



Culworth is a place of special character and historic interest.

This appraisal and management plan sets out the features that contribute to its distinctiveness and identifies opportunities for its protection and enhancement.



Culworth

CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

Adopted January 2013



Summary

Summary of special interest

Change is inevitable in most conservation areas and it is not the intention of the designation to prevent the continued evolution of places. The challenge within conservation areas is to manage change in a way that maintains, reinforces and enhances the special qualities of the area.

Culworth's origins are as a rural agricultural village which can be dated back to medieval times by the ancient ringwork to the north of the village, this medieval fortification is thought to have been constructed during King Stephen's reign (1135-1154).

The settlement is an attractive village comprising essentially of one long street which winds down a fairly steep slope in a westerly direction with views across open countryside to the south from the periphery of the conservation area. Most buildings are constructed of either ironstone or limestone and have slate or tile roofs which reflect the local vernacular style.

Key characteristics of the conservation area include:

- The positioning of the buildings and linking walls along the streetscene is the main characteristic of Culworth. The

majority of properties are constructed close to the highway, any buildings which are set back are fronted by linking boundary walls which help to maintain the sense of enclosure the village has developed.

- There are a mixture of building styles in Culworth although vernacular farm houses and cottages seem to dominate on the whole. The use of ironstone and limestone in both buildings and other structures gives a visual unity to the conservation area, banding of the two stones together is also regularly seen.
- Although there are variations in ridge heights, age, style and size of properties, an attractive and harmonised streetscene is created due to the continuity of the building materials.
- Trees and open green land which can be seen in both private gardens and the public realm significantly add to the sense and character of the conservation area and help relate the core of the village with its agricultural roots.
- The glimpsed views of the countryside, seen between buildings and through open green

spaces, contribute to the character of the village and stand as strong reminders to the setting and rural heritage of Culworth.

Summary of issues and opportunities

The protection and enhancement of the special character of the conservation area will owe much to positive management.

In addition to the existing national statutory legislation and local planning controls the following opportunities for enhancement have been identified:

- Establish a list of locally significant buildings and policies for their protection.
- Encourage the protection of surviving historic detail and the reinstatement of appropriately detailed fittings in buildings considered to be of significance to the character and appearance of the conservation area. The use of Article 4 Directions which remove the permitted development rights of dwelling houses will help to achieve this.
- Ensure that all new development is sustainable, high quality, well designed and responds to its

context in terms of urban and architectural design.

- Promote the sympathetic management of open space within the conservation area, including verges and to work with the highway authorities to avoid the insertion of inappropriate kerbing and footpaths which would have a harmful urbanising affect.

The Conservation Area Boundary

Culworth Conservation Area was first designated in 1978 and updated again in 1987 to include an area at the eastern end of the village, including Culworth House, while excluding an area at the western end.

The boundary was once again modified in 2012 to include three further areas of the settlement to the east, west and south of the village which were considered to be of significant interest. A small area of modern development was excluded and the boundary was also rationalised in areas where the conservation area cut across land with no visible boundary that could be defined on the ground.

Summary



Figure 1: The boundary of the Culworth Conservation Area.

1. Introduction and Planning Policy Context

1.1 What is a conservation area

Conservation Areas were introduced under the Civic Amenities Act of 1967. That Act required Local Planning Authorities to identify areas, as opposed to individual buildings, of special architectural or historic interest and to designate them as conservation areas.

Since 1967 some 9,770 conservation areas have been designated in England, including 55 in the South Northamptonshire District to date. The Culworth Conservation Area is one of those 55 areas having originally been designated in March 1978 and revised in 1987.

1.2 Planning Policy context

The Planning (Listed Buildings and Conservation Areas) Act 1990 is the Act of Parliament which today provides legislation for the protection of the nation's heritage of buildings and places of architectural and historic interest.

Section 69 of the 1990 Act defines a conservation area as:

“an area of architectural or historic interest the character and appearance of which it is desirable to preserve or enhance”.

The 1990 Act also places a duty on Local Planning Authorities to consider revisions to the boundaries of their conservation areas *“from time to time”*. It is now considered appropriate to review the Culworth Conservation Area in order to further define its key characteristics.

This document is an appraisal of the Culworth Conservation Area and is based on a standard format derived from advice contained within the English Heritage guidance *“Understanding Place: Conservation Area Designation, Appraisal and Management”* published in 2011.

By updating the conservation area appraisal for Culworth the special character and appearance of the area can continue to be identified and protected. The conservation area appraisal and management plan provide the basis for making informed, sustainable decisions in the positive management, protection and enhancement of the conservation area.

The appraisal provides a clear understanding of the special interest of Culworth by assessing how the settlement has developed, analysing its present day character and identifying opportunities for enhancements. This draft appraisal is

the subject of public consultation and thereafter will be put forward for adoption by the Council to become a material consideration in the determination of planning applications within the conservation area and its setting.

The appraisal is not intended to be comprehensive and omission of any particular building, feature or space should not be taken to imply that it is not of interest.

This appraisal should also be read in conjunction with the wider national and local planning policy and guidance including the National Planning Policy Framework (NPPF) under which a conservation area is deemed to be a heritage asset.

The South Northamptonshire Local Plan was adopted in 1997 and resaved in part on 28 September 2007. It designates Culworth as a Restricted Infill Village with policy H5 of the plan restricting development within such villages to the infilling of a small gap in an otherwise built frontage; or a small group of dwellings; or the conversion of an existing building.

Policies EV10 and EV11 of the same document continue and state that: *“The Council will seek to preserve or*

enhance the special character or appearance of conservation areas.” and that *“planning permission will not be granted for any development proposals outside of a conservation area which have an adverse effect on the setting of the conservation area or any views into or out of the area.”*

1.3 What does conservation area status mean?

Conservation area status provides the opportunity to promote the protection and enhancement of the special character of the area. Designation confers a general control over development that could damage the area's character. The details are complex but can be summarised as:

- Most demolition requires permission and will be resisted if the building structure makes a positive contribution to the area.
- Some minor works are no longer “permitted development” and will require planning permission. Examples include external cladding, satellite antennas and extensions.
- Most works to trees have to be notified to the Local Planning Authority for its consideration.
- Generally higher standards of design apply for new buildings and alterations to existing ones.

2. Location, Topography and Geology

Figure 2: Location of Culworth

Culworth is located approximately 8 miles (13 kilometres) north east of Banbury in undulating sparsely populated countryside in the west of the South Northamptonshire District.

The parish is located near the headwaters of the River Tove. The village itself is surrounded by Eydon to the north, Sulgrave to the south-east and Thorpe Mandeville to the south-west.



2. Location, Topography and Geology

2.1 Location

The parish of Culworth covers an area of over 920 hectares (2273 acres) and lies across the valleys of three small streams.

At the time of writing the village has a population of approximately 505 people and although the economy was once based around agriculture and trade, it is now a settlement with a population that mainly out commutes for employment.

2.2 Topography and Geology

The Northamptonshire Environmental Character and Green Infrastructure Strategies were published by the River Nene Regional Park CIC in 2009. These strategies included environmental, landscape and biodiversity character assessments for the county. In relation to Culworth the assessments concluded that the settlement is located within the Environmental Character Area of West Northamptonshire Uplands which lies in the south of the county, it is also locally known as Northamptonshire Heights.

This is an extensive area stretching from Aynho in the south to Wilbarston in the north with an elevated landscape of hills and valleys that act as the major watershed between some of the region's principal rivers systems.

