

Village Design Statement



Adopted as a Supplementary Planning Document by
Daventry District Council on 15th May 2013

Contents

Introduction	Page 3
Village Character	Page 4
Guidelines	Page 5
Landscape	Page 5
Guidelines	Page 6
Settlement	Page 6
Guidelines	Page 7
Important Public and Private Open Spaces	Page 7
Guidelines	Page 9
Buildings	Page 9
Guidelines	Page 11
Highways and Street Furniture	Page 12
Guidelines	Page 12
Wildlife	Page 13
Conservation - A self assessment guide	Page 13
Appendices	
A) Historic map showing settlement remains	Page 14
B) Historic map showing Clipston 1776	Page 15
C) Historic map showing deserted village of Nobold	Page 16
D) Map showing Open Views	Page 17
E) Map showing Tree Preservation Orders	Page 18
F 1) List of Listed Important Buildings	Page 19
F 2) Map showing Listed Buildings	Page 20
G) List of Non-listed Important Buildings	Page 21
H) Map showing Footpaths and Rights of Way	Page 22
I) Map showing Open Spaces	Page 23



Introduction

This Village Design Statement describes Clipston as it is today and highlights the qualities valued by its residents. The Design Statement was initiated, funded and supported by Clipston Parish Council but was prepared by an independent team of volunteers in consultation with villagers and the Daventry District Council.

Workshops, consultations and exhibition days have been held to ensure that local knowledge, views and ideas were included in this document and represent those of the village. The Design Statement aims to make sure that the local distinctiveness and character of Clipston is taken into consideration when planning decisions are being taken.

Change to the built environment is brought about not only by large developments, but also by the smaller day-to-day adjustments to homes and gardens, open spaces, paths and hedges which can also alter the look and feel of the whole village. This Design Statement sets out the principles, design features and quality standards that should be taken into consideration by those wishing to build, modify or extend property in the parish of Clipston.

The information in this document will be useful to:-

- Planners
- Statutory bodies and public authorities
- Householders and local businesses
- Local community groups
- Developers
- Property owners
- Landowners

This document was adopted as a Supplementary Planning Document by Daventry District Council on 15th May 2013 following formal consultation. A number of amendments were made to the document as a result of the consultation, and these have been incorporated into this document. The document will be a material consideration in assessing any future planning applications as well as providing guidelines for any future changes in the village.



Village Character

Historical Background

The village of Clipston is a rural community typical of those found in this part of Northamptonshire – 4 miles south west of Market Harborough and 15 miles north of Northampton. It is fortunate in that it has been well documented over the years and has had no less than four books written about it in the twentieth century.

Clipston is also fortunate in that a very early photographer recorded several scenes of the village as early as 1867, which is remarkable considering photography was only invented twenty years before. Some of these can be viewed via the Parish Council website at www.clipstonparishcouncil.org.uk. In addition, there were several other early photographers working in the area and this provides an irreplaceable record of life in Clipston in the late nineteenth and early twentieth centuries and can make an important contribution to any new development.

The Domesday Book mentions the village as Clippestone, the first element of which is derived from an old Norse name Klypper. Originally, therefore, the village's name probably meant 'Klypper's Farm'. However, over the years, the name of the village has undergone several changes. Evidence is shown that as early as 1667 the village was known as "Clipston", on the occasion of the endowment of the Grammar School (a building which remains to this day).

The first recorded mention of Clipston comes in the Domesday Book of 1086. It refers to four "manors" or landowners to whom the land in Clipston belonged. This number of landowners in a village at that time suggests that there was a relatively large population, and that it was a more important village than many. The entry in the Domesday Book stated that land in Clipston belonged to King William I, the Abbey of the Bury of St. Edmunds, the Lord Bishop of Coutances and William Peverel.

