historic Buildings and the appraisal of the area identifying key views and landmarks are the most potent and coherent reminders of history and sense of place, see [Figure 4](#). New development will need to consider the impact and wider setting of each of these landmarks, as part of glimpsed views as well as the panoramic setting of the villages, and how they not only appear in current views, but how they could be enhanced in new views. Redevelopment proposals which block or detrimentally affect views of the key local landmarks should not be approved unless there are over-riding public benefits arising from the proposed development.

Sites beyond the conservation area boundary still have the potential to affect the setting of the conservation area and this will need to be considered in any redevelopment proposal.

## **Planning Measures & Statutory Powers**

The Local Planning Authority has certain powers under the Planning Acts to take action in conservation areas, many of which are rarely used or used in exceptional circumstances. On occasion, one of these powers may be needed to protect the historic environment where there is a significant threat. These include:

- Withdrawal of Permitted Development Rights (Article 4 Direction)
- Amenity of Land Notice
- Urgent Works Notice (Unlisted Buildings)
- Compulsory Purchase Order
- Planning Enforcement Notice

## **Article 4 Directions**

The conservation area appraisal identifies changes to properties in the settlements that have resulted in negative impact on its character and appearance some of which are the result of

permitted development. The Council maintains the right to serve an Article 4 Direction if deemed appropriate to protect the special character of the conservation area.

### **Amenity of Land Notice (Section 215)**

Local authorities have the power to serve a section 215 notice on the owner (or occupier) of any land or building where the condition is adversely affecting the amenity of the area. The notice requires the person responsible to clean up the site or building, or the authority may carry out works and reclaim the costs. This can be particularly affective at addresses which have ongoing amenity issues within conservation areas.

### **Urgent Works Notice**

If the condition of a historic building is at imminent risk, the Act enables the Local Planning Authority to carry out urgent works following notice to the owner. These powers can be used in respect of unoccupied parts of both listed and unlisted buildings in conservation areas. In the case of the latter, this can only be employed by agreement of the Secretary of State, advised by English Heritage. The powers are used to address emergency repairs to ensure the building is weather tight and safe from collapse.

### **Enforcement**

The local planning authority has powers to enforce against unauthorised development.

### **Proposed enhancement schemes**

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

The Spatial Appraisal Figure 4 highlighted a number of negative sites where a scheme of improvement would be to the benefit of the area. These improvements might take the form of a more sensitive handling of a roof profile or replacement or reinstatement of stone wall. These changes could be included in a future enhancement action plan.

Every encouragement will be given to property owners to replace any non- traditional fenestration and doors with traditional timber framed sash windows on street frontages where they have been lost or replaced by artificial products, and the installation of suitably designed timber doors and door frames based on original details found in the villages

### **Historic Buildings**

For the maintenance of historic buildings within the conservation area a detailed Maintenance Guide has been produced (Appendix 1). This guide will be made available to property owners in the conservation area. The guide incorporates step-by-step notes on how to carry out an inspection and how to plan a cyclical programme of inspections. It also provides detailed advice on the appropriate repair of the specific details and building materials found within the conservation area, as well as a list of sources for materials and where to go for further advice.

## Archaeology and new Development

**“Development proposals should take into account the potential for remains of archaeological interest. Professional advice should be sought, and appropriate assessment undertaken”**

Such assessment in the first instance is likely to be a desk-based assessment, possibly with an accompanying or later field evaluation. It is important that any records made are deposited with the Historic Environment Record (HER) in Northampton. This is in accordance with further advice given that:

***“Further opportunities to increase our understanding of Cottingham and Middleton’s past should be taken where sites for development and research opportunities are recognised”***.

Such requirements are supported in the NPPF para. 141 that states:

***“Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publically accessible. They should require developers to record and advance understanding of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publically accessible. Copies of evidence should be deposited with the relevant Historic Environment Record, and any archives with a local museum or other public depository.”***

Following such on-site archaeological evaluation, and dependent on a positive result or recommendation, the LPA is likely to place a suitable requiring further archaeological works of investigation.

## Cyclical Maintenance

Lack of maintenance is one of the main reasons why old buildings deteriorate. Maintenance essentially means preventing rainwater getting in where it can cause harm.