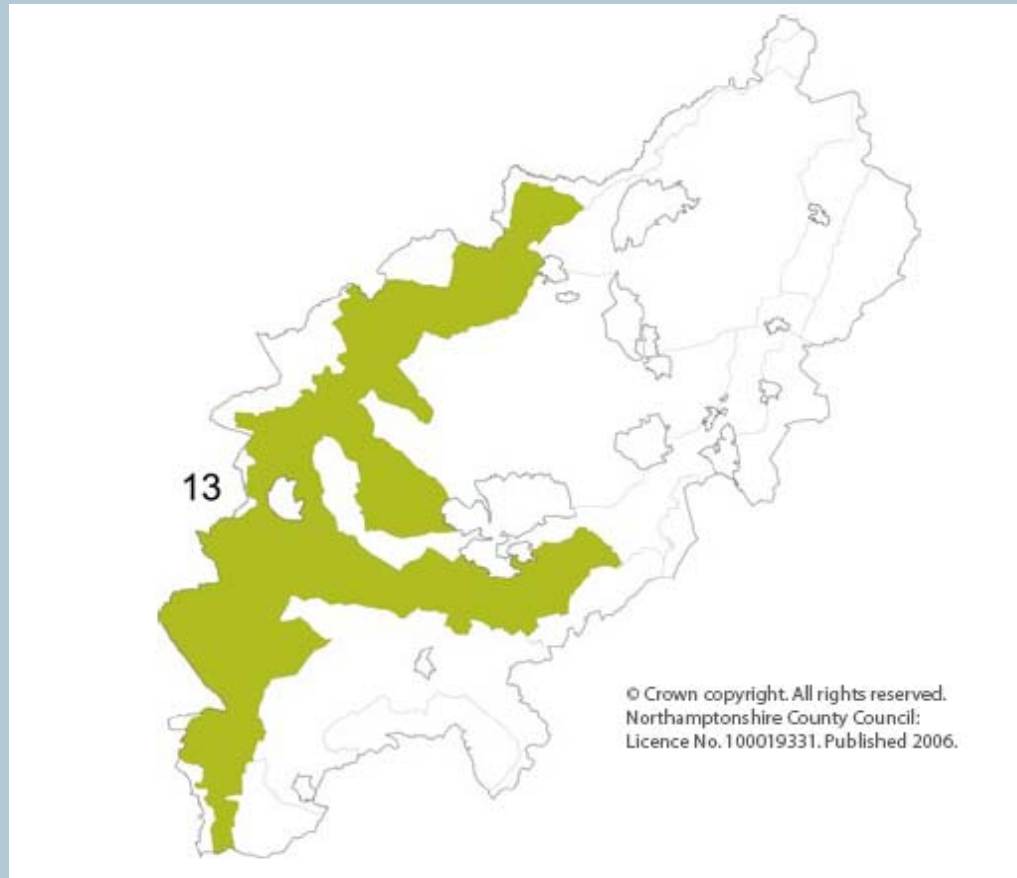


Figure 3: Map showing West Northamptonshire Uplands

The landscape is underlain by the intractable Lias Group Clays, which are capped locally by the ironstone bearing Marlstone Rock and Northampton Sand Formations. These result in well defined features such as steeply sloping prominent hills that contrast to softer landscapes where capping by a thick mantle of Boulder Clay has occurred.

The area which encompasses Culworth comprises of a mixture of fieldscapes which are historically of fragmented parliamentary enclosure and 19th century non parliamentary enclosure origins. The latter type of fieldscape have generally retained their irregular field shapes but have been divided up into smaller units by the addition of new hedgerows.

Fragmented parliamentary enclosure fieldscapes have been divided by the presence of modern fields and other intrusions and are noted for the number of castles with mottes that can be found within them. This is particularly true of Culworth which has a ringwork known as Berry Hill. Two similar ringworks which may date to a similar time are located in the nearby villages of Sulgrave and Weedon Lois. Sulgrave and Culworth have both been excavated, with a trial dig being undertaken in 1992/3.

The landscape surrounding Culworth is deeply rural with villages and towns interspersed with small farms and hamlets. Village forms vary from compact to linear types with Culworth being of the latter.

The land cover is typically a combination of arable and pastoral farming, with the village mainly being surrounded by the latter and arable farming located further out.

There is a network of narrow winding roads around the parish, often bordered by hedgerows, that link the local villages as well as providing access to the larger main roads.

Ridge and furrow can be seen within Culworth as well as the larger parish, this can be traced either on the ground or via air photographs.

3. History and development

3.1 History

Culworth is a linear village in the far west of the district amidst attractive upland agricultural country. Half of the village is set on a prominent ridge, the other half falling steeply down to the west.

To the north-west of the village lies a late Norman ringwork thought to have been constructed during the reign of King Stephen (1135/1154).

Ringworks are medieval fortifications which are comprised of a small defended area, usually containing buildings, surrounded by a substantial ditch and a bank with a timber palisade or stone wall on top. Ringworks are nationally rare with only 200 recorded examples. The site at Culworth has therefore been listed as a Scheduled Ancient Monument by English Heritage. The Berry Hill Ringwork is one of seven surviving ringworks found in Northamptonshire and forms part of an unusual cluster of ringworks which all lie within 5kms of each other. These ringworks are Culworth, Weedon Lois, Canons Ashby and Sulgrave.

Culworth at one time had its own market and fair, being at the crossroads of two ancient cattle and sheep drove roads, The Welsh Road and Banbury Lane. A stone plinth thought to be used by the auctioneer



Figure 4: Berry Hill Ringwork

on market days, still remains on The Green (Figure 5).

Culworth is mentioned in the Domesday Book as Culeorode, it was recorded as having a small manor with a population of 15. The Domesday Book also notes another place apparently also within the Culworth parish, listed as Brime, with a recorded population of 12 including a priest.

Brime does not occur by name in later documents and was thus identified as a village deserted at an early date. It has been tentatively sited in the northwest of the parish however fieldwork by the Royal Commission on Historical Monuments (RCHM) and the Ordnance Survey (OS) has revealed no trace of a deserted village there, or elsewhere in the parish. It is therefore possible that Brime was a settlement which now forms part of



Figure 5: Stone plinth located on The Green

the existing village and simply lost its name. The record of a priest in 1086 is also of interest as there is no evidence of any church in the parish apart from the existing one in Culworth and therefore possibly links the two villages together as one.

Documents also record another place in Culworth, also now lost, known by a variety of names including; Coten, Cotes, Cotes Culworth or Cotton beside Culworth, first mentioned around 1200. It is therefore possible that Culworth is a polyfocal type settlement, based on more than one settlement, i.e. Culworth, Coten and Brime (RCHM, 1982).

The plan of the village that is seen today fits this assumption as it consists of three distinct parts. In the north-west of the village is a long straight street (High Street) which currently has buildings to one side but from archaeological evidence has



Figure 6: View of Culworth Green

settlement remains to both sides. This part of the settlement may have been the original Culeorode noted in the Domesday book or possibly the Coten of later documentation. In the south-east is another single street with the church and the ringworks to the north side. From archaeological evidence this is also shown to have once been built up on both sides. This could be the village of Brime referred to in the Domesday book due to the record of a priest.

Between these two areas of settlement lies a green. This may be the original Culworth village situated immediately north-east of the ringwork or could be a deliberately planned infill between the two areas of settlement to provide a market place. The grant of a weekly market and annual fair to Richard de Coleworth in 1264 may be connected to the establishment of this area. (RCHM, 1982)

3. History and development



Figure 7: Grade II* Church of St Mary

Culworth, however the prosperity brought about by the wool and textile trade in the 16th and 17th centuries could offer an explanation, as the number of yeoman farmers would have increased each looking to build a new home. A yeoman farmer is a farmer who owns his own piece of land as opposed to being a tenant farmer.

There has been a manor in Culworth since the medieval times evidenced by the Domesday Book of 1086. The site of this manor is not known however it may have been located where the current Manor House is built today.

Culworth has several buildings of larger massing and architectural significance situated in different and distinct areas of the village. These include Culworth House constructed around 1750 located in the east of the village, the 17th century Manor House on the green and the early 18th century D'Anvers House as well as West Hill Farm constructed in the early 17th century, located opposite each other in the west of the village.