Around the village remains have been found showing Roman influences and in the south eastern part of the village a skeleton was discovered accompanied by a knife, a scramascix (a type of early sword) and part of a spearhead believed to date back to Saxon times. **(See Appendix A, historic map showing settlement remains)**

At one time Clipston parish also included the village of Nobold, but this was deserted by the early 18th century. Clipston was at one time a



1 High Street
The oldest house in the village

"double lordship" consisting of two independent three field systems – one for Nobold and one for Clipston. These two three field systems were distinct until removed by the 1776 Act of Enclosure. **(See Appendix B)**

The area around Clipston is also important historically for its connections with the Civil War and it was also believed that King John held a palace in the village, which was probably a hunting lodge according to Benjamin Pitts Copper in a book published in 1812.

A more detailed account of the village can be read in the book 'Clipston – A Heritage' by Alison Collier and Jeremy Thompson, Troubadour Publishing Ltd. copyright 1998.

The oldest surviving building in the village is the church of which the arcade, chancel arch and north aisle remain today which date back to 1245. The oldest house in the village can be found at No.1 High Street. The church and house are two of the 19 buildings within the village which have listed building status.



Church

Community

The work on the Parish Plan in 2003 established that there were 239 homes in the village at that time, occupied by just over 600 residents. The village supports many active clubs and societies, together with a range of social leisure and educational opportunities.

The centres of community activity include Clipston Endowed Primary School, All Saints Church, Baptist Chapel, Village Hall, Playing Field and Sports Pavilion as well as the Bulls Head and Red Lion public houses.



Chapel



Old Red Lion

All new residents are actively encouraged to be involved in the village community and regular events are held including fetes, balls, open days etc. to encourage this participation.

Economy

Clipston, like many other villages of a similar size, up until the twentieth century was self-sufficient from the outside world. Most people that lived in the village also worked there. During the twentieth century this slowly started to change until the present day when the majority commute to a wide variety of destinations. The recent Parish Plan (2004) indicated that there are 300 cars in the village (one for every two



Bulls Head

residents). However, Clipston is not just a commuter village as businesses within the village, apart from farming, include an architects practice, public houses with accommodation, riding school, small village vehicle workshop, artist workshops and various home based businesses.

The implication of the changing economy is that, along with many villages throughout the UK, there has to be an acceptance that not all residents will

be able to work in the village. Therefore, it is inevitable that many residents seek their employment in other areas and there has to be an acceptance that, to an extent, the village has become a commuter village. Nevertheless, attempts will continue to support entrepreneurial and other activity in the village that can add to the employment of more villagers within the community

Character Retention Guidelines

It is important to retain Clipston's village character as a tranquil place to live and work. In order to ensure that this is preserved it is necessary for any future commercial development to consider the following:

- CRG1) The appropriate development of workshops and small businesses is supported but care should be taken to ensure that the scale and character is in keeping with the rural character of the area.
- CRG2) Any new buildings for commercial use should be of high quality and be built of materials that will be sympathetic to those buildings around it. Their impact on the surrounding area should be minimised by the planting of native trees, hedgerows and shrubs.
- CRG3) Businesses should ensure that their operation does not adversely affect the community with unreasonable working hours, pollution of any kind including light, noise and vibrations, and not lead to excessive commercial traffic through the village.

Landscape Character

Designated Areas & Other Special Landscape Features

Clipston lies in the undulating hills in the north of the county of Northamptonshire. The attractive landscape of gentle hills and valleys, with its cultivated fields and pastures, copses and hedgerows always surprises outsiders since its attractiveness remains relatively unknown.

An area of land behind the houses on Kelmarsh Road and Church Lane has been designated by DEFRA (Department for Environment Food and Rural Affairs) as a Conservation Walk under the Countryside Stewardship Scheme. The fields in question are described as important areas largely unimproved by modern agricultural methods and are managed today as they have been for many years as traditional cattle and sheep rearing grassland. Ridge and Furrow (a relic of medieval strip farming) is evident in many fields surrounding the village.