There are a number of cyclical tasks required which will enable on-going monitoring and the opportunity to identify and deal swiftly with any defects. For example, clearing out gutters and decorating at high level are the kind of tasks which can help in identifying issues early on.

## Extensions and new development

In accordance with Policy 2 of the Joint Core Strategy it is important that any new proposals complement the traditional settlement form and historic street lay-out of the conservation area, and the character of adjacent buildings by:

- Being set back from the frontage rather than forward of it; if on a street it may be better to be in-line with it so as to maintain the property line.
- Being subservient to adjacent properties as a small cottage property, rather than a larger detached executive-type of dwelling
- Respect the local vernacular style of the village buildings
- Being no larger than 2 storeys in height, but preferably 1 ½ storey with dormers cut through the eaves of the roof.

- Carefully considered car-parking provision, or spaces defined within the layout of the drives and landscaping; these should be indicated on a site-plan accompanying the application.

### Extensions to existing properties

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

There are many local examples in the villages around Corby and throughout the Northamptonshire area. Some properties feature side extensions with additional lower roofed lean-to extensions built on to them providing an organic development character that is considered a suitable model. A design that keeps the integrity of the original design of the house and its façade and clearly creates a new extension that is subservient to the original but compliments the original design and is subtly linked to it is desired.

Rear extensions should not dominate the original building, should adopt the same or similar materials to the original building for both the walls and the roof. The fenestration and doors should reflect the style and form of the original building or complement in a contemporary way the openings and style of the original building.



In designing an extension to an existing property the most common issues the designer will need to address are:

**Scale** – garages and outbuildings should be subservient in scale to the house. The proportions of the building should respect those of the house. Wide double garages are a suburban feature that will rarely compliment the proportions and character of a property in the conservation area.

**Neighbours** –large buildings can have an overbearing or enclosing effect on neighbouring gardens. Avoid introducing windows to garden structures that will overlook the neighbouring garden or house.

**Materials** – traditionally, domestic outbuildings would have been constructed from the same materials as the house. This general principle should be followed although there will be scope for introducing materials like glass, timber and steel providing they are used sensitively and complement the character of the house and area.

### **Summary Conclusion**

The conservation area is well established, and is supported by the development guidelines and practical design assistance given in this document, it is hoped the appearance of the area will be maintained and improved to the advantage of the local residents and visitors to the area.

## APPENDIX 1:

### CYCLICAL MAINTENANCE CHART

Building element	Maintenance task	Frequency	March/April	Sept/Oct
Roof areas	Inspect roof areas from safely accessible high points, using a ladder strapped securely, the bottom of the ladder footed and held by a second person.	Twice a year	yes	yes
Slate roofs	Slate roofs Inspect for slipped, cracked, displaced and broken slates. Replace to match, to the same dimensions and head-lap, using either "tingles", or carry out permanent repair with slate to match.	annual		yes
Tiled roofs	Tiled roofs Inspect for slipped, cracked, displaced and broken slates. Replace to match, to the same dimensions and head-lap, using either "tingles", or carry out permanent repair with slate to match.	annual		yes
Ridges	Ridges Inspect ridges with binoculars and check for displaced mortar on roof surface, in gutters or on the ground	annual		yes

### Rainwater Disposal

Building element	Maintenance task	Frequency	March/April	Sept/Oct
Rainwater goods (cast iron or	Inspection from ground level Check for leaks, blockages, overflow, faulty joints, wet masonry. Check fixings. Note	Twice a year	Yes	yes

cast aluminium)	faults and arrange for maintenance and repair.			
Rainwater gutters	From a secure ladder, clear gutters, sumps and downpipes of debris and removed leaf litter. Rod if necessary. Check all connections and fixings are secure	Twice a year	yes	yes

Building element	Maintenance task	Frequency	March/April	Sept/Oct
Walls generally	Remove any vegetation (e.g. ivy and self-seeded plants) from principal walls and within a metre of the main walls. Tackle perennial weeds with a systemic weedkiller	Twice a year	yes	yes
Brickwork	Check for any cracks, dropped arches, missing areas of pointing, mossy growth or wet patches Arrange for permanent repair within next 12 months	annually	yes	
Render	Check for any signs of cracking of masonry or loss of adhesion (i) Cleaning and washing render (ii) Washed down water-based paint or mineral paint using a mild detergent every 5 years flat surfaces and run off from cills.	annually	yes	
Copings and parapets	Inspect from the ground and accessible high points. Note any signs of movement or areas where joints are open. Programme repair within next 6-9 months	annually		yes