The orientation, size and decoration of these buildings point to them having a high status within the village, possibly even that of manorial buildings. It is unusual for a village of this size to have the number of high status buildings that are seen in

The current Manor House is set out as a courtyard plan due to its different stages of development and was not fully completed until the late 19th century. The oldest part of the house was constructed around 1620 and consists of the range that faces on to the green running east to west. It is thought that King Charles stayed at the Manor on the eve of the Battle of Cropredy Bridge in 1644.

The building is the former home of the D'Anvers family who had an important role within the village as lords of the manor between the 15th to the 18th century and largely shaped how the Manor is seen today. During the 18th/19th centuries it



Figure 8: 17th century Manor House

appears that the D'Anvers relocated their home to the Danvers House opposite West Hill Farm. It is around this time when the Manor began to fall into disrepair and was occupied by 'poor' families. It stayed in a dilapidated state for much of the 19th century.

There are a number of important listed buildings in the village, including the Grade II* listed parish church of St Mary which is of 13th and 14th century origins but has had extensive alterations in the 19th century carried out by EF Law. Alongside the church is the Grade II

listed Old Rectory dating from 1854 in a Victorian Gothic Revival style.

Culworth is perhaps most famous for its associations to the Culworth Gang, a group of local criminals who roamed the surrounding areas during the 1780s. The gang consisted of about 15 individuals. It was this association which gave Culworth the reputation of being a "den of thieves, rustlers and highwaymen" (Evening Telegraph 15.03.1975).

Two members of the gang were apprehended after a house near Blakesley was broken into during the

3. History and development

night. During their time in prison they gave up the other members and as a result a vast majority of the gang were taken to trial in 1787 upon various different charges. With the exception of three members, the prisoners were all sentenced to life imprisonment or death.

In 1899 a railway station was opened in the local area called Culworth Station. Although named after the village, the station was actually closer to the adjacent settlement of Moreton Pinkney, which had had its own station since 1873.

The Moreton Pinkney station was on the Stratford-upon-Avon and Midland Junction line. The Culworth Station was on the former Great Central main line, the last main line to be constructed from the north of England to London, and opened on 15th March 1899, it was accessed from the adjacent road bridge via a covered stairway.

The station itself was located around 2½ miles from the village of Culworth and not heavily used and became almost redundant to the Culworth residents with the opening of Eydon Road Halt in 1913.

This halt was a small stopping point located on the Eydon Road close to the turning for Culworth and was therefore significantly closer to the

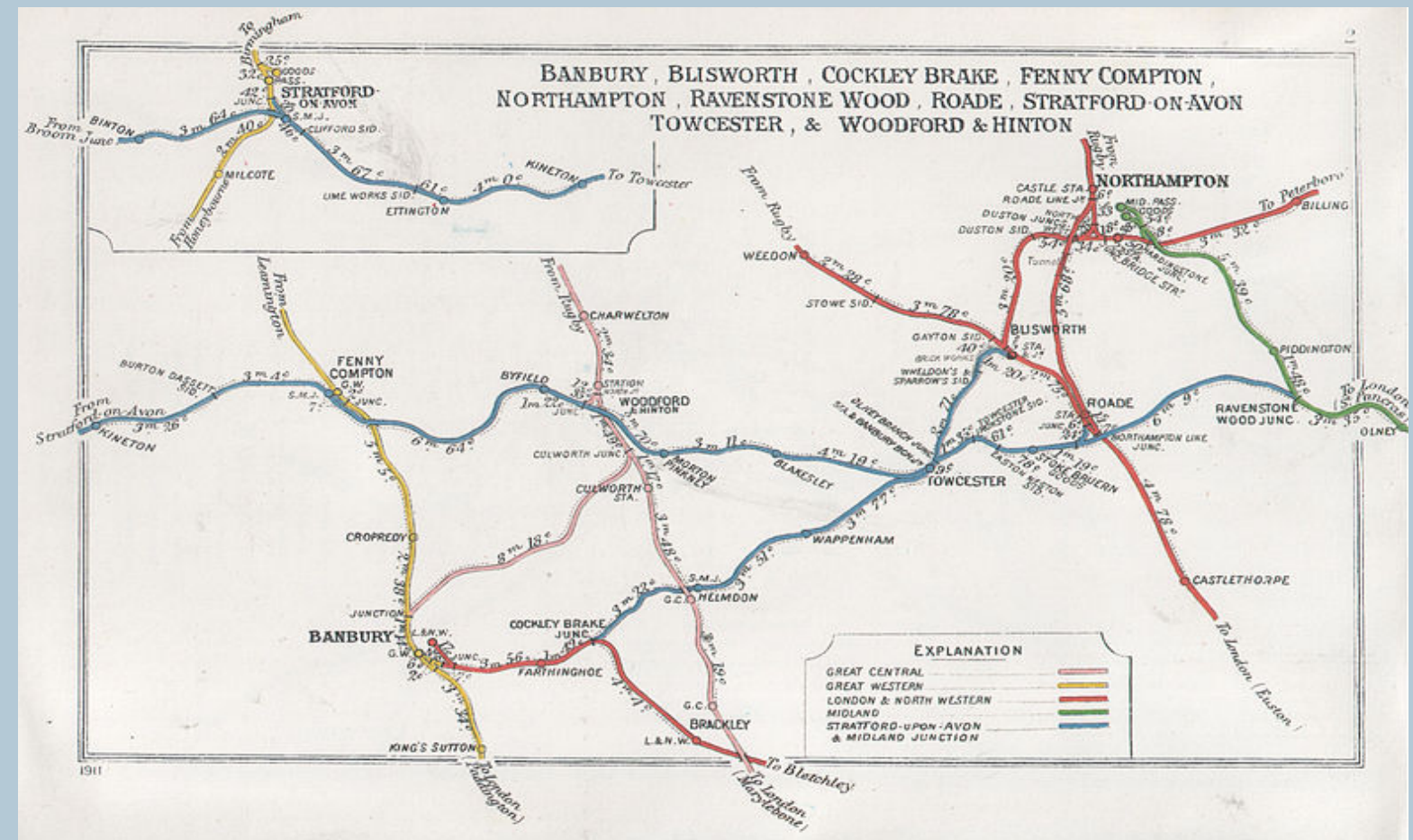


Figure 9: A 1911 Railway Clearing House map of railways in the vicinity of Culworth

village than both the Culworth and Moreton Pinkney Stations and as a result more frequently utilised by Culworth residents. This halt was closed in 1956.

Culworth Station was closed on 29th September 1958 but remained as a

coal depot until 1962. Today most of the original site has been demolished and is now occupied by an industrial farm.

The introduction of the railways changed the way in which the village was constructed as different

materials became more readily available. Welsh slate in particular became a common building material within the region and often replaced earlier thatched and tiled roofs, changing the roofscapes of many of our villages including Culworth.

3. History and development

Figure 10: Culworth 1843–1893



Figure 11: Culworth 1904–1939

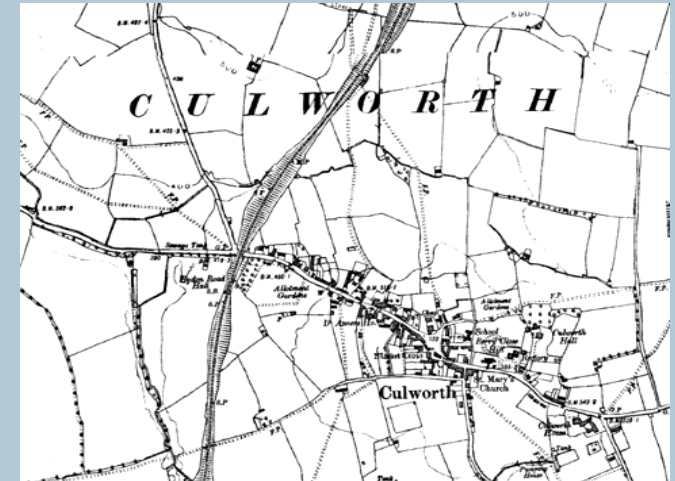


Figure 10 shows an historic map, dated 1843–93, showing the linear village of Culworth, the form of which has not significantly changed from this time to the village we see today. Although noticeably there has been development in the east and south of the village.