Two sites of land surrounding the village are designated as Country Wildlife sites and it is intended that the Orchard Field on the corner of Naseby Road opposite Gold Street will be proposed to the National Wildlife Trust as a Country Wildlife site.

The two existing Country Wildlife sites are referred to as site numbers 728 and 744 and are Alford Thorns/Twantry Plantation and Longhold Spinney respectively. This information can be found on the following link:-

http://www.northamptonshire.gov.uk/en/councilservices/Transport/TP/Documents/Excel%20Documents/AppendixCNorthantsBaseline_March%202011.xls

The most significant road in the village links several surrounding villages to the nearest town, Market Harborough. The other roads in the parish are minor and in places single track and are

unsuitable for increased traffic or heavy goods traffic.

There are two settlement earthworks deriving from the deserted villages of Nobold Village and Nobold End adjacent to Clipston. One of these, the deserted village of Nobold, has been designated as a "Scheduled Ancient Monument". This is situated within the parish boundary but outside the village. (**See Appendix C**).

Dew ponds and ponds can also be found in the fields surrounding Clipston and a tributary of the River Ise has its source south of the village and flows along its eastern boundary.

Adjoining Countryside and Open Views

The village relates strongly to the adjoining countryside. First the views of the village from the adjoining countryside show a settlement at ease with its position within the landscape. An important example is the view from Browns hill looking down onto the village (**See View 1 on Appendix D**). It is therefore important that any future development does not detract from this natural setting, particularly where the village merges into the countryside.

Secondly from within the village the countryside is revealed through open spaces. An important example, looking out to the east of the village, is to be seen on the Harborough Road towards the Playing Field (**See View 2 on Appendix D**).

In addition there are impressive views off the Naseby Road and the Kelmarsh Road leading into the village - see **View 3 and View 4 on Appendix D**. These important visual links are, in the case of the Harborough Road and the Kelmarsh Road, supported by Rights of Way out into the countryside enabling users to appreciate views of parts of the village and the countryside.

Landscape Guidelines

Action recommended for developers, householders, landowners and community groups.

- LG1) Native trees to be seen in the village include Ash, Elm, Beech and English Oak.
- LG2) Mature trees should be retained wherever possible, and tree roots should be protected by fencing during building work and trench digging and maintained and managed appropriately. (**Appendix E** provides a location plan of Tree Preservation Orders (TPO) and other important trees).
- LG3) Where retention is not possible, replacement trees of similar species should be planted.
- LG4) Existing hedges should be retained where possible. Hedges should be maintained and managed appropriately. New planting should be of local species rather than fast-growing Leylandii. Local species include Blackthorn, Hawthorn, Crab Apple, Holly, Elm, Field Maple, Hazel and Ash.
- LG5) Hedges act as green boundaries and provide a suitable habitat for wildlife. Generally layering and coppicing of hedgerows is to be encouraged. However, farmers are specifically advised to seek guidance from the Department for the Environment, Food and Rural Affairs (DEFRA) for current good practice on farm hedgerow management.
- LG6) The ridge and furrow and deserted village earthwork areas not designated as part of the Nobold scheduled ancient monument should be retained wherever possible and managed appropriately to retain their character. (Section 12 of National Planning Policy Framework March 2012).
- LG7) Any development must retain the important views identified in **Appendix D** and commented upon in the above section headed Adjoining Countryside and Open Views.

Settlement

Settlement Patterns

Clipston has been characterised as being a loosely knit and fairly dispersed village containing a large variety of sizes and ages of buildings. Groups of these older buildings are interspersed with some modern development with a considerable amount of open spaces appearing as tongues of green, in some cases extending right into the core of the village. The village has kept its character through the maintenance of these important spaces thus preventing an urbanization of its rural nature through inappropriate infill which could easily create a highly inappropriate suburban effect.

The main local building materials in the village are Northamptonshire ironstone, probably quarried from the number of local quarry sites. Also seen locally is a red brick from the village brickworks, which was used to build many properties up until its closure in 1870.