Ventilation	Inspect ventilation grilles, ducts, and air bricks & remove any obstructions, such as plants, weeds, leaf litter and soil	annually	yes	
Windows	<p>Inspect sash windows and other windows and repair any damaged glass, /cracked panes. Replace any missing putty with acrylic or linseed oil putty</p> <p>Re-paint windows and doors 5-7 years</p> <p>Sash windows Sash windows - removing staff beads and parting beads, re-cord sashes with existing weights, ease sashes</p>	annually	yes	

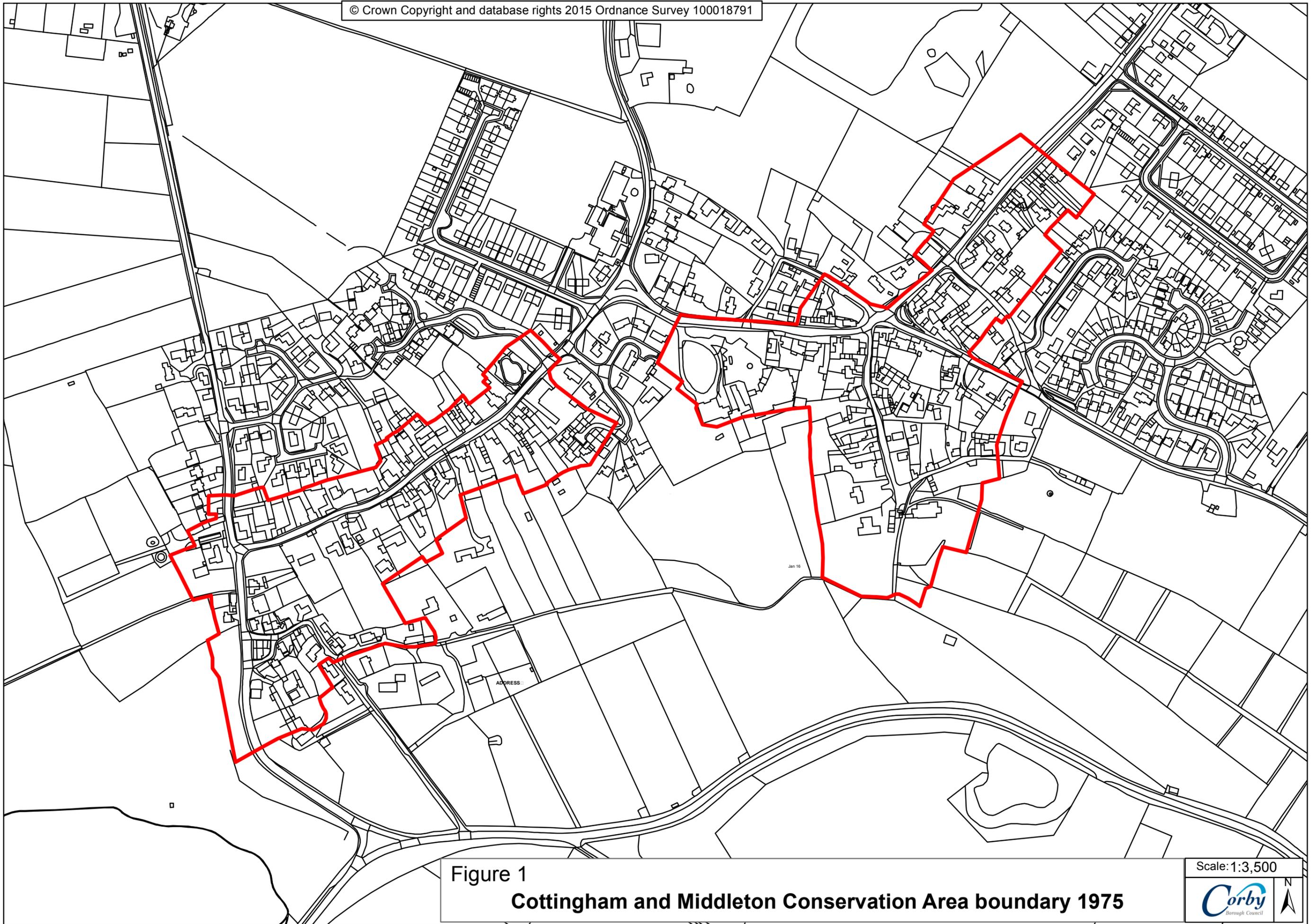


Figure 1  
Cottingham and Middleton Conservation Area boundary 1975

Scale: 1:3,500



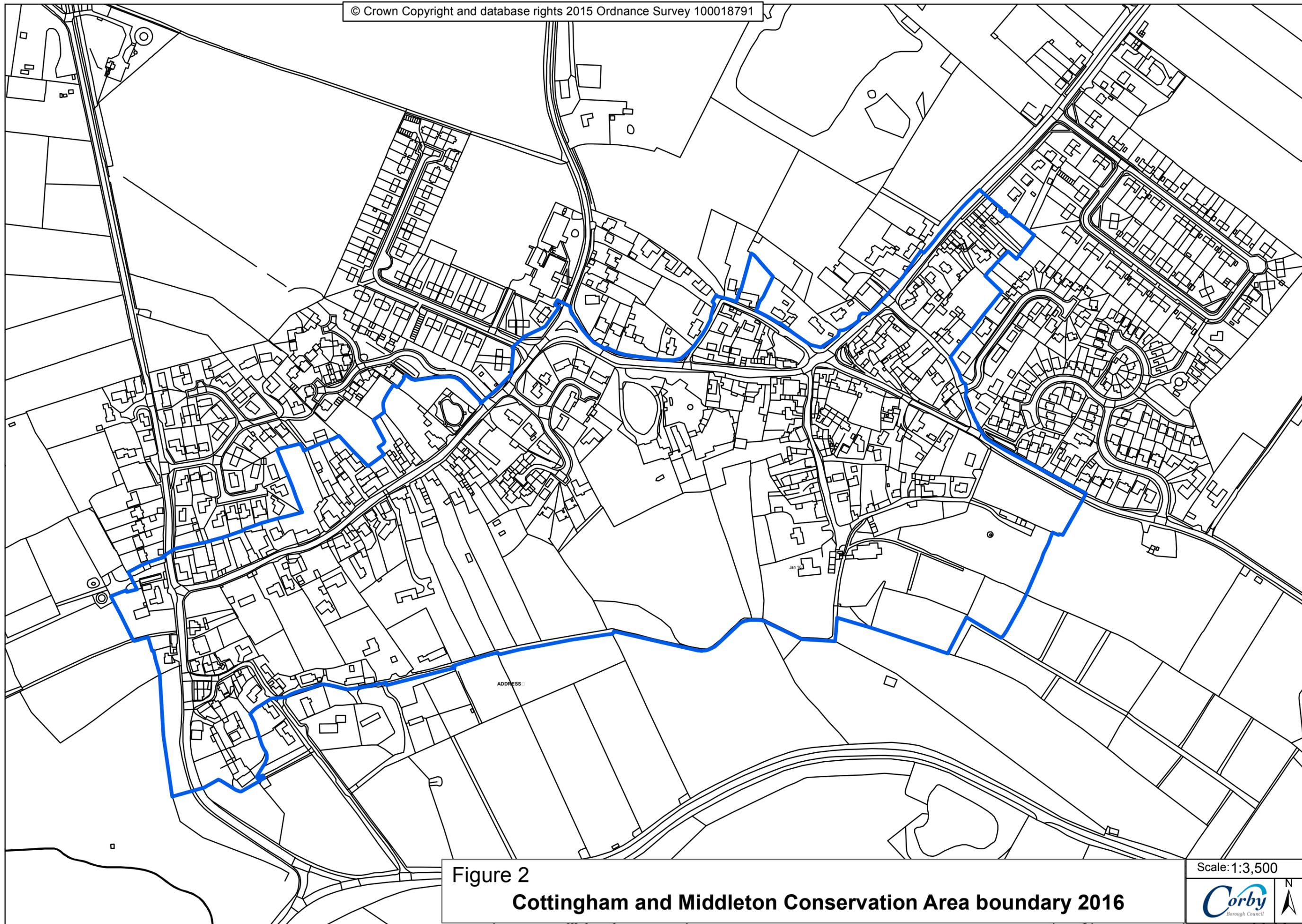