Figure 11 shows a map dated from between 1904–1939 with the recently constructed railway line shown clearly to the west of the village demonstrating the close proximity of the Eydon Road Halt to Culworth.

3. History and development

3.2 Archaeological

Culworth has had a small number of archaeological finds including a 3rd-century Roman coin which was found in the parish before 1841.

The major archaeological feature in the area is the Medieval ringwork known as Berry Hill. There are also several historic ponds in the village. Of particular interest are the ponds to the south of Culworth House which are identified on a Tithe map from 1839 and may possibly be the site of a watermill. Along with a large rectangular pond and its 1.5m high dam, records also identify two other ponds on the site, one of which remains today. A pumping house, hydraulic ram and variety of other holding tanks and channels have also been noted to the west of the site, further adding to its interest. (RCHM, 1982)

Burials were also found in the east end of the village in 1953 however these particular finds remain undated.

Figure 12: Culworth archaeological finds (red arrows indicate find areas).



4. Spatial Analysis

4.1 Land Use

Culworth has a variety of land uses but does remain a predominately residential settlement. Other uses include agricultural farms, a school, butchers, blacksmiths and carpet store as well as an art exhibition space known as the Forge 2, St Mary's Church and the Red Lion Public House.

4.2 Street pattern, footpaths, means of enclosure

Access to Culworth is via several different highways, the main ones being Welsh Road to the west heading to Edgcote and Chipping Warden and Sulgrave Road heading south towards Sulgrave. Banbury Lane enters the village from the east and exits to the south towards Thorpe Mandeville.

All main roads are surfaced in tarmacadam and benefit on the whole from footpaths to both sides of the road. The footpaths which run alongside the carriageways are surfaced in the same material and use modern kerbing materials.

The changing levels and road alignments in the village create attractive groupings of traditional buildings, this is especially true around the central green. Overhead wires are present throughout the village however a large section has

been removed from the central area of the village and re-routed underground. This keeps modern intervention within the core of the village at a minimum helping to protect the essential character and appearance of Culworth.



Figure13: Overhead wires seen on Banbury Lane

An integral part of the village's character and charm is the network of walls linking buildings and open spaces. These walls are essential in the creation of the strong sense of unity and enclosure within the village. This sense of enclosure is reinforced by the positioning of buildings and terraces close to the edge of the highway. As suggested above, buildings within the village are on the whole, set close to the highway, if it is the case that a building is set back there are usually boundary walls or hedges to maintain the visual links between the buildings and maintain a sense of enclosure.



Figures 14 to 17: Examples of the walls seen around Culworth



4. Spatial Analysis

The historic core of Culworth has a linear street pattern with footpaths predominately located on both sides of the road. The countryside around the village has a very strong footpath network particularly to the south of the village.

The public right of way footpaths, shown by the purple lines in the adjacent Figure 19, that lead away from the core of the village, are almost entirely enclosed by walls. This continuity of the enclosure methods help to link the peripheral areas of conservation with its historic core.

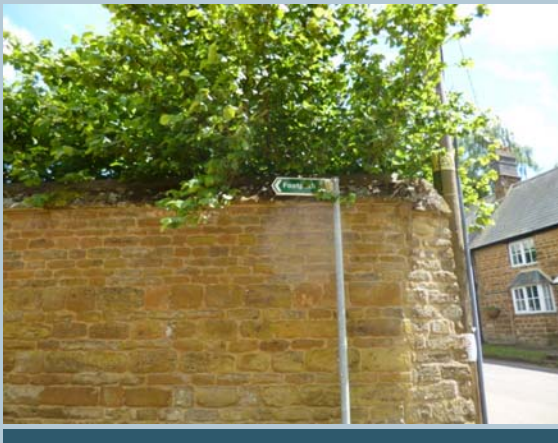
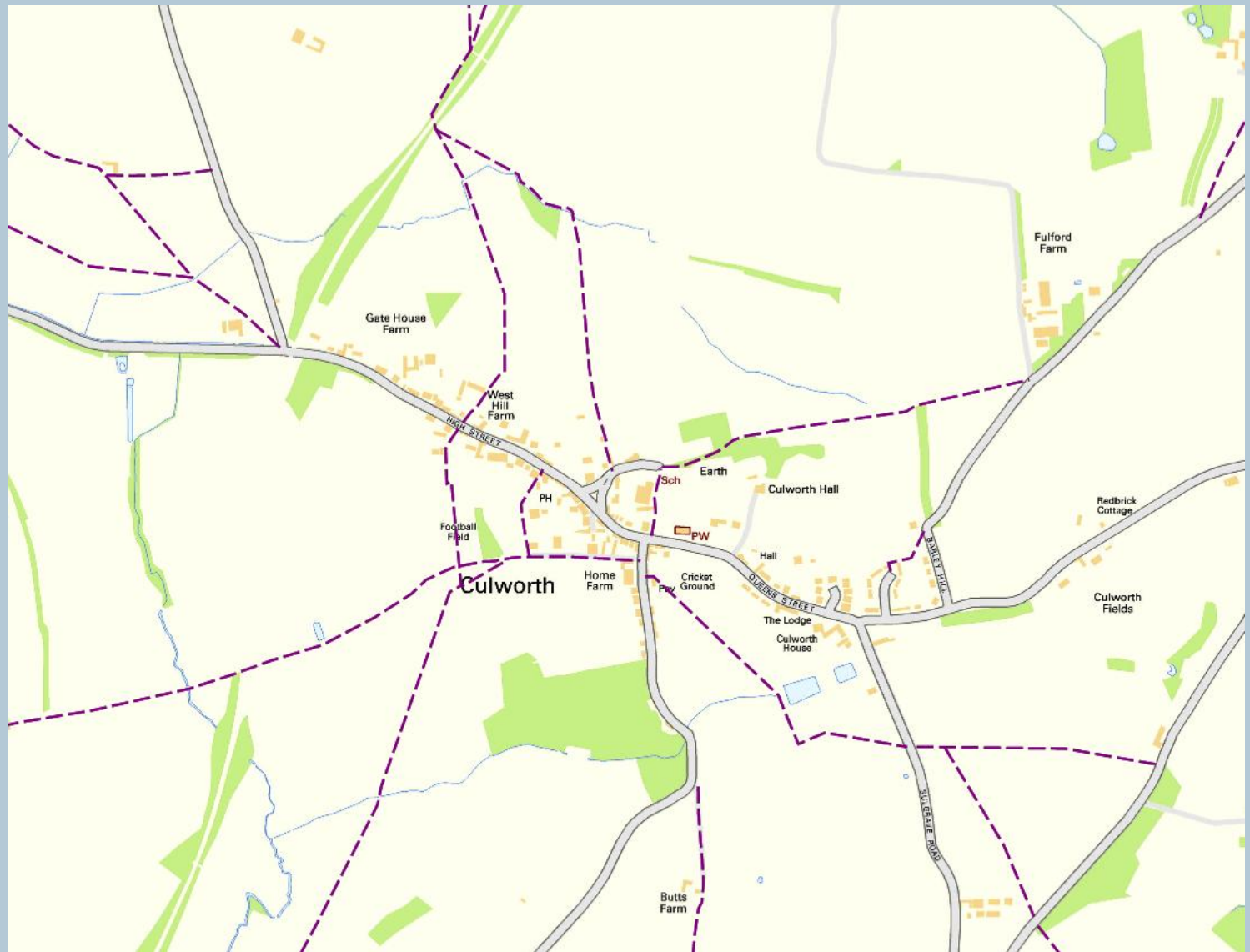


Figure 18: Sign indicating the available public right of way footpaths.

Figure 19: Map of Culworth showing public right of ways



4. Spatial Analysis

4.3 Trees, Hedges and Open spaces

Trees, hedges and open spaces form an essential element in the village and help to define its character and delineate the conservation area boundary.