Clipston's settlement patterns vary greatly between old, new and infill areas.

The earliest part of the village to develop is thought to be the area around the High Street and Church Lane, centred on the church. The second

the north west, comprising three roughly parallel streets, with the village green in the south east corner. Two of these streets survive today as Chapel Lane and Harborough Road. Later developments include Pegs Lane and more recently Kelmarsh Road.

After World War One the local Oxendon Rural District Council built 4 semi detached houses on the Harborough Road. About 1930 the same council built 12 council houses on the Naseby Road.



Naseby Road

In 1935 the above council merged with Brixworth Rural District Council and after the Second World War built the houses in Bassett Way.



Bassett Way



Church Lane

stage of development was probably an extension to

A few years later Church Close was developed to provide council housing. In 1967 14 bungalows were built in Weskers Close and since then recent developments have occurred in Chestnut Grove,

Nobold Court, Marecroft and Kelmarsh Road.

Visitors entering Clipston are immediately aware of the historic and attractive nature of the village. This is further enhanced by several particular areas. The church is central to the village and it is in this area that a number of buildings in the High Street, including the School, create what the village would like to see classified as a Conservation Area.



High Street in the 1920's

The main feature of the village is its rural location, set amongst open countryside. The verges and street scenes to open countryside, together with the village green, open spaces and natural hedgerows, all contribute to the green character of the village which manifest itself on all approach routes to Clipston.

Marecroft is an affordable housing development built in 1995. Regular surveys are carried out to assess further requirements of low cost housing in the village.



Marecroft

Clipston has a high proportion (relevant to the size of what is a small village) of both Listed Buildings (**see Appendix F**) and important non-listed buildings (**See Appendix G**) which contribute greatly to the character of the village.

Footpaths

Clipston is fortunate to have a network of twenty three footpaths, one bridleway and a larger farmed open access area. The majority of the paths are within or immediately around the village with some accessing the outlying farms. The footpaths are mostly well used, maintained and much appreciated. They now provide pleasant rural walks linking various parts of the village allowing villagers and visitors an insight into past times when they were used as necessary access links. (**See Appendix H**).

Clipston provides a voluntary village footpath warden in conjunction with the Northamptonshire parish footpath warden scheme. This helps to ensure the continued maintenance of the footpath network.

Clipston already has some footpaths linking parts of the village that have no barriers such as stiles and so are accessible to everyone. An aim of the village is to increase the use of identified important village paths for less agile walkers by replacing stiles with kissing gates.

Settlement Guidelines

- SG1) Any new development should respect the settlement pattern.
- SG2) Infill developments or any extensions to existing properties should not adversely affect the views to open countryside, the open spaces or the proximity to the countryside that all parts of the village currently enjoy.

Important Public and Private Open Spaces

Clipston has many visually important and aesthetically pleasing open spaces. These areas, comprising both public and private land, constitute a vital characteristic of the village – an integral aspect which should be safeguarded and enhanced. Approaching Clipston the visitor is immediately struck by the attractive way its buildings nestle into the landscape, including a wealth of trees. This is particularly apparent in the summer. Yet from within the village, the intrinsic open areas allow superb panoramic views over the surrounding countryside. An environmentally important additional benefit derived from the trees, open space and private gardens, many containing their own ponds, is the rich variety of wild-life supported by them. The Green, located in the centre of the village is an important part of the village, as well as being the location of the village war memorial. This, along with the areas noted below, are an integrated important characteristic of the village and should be preserved.

The following open spaces (see **Appendix I**) have been integral to the creation and maintenance of the village's rural identity. They are essential to the particular form and character of the village. As previously described the village is loosely knit and fairly dispersed containing a large variety and differing ages of buildings, which are interspersed with some modern development with open spaces appearing as tongues of green, in some cases extending right into the core of the village. By the maintenance of these important spaces the character and form of the village has been maintained thus preventing an urbanization of its rural nature through inappropriate infill, which could easily create an undesirable urban effect.