Figure 2  
Cottingham and Middleton Conservation Area boundary 2016

Scale: 1:3,500



### Legend

- Listed\_Buildings
- Local Interest Buildings
- Proposed Boundary2016

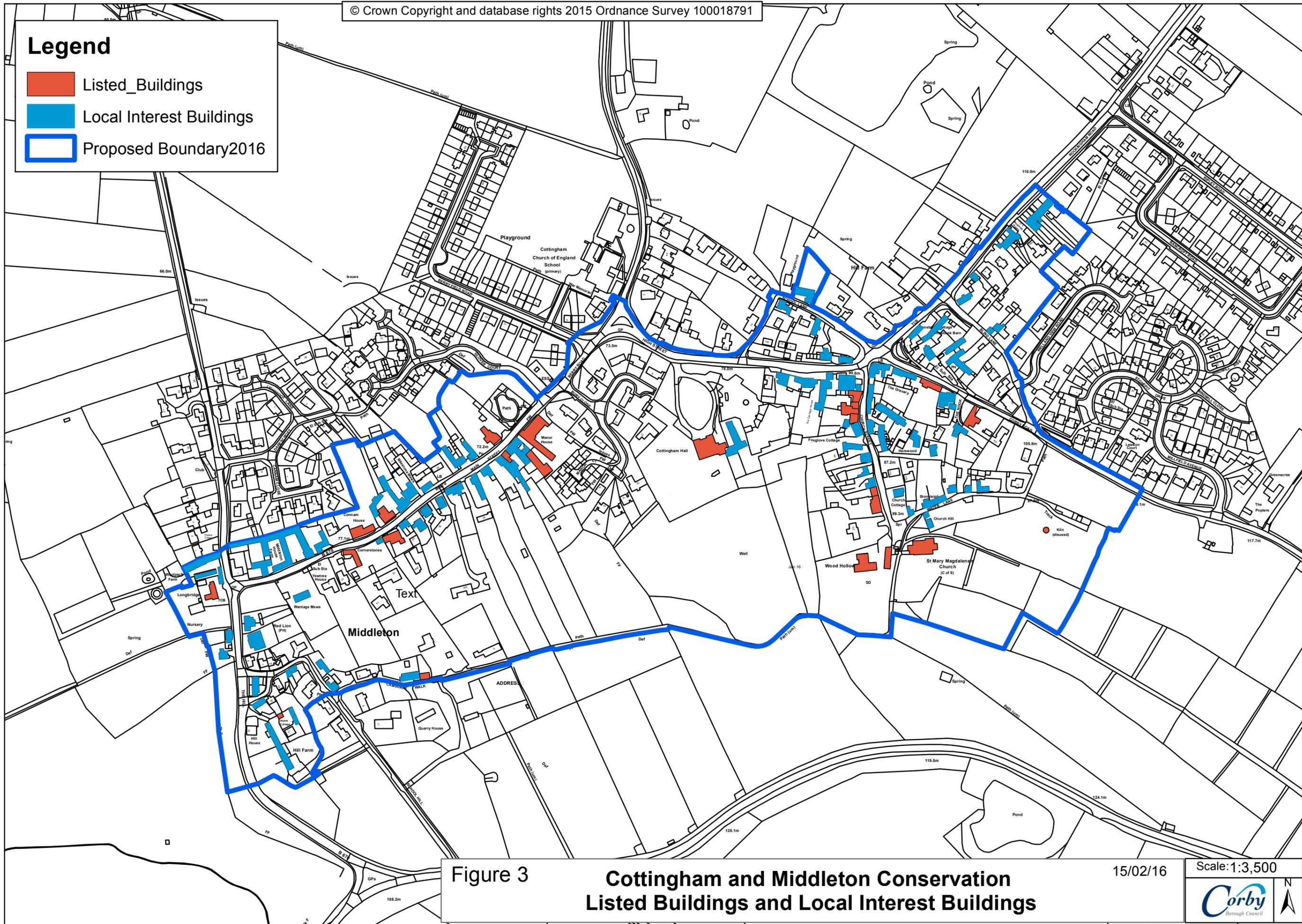


Figure 3 Cottingham and Middleton Conservation Listed Buildings and Local Interest Buildings