A triangular green is located in the core of the village to the east of St Mary's Church, with a mature tree and a small market cross located at its centre. This open green is a contrast to the linear form and framed views seen elsewhere and has several mature trees as its backdrop.

Other important open spaces include the area of land opposite the Church currently used as a cricket ground. This particular space is a pleasing break from the ribbon effect of the main street and provides superb views of the countryside to the south, according to archaeological evidence there has been development on this area of land.

Another area of significant open space is the land surrounding the Scheduled Ancient Monument known as Berry Hill. This area provides an excellent setting to the monument whilst also providing a safe and secure area for the adjacent school to use.

There are a number of fine mature trees within the conservation area,

many in private gardens, that make a strong contribution to the character of the area. These trees and hedges

help to enforce the sense of enclosure of the village whilst still complimenting the built environment.

Culworth has a number of important trees and tree lines which help frame important views and maintain a sense of enclosure.

Culworth House in particular has several important trees located in and around its grounds which make a positive contribution to the area and have been given Tree Preservation Orders.

A Tree Preservation Order or TPO is a type of legal protection that can be placed on important trees by the Local Planning Authority. This protection means that before any works are carried out to the tree, for example pruning or felling, permission from the Local Planning Authority must be sort first.

Tree Preservation Orders have also been placed on a number of other trees throughout the village, including those seen around Berry Hill as well as a line of trees at Fulford House.

Trees within a conservation area also have a similar level of protection where the Local Planning Authority should be informed prior to any work being carried out to the trees. This however, only applies to trees that have a stem diameter of 75mm or above when measured at 1.5m above ground level.



Figures 20 to 23: Examples of some of the significant trees and open greens spaces in Culworth

4. Spatial Analysis



Figure 24: Typical view of the sweeping countryside to the north of the village

4.4 Scale and massing

The built environment is of a relatively domestic scale with a mixture of terraced and detached houses with varying eave and ridge heights due to the changing topography of the village. Throughout the conservation area the spacing between buildings varies although on the whole most properties are located close together, usually forming groups of terraces, and are set close to the highway edge with ridge lines following the road alignment.

The properties that line the main roads are principally of two storeys in height or two storeys with an attic. The domestic scale of the buildings is also reflected in their massing with most footprints being fairly linear.

These linear buildings usually have a fairly narrow footprint with a wider frontage. Other buildings which have a narrow frontage width form groups of terraces which help to enhance their visual impact.

Buildings of more significance such as the D'Anvers House, Culworth House and the Old Rectory have a larger mass to what is seen elsewhere. These buildings, which are all either Grade II or II* listed, are set back within their own land and are most commonly surrounded by high walls. Although not always easily viewed from the public highway these buildings are important to the history and development of the village and help to contribute to the general character of the area.

4.5 Views

As has been previously mentioned the views found in Culworth are essential to the significance and character of the area. They are not only seen along roads and footpaths but also through settlement breaks and open green spaces i.e. the cricket ground. As such Culworth has a mixture of both short and channelled views as well as the wide sweeping views of the countryside.

The multiple public rights of way that lead away from the village have extensive views of the undulating countryside that surrounds the village. These views emphasise both the rural setting of the village as well as the linear form that the settlement takes and as such make a positive contribution to the character.

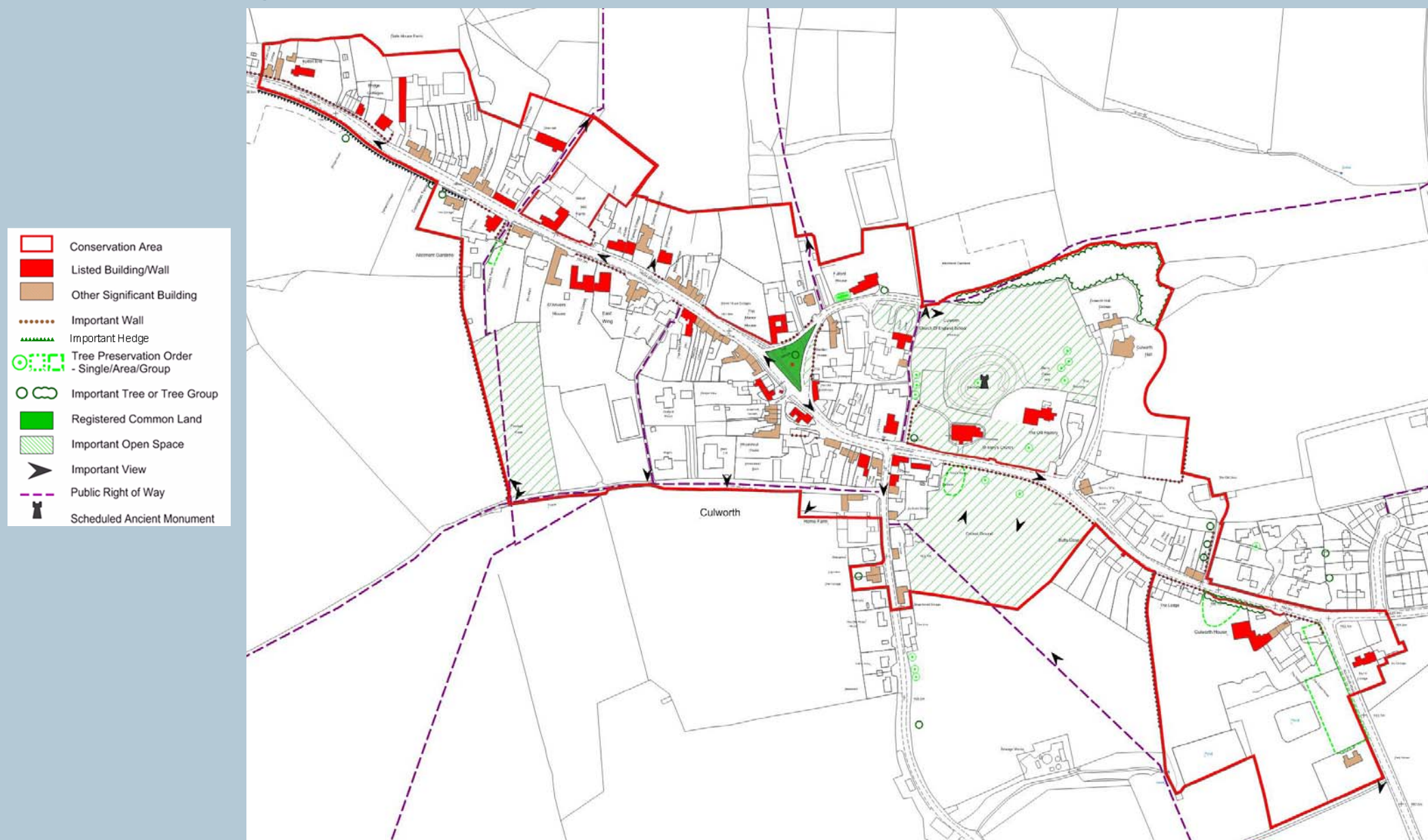
A particularly important view from within the conservation area is the view looking south across the cricket ground to the countryside. This is one of the views that, due to a settlement break, can be seen from within the core of the conservation area. It is therefore very significant as it makes a visual connection between the village and its rural setting.



Figures 25 and 26: Views of Culworth countryside

4. Spatial Analysis

Figure 27: Important Spatial Features in the Culworth Conservation Area.



5. Architectural Analysis

5.1 Building age, type and style

The village itself contains an interesting mixture of different styles and periods of buildings. One of the oldest buildings is the 13th and 14th century Church of St Mary, which is a grade II* listed building. Extensive rebuilding of the eastern end of the building occurred in 1849 and further alterations were made in 1880.

The vast majority of buildings within the village are from the 17th or 18th century, with the exception of the Church. There is a small number of agricultural buildings found within Culworth, these are generally found towards the edges of the village where they would have been most easily utilised for agricultural purposes.