The Village Green (Upper and Lower) (Ref A)

A key feature that should be safeguarded. The Lord of the Manor was the owner of the village green until 1894. According to 'Clipston: A Heritage' in 1880 a Wild Beast Show came to the village and the Green had to be surrounded by wagons. This was an example of the many social and public events that took place on the Green. In 1894 the Green was sold to the Parish Council. The 3 lime trees on the Green were planted to commemorate the Diamond Jubilee of Queen Victoria in 1897.



The Green

According to E.L.Fisher there were also some village stocks which were removed by Mr. John Wartnaby. The war memorial that is positioned on the Green was erected in 1921. In 1953 a memorial lamp was erected in recognition of those villagers who gave their lives in both world wars. A service is held there every Remembrance Day. The village erect a Christmas tree each year and hold an annual fete.



War Memorial

The Playing Field (Ref B)

Originally agricultural land, it was levelled and the hedges removed in order for aeroplanes to land during the war. It was purchased by a Trust circa 1970 and is now a precious and well used facility that must be protected.

Orchard Field, Naseby Road (Ref C)

The orchard of the house known as the Hollies has been allowed to return to a natural state with pond and varied vegetation. A home to much wildlife and an integral important undeveloped space. Dragonflies, butterflies and moths are present.

Land opposite school on High Street (Ref D)

An important public space with period post and telephone boxes together with village seating and village notice boards.

Land opposite Top Lodge (adjacent to Bulls Head), Harborough Road (Ref E)

An important window to the open countryside from the village allowing a prominent view of All Saint's Church and the Playing Field.

Church Close/Church Lane (Ref F)

Two visually pleasing green spaces, created as visibility splays when Church Lane was developed. These are well maintained (although owned by Northamptonshire County Council) by the Parish

Council. They provide an openness to the built environment. These spaces must remain open and undeveloped.

Land opposite 9, 7, 5 Kelmarsh Road (Ref G)

Two visually pleasing green spaces, created as visibility splays when Weskers Close was developed. These are well maintained (although owned by Northamptonshire County Council) by the Parish Council. They provide an openness to the built environment. These spaces must remain open and undeveloped.

Paved area in front of Old Red Lion (Ref H)

An important space that adds to the sense of openness to the Green. This must be retained as open and not become part of an enclosed pub car park.

Kelmarsh Road land between bungalow and Bridge House (Ref I)

Another important open space between dwellings which provides a view to the surrounding countryside. This area must be kept free from development to avoid loss of the unconfined feel such a space gives to the village.

Land between Pegs Lane and the Chapel (Ref J)

Another important open space between residential areas of the village which gives a visual link to the surrounding countryside. This area must be kept free from development to avoid loss of the unconfined feel such a space gives to the village.

Nobold Farm land between the Jetway (also known as the Jitty) and new houses in Nobold Court (Ref K)

A large area of land with several mature trees and a pond giving views across open countryside. It typifies the 'green tongues' of important spaces between a variety of ages of buildings in the village and is believed to be home to several wildlife species including Barn Owls and Green Woodpeckers. Badgers have also been spotted in this field and Dragonflies are present in the pond. The field can also be seen from the footpath running to its north.

Land adjacent to new Rectory on Church Lane (Ref L)

An L shaped paddock. It has mature ash and walnut trees. Woodpeckers are believed to be present. There is a small bridge at the bottom of the field which crosses a tributary of the River Ise.

Land between the Old Manse and Mill House (Ref M)

This forms part of the character of the lane and is important to the appearance of the countryside in this part of the village. It is visible from the footpath crossing the field to the west.

Vale Cottage Paddock (Ref N)

Important open space at the edge of the village with views across open countryside.

Land behind Chestnut Grove and village school (Ref P)

Another important open space and home to several species of birds.