15/02/16

Scale: 1:3,500



### Legend

- Stone Walls
- Glimpses
- ▨ Negative Areas Buildings
- Land Mark Buildings
- Significant View\_Line
- Neutral Buildings
- Positive Buildings

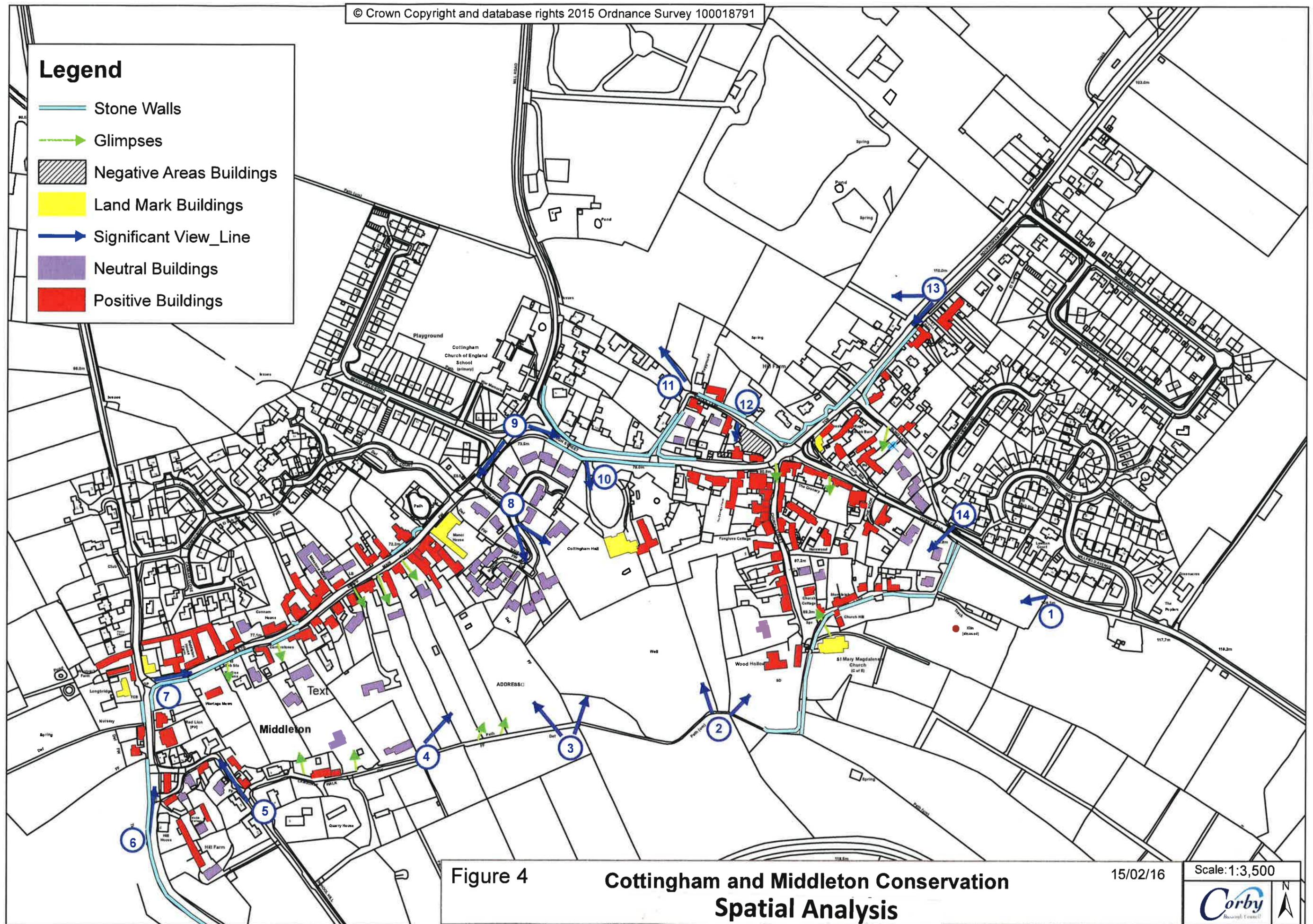


Figure 4