The barn northwest of Westhill House is the oldest and largest of these and is thought to date to the 16th century. It has been awarded a Grade II listed status and has now been converted into a residential property.

The Old Rectory, which is also Grade II listed, dates from 1854 with later additions in 1869. Built by EF Law for the Reverend Charles Hill. It is an elaborate Gothic Revival style building with two storeys and an attic. It forms an important element in the group of buildings around the Church and is a good example of its period.



Figure 28: Example of stone banding

5.2 Materials

The predominant building materials for the conservation area are ironstone and a light coloured limestone. A number of properties in the village feature the distinctive banding pattern which incorporates both types of stone (Figure 28).

Both the ironstone and limestone are found in the grander properties as well as the smaller vernacular houses and cottages. The stone is laid as either squared coursed stone or coursed rubble stone of varying sizes. Some properties including St Mary's Church also utilise ashlar ironstone.

There are also a number of red brick buildings in the village, some with vitrified brick header detailing to them. This is an interesting contrast to the stone more commonly used



Figure 29: Example of vitrified headers

and gives the village a touch of variety. Some properties in the village also use a mixture of stone and brick to delineate different phases of construction with a very pleasing affect.

Brick, limestone and ironstone are also used in the construction of the numerous linking boundary walls, this continuity of materials throughout the conservation area creates a harmonised appearance.

To the far eastern end of the village is a modern development in buff and red-brown brick. This development is detached from the historic core of the village and does not impede on the village's traditional character.

5.3 Roofscape

Roofs within the conservation area are generally covered in either a



Figure 30: Mixture of brick and stone

slate or a plain tile. Some of the slate roofs are Welsh slate, which became more readily available due to rail and canal transport facilitating its import in the late 18th century. The slate is likely to have replaced earlier thatched or tiled roofs.



Figure 31: Old tile roof

Other roofing materials seen in the village include artificial stone, cement and corrugated tiles which are not traditional materials as well as the

5. Architectural Analysis

more traditional materials of lead and thatch. With a few exceptions rooflines are generally simple and uncluttered without gables or dormer windows. This helps to reinforce the strong building line along the street frontage.

Older properties within the conservation area have multiple chimney stacks, regularly seen on the ridge, on the gable end or as central stacks. Most chimneys are constructed of red or blue brick to modest proportions and are functional in appearance.



Figure 32: Roofscape looking east along the High Street

There are also a few examples of stone stacks which give the properties a grander appearance, this can be seen at D'Anvers House. Some properties have a mixture of both stone and brick which adds variety to the roofscape of Culworth.

Home Farm located off Banbury Lane has interesting Tudor style chimneys.

5.4 Windows

There is a pleasant mix of both casement and sash windows in Culworth. There are however a limited number of surviving original windows; most windows have been replaced with modern alternatives. These windows are constructed in either timber, metal or unfortunately uPVC.

In some instances the accumulation of these non traditional materials contribute to the erosion of the intrinsic character of the buildings and therefore the significance of the conservation area as a whole.

There are a small number of surviving stone mullions, with either fixed or part opening frames. There are also a small number of leaded windows in the village, for example on the Red Lion Public House.

Although dormer windows are also present they are limited to a very small proportion of buildings and are therefore not a characteristic feature.

Most upper floor windows in the conservation area are set tight to the eaves or just below and have a

mixture of either timber or stone lintels/cills.

The amount and size of windows seen in the conservation area are typical of traditional vernacular buildings. The emphasis of the window being horizontal and relatively small in comparison to the amount of stone seen within the elevation.



Figures 32 and 34: Examples of windows set tight to the eaves



Figure 35 : Stable door with separately opening sections

5.5 Doors and Porches

There is a mixture of both traditional plank doors with ironmongery detailing, panelled doors with glass insertions and stable style doors found within Culworth.

In some properties traditional doors have unfortunately been replaced with modern alternatives including timber and uPVC. Non-traditional materials can be detrimental to traditional buildings.

A number of properties have either projected canopies above doors or gabled porch projections. As many seem to be later additions, they are not deemed to be traditional features of the village.

5. Architectural Analysis

5.6 Positive Buildings

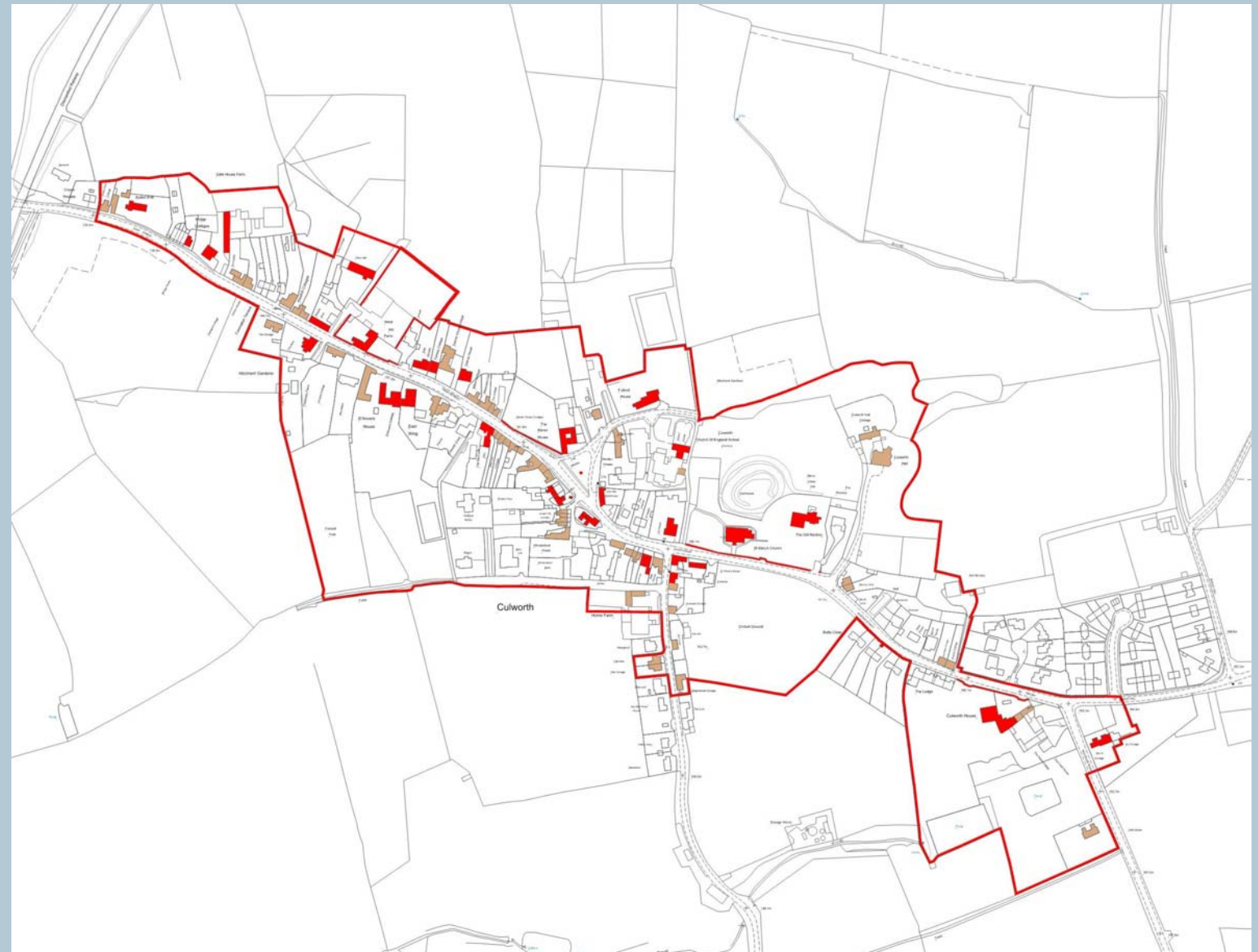
Figure 36 identifies buildings which make a positive contribution to the character of the conservation area. This contribution may be in one or more of the following ways:

- Buildings which provide evidence of the area's history and development.
- Buildings of architectural merit.
- Buildings with local historical associations.
- Buildings which exemplify local vernacular styles.
- Groups of buildings which together make a positive contribution to the streetscape.