Gardens off the Jetway (also known as the Jitty) (Ref Q)

These are believed to have once been allotments. They add to the 'Green Wedge' areas in the village that exist between some of the older and newer buildings.

Land opposite the Chestnuts (next to The Hollies) (Ref R)

An area of land with mature trees which has been allowed to return to its natural state.

Land opposite Bulls Head (Ref S)

This open field is within the curtilage of a listed building and should be maintained as an important open space.

Bassett Way (Ref T)

Two visually pleasing green spaces, created as visibility splays when Bassett Way was developed. These are well maintained (although owned by Northamptonshire County Council) by the Parish Council. They provide an openness to the built environment. These spaces must remain open and not be developed.

The Pound (Ref U)

An historic piece of land originally used for holding stray farm stock. This allows an insight into past times when many houses owned small paddocks or parcels of land to graze animals.



The Pound

Summary

It is essential to underline the importance of open spaces of all scales and type to the character of Clipston. All areas from roadside verges to private gardens and open fields are very much central to the nature of the village. These parcels of land, both within the village and surrounding it, typify Clipston.

Open Space Guidelines

- OSG1) Clipston's open spaces are very important to the visual quality of the village and to its form and character. The areas referred to above, are identified as important open spaces and should be retained and managed appropriately.
- OSG2) Clipston Village has many areas noted for natural heritage and a wide variety of species and habitats. It is important to ensure that these natural assets are protected. Conservation of biodiversity will be a very important factor in any development. In particular priority habitats and species identified in the Northamptonshire Biodiversity Action Plan must be protected. (<http://www.northamptonshirebiodiversity.org/images/Docs/Northamptonshire%20Biodiversity%20Action%20Plan.doc>)

Buildings**Height, scale and density**

The vast majority of the buildings in the village are two storey. However, there are several significant buildings within the village that are three storey. These include many pre-twentieth century buildings including Clipston Court (Grade II), The Chestnuts (Grade II), The Old Rectory, The Old Coach House in High Street as well as the new properties in Nobold Court. The majority (63%) of houses in the village are detached or semi-detached, with the exception of some terraces in Kelmars Road, Church Lane and Gold Street. In fact terraced housing makes up only 8% of the village housing stock. (Parish Plan 2004).

Most of the properties have front gardens which are considered important to the character of the village. The main exception being the terraced housing mentioned above and a few properties in

Kelmars Road. However, these are all pre-nineteenth century buildings. Nearly all the properties have rear gardens. This contributes to the sense of openness and greenery that is a characteristic of Clipston.

Apart from the two areas of terracing, the houses in the village are not densely packed and the village is essentially open and spacious in character.

Roofscapes

The village believes that many of the varied nature of the roof lines in the village are worthy of note and reflect the history of the village development pattern and should be protected. These include the roofscapes of Church Lane opposite All Saints and those in Gold Street. It is felt important that upward i.e. 'loft' development of properties in Clipston would not be in keeping.

Church Lane Properties Roofscape

Gold Street Properties Roofscape



Mixture of Sizes, Styles and Types

The buildings of Clipston represent a variety of styles and building materials reflecting the changing fashions in vernacular architecture, innovations, building technology and the industrialization of the production of building material over the course of the centuries. The majority (68%) of the properties are 3 or 4 bedroom detached houses built in the twentieth century including a development of bungalows in Weskers Close.

There are a number of larger properties with 5 or more bedrooms most of which were built prior to the 20th Century.

The historic core of the settlement is centred around All Saints Church. It is here that most of the buildings are built in traditional materials of stone/render, thatch and slate, though there are other examples throughout the village. Brick gradually replaces stone as the predominant building material during the nineteenth century.

There are distinct zones of development within Clipston, though no zone is exclusively of one period.

Boundary Walls

Although not a key characteristic of the village there are a number of old boundary walls within the village which are considered important and comprise of examples of cob, Northamptonshire ironstone and local brick.