## Cottingham and Middleton Conservation Spatial Analysis

15/02/16

Scale: 1:3,500



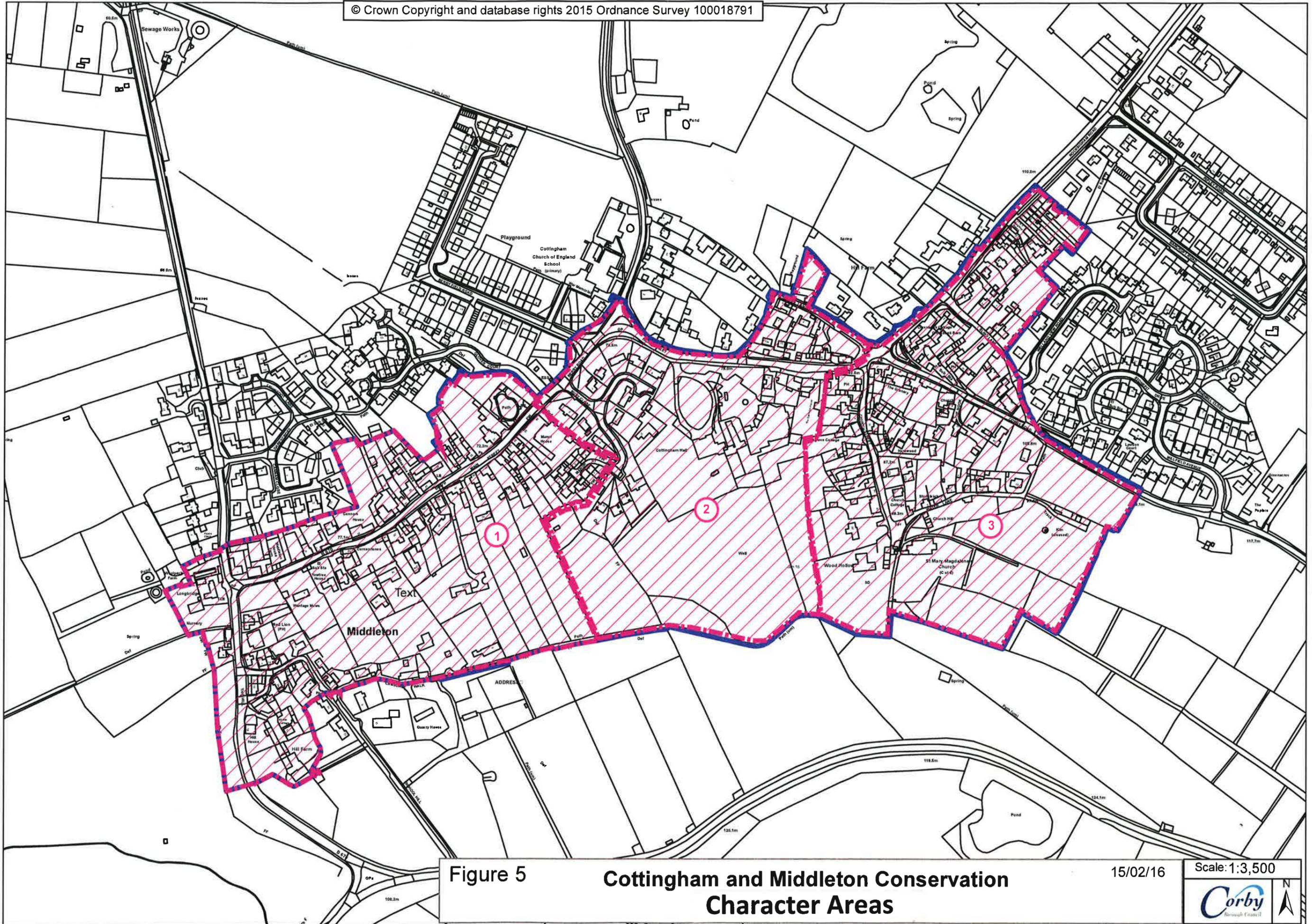


Figure 5 Cottingham and Middleton Conservation Character Areas

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Scale: 1:3,500