There should be a presumption in favour of their retention in all but exceptional circumstances.

A number of these important buildings are listed as they are of national importance because of their historic or architectural interest. It is an offence to undertake alterations to a listed building without first gaining permission to do so from the Local Planning Authority.

Figure 36: Significant buildings in Culworth



6. Conservation Area Boundary

6.1 Background

Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on Local Planning Authorities to designate as conservation areas any “*areas of special architectural or historic interest the character and appearance of which it is desirable to preserve or enhance*”.

It is the quality of the area rather than the individual buildings which should be the prime consideration in identifying conservation areas. It is also important that the concept is not devalued by designating areas lacking any special interest.

Culworth Conservation Area was originally designated in March 1978 and revised in 1987 and again in 2012.

6.2 Northern Boundary

The northern boundary of the conservation area begins at Eydon End Cottage in the western end of the village. It then moves eastwards to the rear of the properties facing the High Street including; Eydon End, Tithe Barn, West Hill Farm and Dalmar House.

The boundary then follows the property boundaries of the Manor House, Fulford Cottage and Fulford House before moving south

alongside the allotments. At this point the boundary moves eastwards, encompassing Berry Hill, before following the boundaries of Culworth Hall, Culworth House and the Old Dairy. The boundary then moves south to meet Queens Street where it turns eastwards and follows the road to the entrance of Barley Hill at which point it turns south to cross Queens Street across to Ivy Cottage.



Figure 37: Eydon End

6.2 Southern Boundary

From Ivy Cottage the boundary follows the boundary line of Myrtle Cottage to Sulgrave Road. Here the boundary heads south to Park House



Figure 38: Concrete Track to rear of Properties on the Green and the High Street

at which point it turns westwards. The boundary continues in this direction to encompass the historic ponds the rear of Culworth House before heading northwards along the line of a significant wall to meet Queens Street.

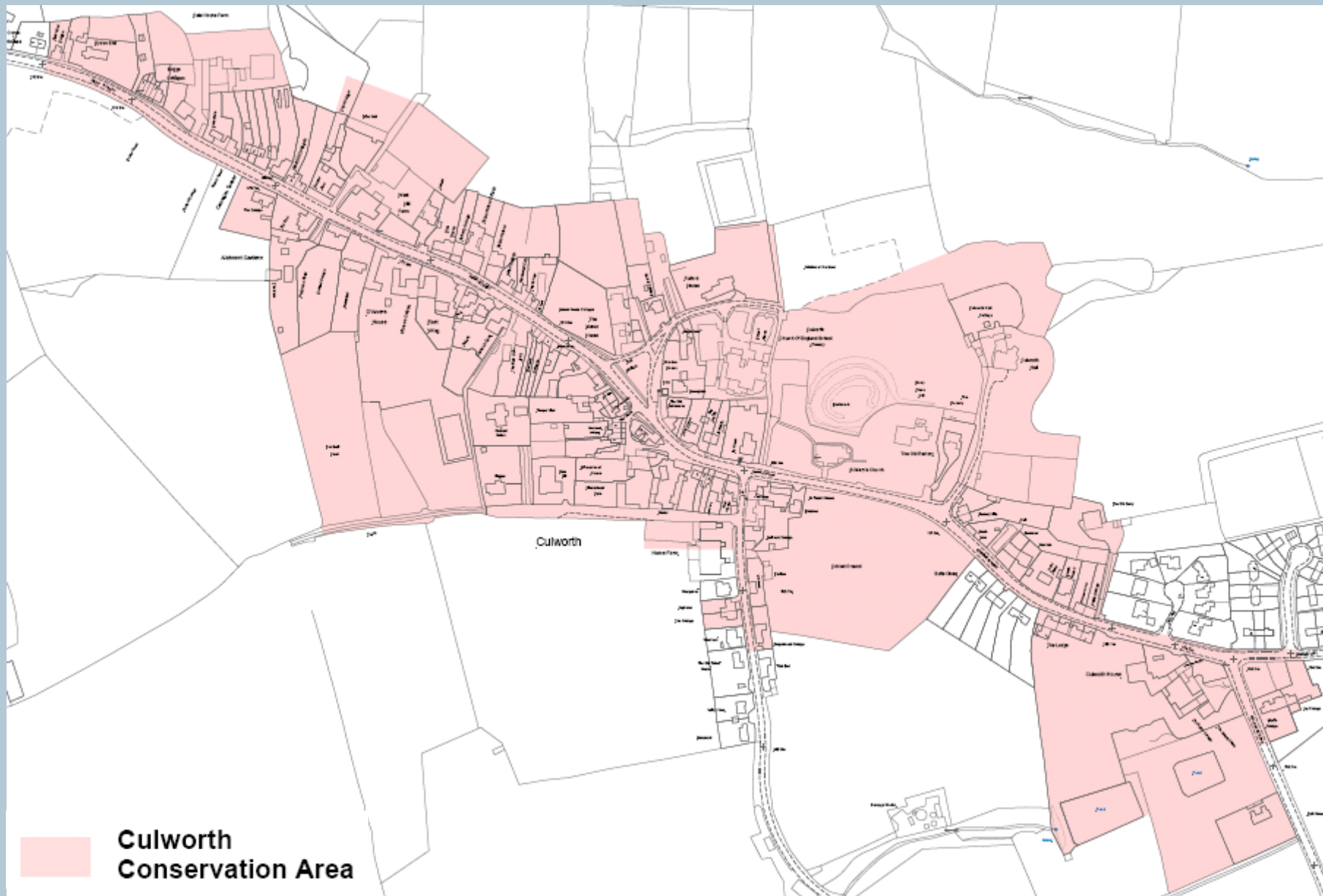
The boundary heads north west along Queens Street before following the boundary of the cricket ground to meet Banbury Lane. From here the boundary heads northwards to Home Farm, extending to the west to encompass High View and Lower Cottage. When it reaches Home

Farm the boundary follows the concrete track (also known as Banbury Lane) westwards behind the properties on the Green and the High Street and continues until it reaches the football field.

From here the boundary turns northwards following the line of a significant wall until it reaches Paddocks Barn where it turns west to follow the boundary of Pinson Bank Cottage. When the boundary reaches the High Street it heads northwest until it reaches Eydon End Cottage meeting the northern boundary.

6. Conservation Area Boundary

Figure 39: Map showing the Culworth Conservation Area.



7. Management Plan

Policy Context

The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on Local Planning Authorities to formulate and publish proposals for the preservation and enhancement of its conservation areas.

Conservation area management proposals should be published as part of the process of area designation and review. Their aim is to provide guidance through policy statements to assist in the preservation and enhancement of the conservation area.

Threats

Culworth is a quiet and well looked after village, however, there are a number of threats and issues which have the potential to detract from its special character. Addressing these now offers the opportunity to enhance the conservation area. Positive conservation management will ensure the ongoing protection of the village's special character.

Culworth was designated as a Restricted Infill Village in the South Northamptonshire Local Plan adopted 1997. Policy H5 of that plan (resaved on 28 September 2007) restricts development within such villages to the infilling of a small gap in an otherwise built frontage; or a

small group of dwellings; or the conversion of an existing building.

Such development and the incremental urbanisation and extension of existing properties could, if not handled sensitively, pose a significant threat to the character and appearance of the Culworth Conservation Area, one which could lead to the erosion of its special character.

The main threat to the area is the cumulative impact of the numerous and often small scale alterations that occur to unlisted traditional buildings within the village. These changes include works such as the replacement of traditional windows, doors, roofing materials and pointing with modern alternatives as well as the removal of traditional features such as boundary walls and boot scrapers.

Such alterations to unlisted residential properties are for the most part permitted development and out of the Local Planning Authority's control with planning permission not being required. These changes can result in the erosion of the character and appearance of the conservation area.