Local Distinctive Materials

As mentioned already the earliest buildings in

Clipston are of stone, thatch and slate. The stone is predominantly Northamptonshire ironstone which, as its name suggests, has a large ferruginous (iron) content and a warm orange colour.

The roofs of properties vary from thatch to stone to modern concrete roof tiles. The earliest buildings have slate roofs with thatch, a material associated with eighteenth century properties in the village. The majority of nineteenth century development used slate with some peg tiles. The later twentieth century developments see the use of concrete roof tiles reflecting the modernization and manufactured nature of building products. The vast majority of properties have roof lines including chimneys and there are some fine examples of polychrome brickwork ones, mainly in Pegs Lane.

A number of the buildings in the village were probably cob (a mixture of clay and straw) originally, but many have been replaced with brick properties. However, a few survive, including 7 Kelmarsh Road.

Building Details

There are a number of listed buildings in the village. In addition to these there are many buildings which, through their architecture, materials and history add significantly to the character of Clipston. **(See Appendices F & G)**

The village has been built up over the years to enhance new techniques and differing requirements. Most of the development has been sympathetic and has added to the overall character of the village.



Building Guidelines

Although there is a variety of building types in the village, it is essential that the character of Clipston's built environment be maintained.

For New Buildings:-

- NBG1) The keyword should be QUALITY in materials and design to avoid a 'mass-produced' look which can be seen anywhere in Britain today.
- NBG2) Design and proportion of new houses must complement the particular part of the village in which they are to be built. Particular examples of architecture in the village are shown in **Appendices F & G**.
- NBG3) Where permission is granted for a new house, or alterations to an existing house, on rising ground, extra care must be taken to ensure it does not dominate its neighbours or detract from views in or out of the village.
- NBG4) New development shall not be allowed if it is too large in scale and mass for the plot size.
- NBG5) If several new buildings are permitted on one site, variation in design and plan layout will help to avoid monotonous repetition of one house type. Alternatively, a small terrace sympathetic to the character of the village might be considered.
- NBG6) New development must provide space for off road parking in line with current parking standards. Large areas of hard surfacing in front of houses is discouraged.
- NBG7) New-built garages must not obscure house fronts. New garages should relate to the houses to which they belong and be in sympathy with surrounding property in terms of size, design, materials and construction.
- NBG8) New property boundaries must be in keeping with the surrounding and neighbouring properties.
- NBG9) The colour, texture and patterns of long-standing locally distinctive materials such as ironstone, cob and polychrome brick should be a source of inspiration for new buildings.
- NBG10) New buildings must be built in a material/colour sympathetic to their locality. New buildings should be set out to the building lines that already exist.
- NBG11) Any development must retain existing boundary walls wherever possible.
- NBG12) New buildings must have roofs in keeping with existing roofscapes and must not include dormer windows.

For Existing Buildings:-

- EBG1) Ironstone can erode rapidly. This process is quickened by repointing in hard cement mortars. Mortar must be weaker than the surrounding stonework and should be lime rather than cement based.



Ironstone erosion

- EBG2) Cob structures need little but regular maintenance. A wide eaves and a plinth kept clear from surrounding ground level and vegetation are crucial. Plinths and caps should not be covered by paint or render. Any render or paint applied must be 'breathable' to let water in and out safely. Earth and lime renders and a limewash are recommended. If alterations or extensions are planned to a cob structure owners are strongly advised to employ a professional experienced in building with mud.
- EBG3) Older brickwork must be retained in its original state, characteristically unpainted. Lime rather than cement based mortar should be used for any repointing.
- EBG4) Buildings must be maintained using their original or sympathetic materials and details.
- EBG5) Thatched roofs must be retained and reinstated where appropriate, using materials in keeping with those being replaced, or repaired and maintained in the original style.
- EBG6) Replacement doors and windows should retain the same scale and details as the original openings. Encouragement will be given to the use of traditional materials. UPVC windows are discouraged but where they are proposed, either as new or replacement windows, they should respect the form of traditional local window designs. UPVC windows should not be permitted on Listed Buildings.
- EBG7) Villagers are encouraged to retain stonework in its original state. Repointing where applicable must be done with appropriately-coloured lime mortars, flush finished and lightly brushed to expose the coarse aggregates of the mortar.
- EBG8) Modern TV satellite dishes should be carefully located to avoid being obtrusive within the village streetscene.
- EBG9) Current roofscapes should be retained. Loft developments including dormer windows, should be resisted.