**Legend**

- Corby\_Rights\_Of\_Way
- Jurassic Way
- Pending TPO
- Corby TPOs

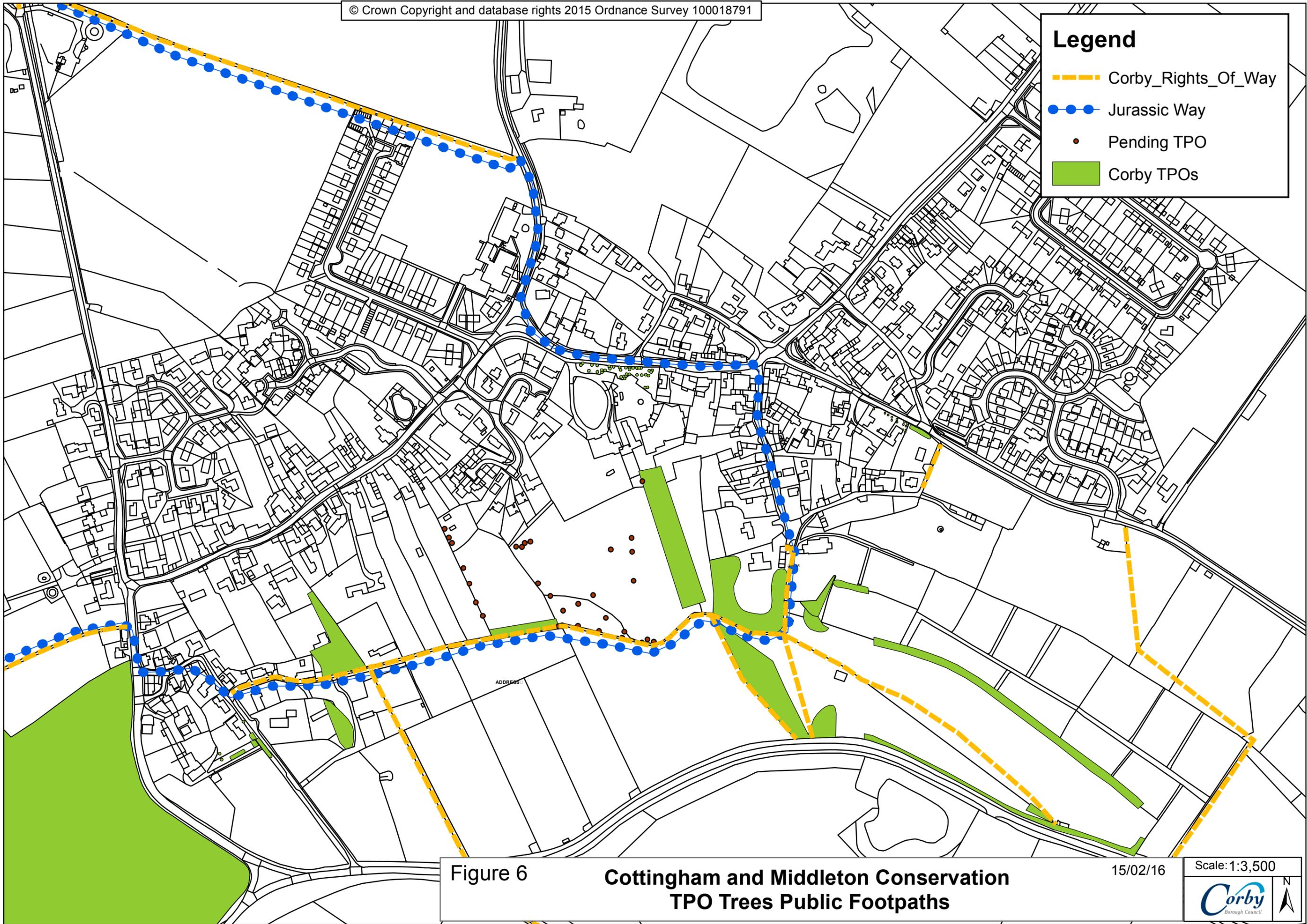


Figure 6 Cottingham and Middleton Conservation TPO Trees Public Footpaths

15/02/16

Scale: 1:3,500