Figure 40 shows an example of a window where the top windows have



Figure 40: Example of both traditional and uPVC windows

been replaced with uPVC windows whilst the bottom retains the original timber frame and glass. The replacement of the traditional sash changes the character and appearance of the building by increasing the frame thickness and creating a reflective surface. This has an overall detrimental effect on the aesthetics of the façade.

It is not just inappropriate alterations to private buildings which pose a threat, ill-considered alterations to the public realm can also result in the

loss of an area of special character and appearance. Shop fronts, signage, street furniture, parked cars and public utilities have a cumulative and sometimes detrimental effect on the quality of the streetscape.

The aim of management proposals is not to prevent changes but to ensure that any such changes are sympathetic to and enhance the character and appearance of the conservation area.



Figures 41 and 42: Generic examples of the various threats including modern kerbing materials and satellite dishes.

7. Management Plan

Management Proposals

1. Sensitive new development in the conservation area

To be successful, any future development within the conservation area needs to be mindful of the local character as appraised above, while at the same time being distinctly of the 21st century and addressing contemporary issues such as sustainability.

Successful new development in historic areas should:

- Relate well to the geography and history of the place and the lie of the land,
- Sit happily in the pattern of existing development and routes through and around it,
- Respect important views,
- Respect the scale of neighbouring buildings,
- Use materials and building methods which are as high in quality as those used in existing buildings,
- Create new views and juxtapositions which add to the variety and texture of their setting.

(Source: CABE, 2001)

Action 1:

New development must respond sensitively and creatively to the historic environment.

2. Protect surviving historic architectural forms

As a result of the quality of buildings within the village and the limited number of buildings that are subject to statutory protection, there has been some incremental loss of traditional architectural detailing in the conservation area.

The replacement of windows, doors and roofing materials with inappropriate materials and designs is a negative feature that affects both individual buildings and the wider area.

Owners of all historic properties, not just those which are listed, should be encouraged to replace inappropriate modern materials with appropriate traditional materials. Materials such as uPVC and concrete tiles look out of place in the Culworth conservation area and their use is discouraged and removal supported.

The establishment of a list of locally significant buildings and policies for their protection within the forthcoming Local Development

Framework would also assist in the protection of the conservation area.

Action 2:

Consider the imposition of Article 4 Directions on buildings of significance across the conservation area to ensure that positive architectural features are retained and any alterations do not harm the character of the conservation area.

Action 2.1:

Establish a list of locally significant buildings and policies for their protection as part of the forthcoming Core Strategy.

3. Boundary walls

Stone and brick boundary walls are a significant element of the character of Culworth. Any new boundary walls should be constructed of suitable stone and be of an appropriate height and coursing to fit well with existing walls.

Action 3:

Boundary walls which make a positive contribution to the character of the conservation area will be retained. New boundary treatments should fit with the character of existing boundary walls.

4. Paving and surfacing

Opportunities should be taken to enhance areas of paving and materials whenever possible. Careful design and sensitive use of materials will be expected in any future re-surfacing works that take place in Culworth.

Street furniture and signage affect the appearance of a conservation area. Unnecessary clutter will have an adverse effect on the character and should be resisted.

Action 4:

Encourage statutory undertakers to rationalise and remove unnecessary clutter within the conservation area and replace with appropriate solutions.

Also work with the highways authorities to avoid the insertion of inappropriate kerbing and footpaths which would have a harmful urbanising affect.

5. Open spaces

Open spaces are a key factor to what makes Culworth village special. Opportunities should be taken to preserve and where possible enhance the character and appearance of these spaces.

7. Management Plan

Action 5:

Promote the sympathetic management of areas of open space within the conservation area, including verges.

6. Renewable Energy sources

Whilst the Council is supportive of the sustainability agenda, it also recognises that many sources of renewable energy and micro generation have the potential to harm the character and appearance of the conservation area. Care therefore needs to be taken to balance the needs of climate change with the preservation of the historic environment.

Action 6:

Encourage the sympathetic location of solar panels, wind turbines and other sources of micro generation to inconspicuous roofslopes and building elevations where they will not have a detrimental impact on the character and appearance of the conservation area.

7. Satellite Antennas

Satellite and radio antennas are non traditional features which have the potential to disfigure the appearance of traditional buildings. Care must be taken to ensure that they are located where they will not impact on the

significance of heritage assets and the character and appearance of the conservation area.

Action 7:

Require the location of satellite antennas in inconspicuous sites to prevent harm to the historic character and visual appearance of the area.

8. Telegraph poles, overhead cables, lamp standards

The visual impact of overhead wires, telegraph poles and lamp standards has the potential to dominate and disfigure the character and appearance of the conservation area. Action is needed to ensure that this situation does not occur.

Action 8:

Encourage the undergrounding of cables to reduce the visual pollution caused by overhead lines and their supporting structures within the conservation area.

It is noted that overhead wires are not present in the area of village around the green, encouragement to continue this in the rest of the village will be made.

9. Tree management

Conservation area designation affords protection to trees from unauthorised felling or lopping. The full canopies of large mature trees have a significant and positive impact on the character of the conservation area.

Action 9:

Large mature trees should be retained wherever possible in order to preserve the character of the conservation area.

Opportunities should be taken as appropriate to plant young trees in order to ensure the continued existence of mature trees in the future.

10. Development affecting the setting of the conservation area.

It is important that development around the conservation area does not harm its setting. Any development in or around Culworth which affects the setting of the conservation area should have regard to views into and out of the conservation area, the setting of positive buildings and the character of the landscape. Appropriate design and materials should be used in

development adjacent to the conservation area.

Action 10:

The impact of development on the character and appearance of the conservation area should be considered. This applies equally to development outside the conservation area if it is likely to affect the setting of the conservation area.

11. Protect archaeological remains

Culworth has been inhabited for many centuries and buried evidence of past occupation may survive in the village. Development proposals should take into account the potential for remains of archaeological interest. Professional advice should be sought, and the appropriate assessment undertaken.

Action: 11

Development which involves below-ground excavation must have regard to the potential for remains of archaeological interest.

8. Sources and Further Information

Sources

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Bridges, (1791) *The Histories and Antiquities of Northamptonshire Volume 1*, Oxford: T. Payne

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Pevsner, (1973) *The Buildings of England, Northamptonshire*, London: Yale University Press

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Wood-Jones, (1986) *Traditional Domestic Architecture in the Banbury Region*, Banbury: Wykham Books

Internet Sources

- www.british-history.ac.uk
- www.rnrpenvironmentalcharacter.org.uk/

Further Information

Further information on the historic environment can be found at:

- **Northamptonshire Records Office**
- **Northamptonshire and Oxfordshire Libraries**

South Northamptonshire Council have also produced a guidance note on conservation areas which provides further information on what designation means. This can be found at the following address:

www.southnorthants.gov.uk/3891.htm

The following websites are a useful source of local history information:

- [www.nationalarchives.gov.uk/ - historic public records online.](http://www.nationalarchives.gov.uk/historic-public-records/)
- [www.britishhistory.ac.uk/ - digital library of local history resources.](http://www.britishhistory.ac.uk/digital-library-of-local-history-resources)

There are also a wide range of national societies devoted to the study and conservation of historic buildings, a few are listed below:

Society for the Protection of Ancient Buildings (SPAB)

www.spab.org.uk

A good source of practical information about looking after buildings of all periods.

Ancient Monuments Society

www.ams.org.uk

Devoted to the study and conservation of ancient monuments, historic buildings and fine old craftsmanship, with a particular interest in church buildings.

Georgian Group

www.georgiangroup.org.uk

Interested in the study and conservation of 18th- and early 19th-century buildings.

Victorian Society

www.victoriansociety.org.uk

Interested in the appreciation and conservation of 19th and early 20th century buildings of all types.

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Mr and Mrs Rowling and Mr Buckley of the Parish Council for their time and help in the research of this document.

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