Highways and Street Furniture

Many small villages of a similar size to Clipston tend to have one through road which provides the major entry and exit route and little else in terms of traffic bearing roads. Clipston, on the other hand, is not only bisected by one through road but also has two feeds-in from the A508 (Market Harborough to Northampton Road), one providing a link with the village of Kelmarsh. Clipston also has connections to Sibbertoft and Marston Trussell via a single track road from its northern end (Chapel Lane) and to Great Oxendon off the Harborough Road.

However, the main routes to both Kelmarsh and Sibbertoft are best reached by non-village traffic via the roads to each respective village at its south eastern limit on the Naseby Road.

Traffic speed is a major discussion point in the village and was felt to be the most worrying issue to villagers in the consultation and questionnaire carried out to formulate the Parish Plan.

Traffic calming measures may need to be considered but it is acknowledged that such measures often create noise pollution to roadside houses and the accompanying signage would detract from the visual features of the village.

Like all residential areas Clipston experiences the problem of car parking. Areas such as Gold Street, Naseby Road, Harborough Road and Church Lane suffer from the lack of off road parking which, in places, both assists traffic calming whilst creating dangerous passing situations. Consideration should be given on Naseby Road and Harborough Road to creating traffic calming measures. The development of further residential space, be this new houses or sub divisions of existing properties, must take into account the potential of car parking spaces. The village believes that such development should be made to provide an adequate response to these additional needs i.e. create off street parking facilities.

Clipston is also fortunate to have its own school. However, as this provides a facility for numerous surrounding villages, the school run provides its

own parking problems. The village is constantly battling with the issue and would like some measures taken to prevent the "pavement" parking and congestion this causes. As with traffic calming, the village is conscious that an easy solution such as bollards and yellow lines will detract from the rural nature of the area.

The village has many examples of pleasing street furniture, for instance public seating on most approaches to the village, together with village signs erected as part of the Millennium



celebrations. The Village Green also houses the War Memorial which incorporates further public seating and historic lighting columns. The listed telephone box is situated on the High Street adjacent to the traditional post box (see above).

Street lights also form an interesting part of the built environment. Non-standard street lights exist in several locations (see examples below). The village view is that these should be maintained to avoid replacement. However, if replacement is necessary, they must be replaced with similar style and design products.



Highway and Street Furniture Guidelines

- HSFG1) Any traffic calming measures considered should be carried out in consultation with the villagers and must be in keeping with and complement the nature of the village.
- HSFG2) Highway signage should be kept to the minimum required for highway safety.
- HSFG3) Existing levels of street lighting are appropriate but should additional lighting be required in the future it should be down lighting and white light rather than orange.
- HSFG4) Grass verges should not be kerbed as the lack of kerbs creates a particular green character to the area.
- HSFG5) Repairs and future kerbing should be in keeping with the village where the majority of kerbing is granite sets. It would be appropriate when replacing/repairing the pressed concrete kerbs that exist in some places that thought be given to carrying this work out with granite sets.
- HSFG6) Any additional street furniture should be introduced in consultation with the Village and should be of good quality and blend with its location.
- HSFG7) Private security lights should be muted and carefully sited to light the required area without forming a hazard to road users or annoyance to neighbours.

Wildlife

All existing wildlife habitats must be protected. If reasonably possible there should be creation of new ones in the form of copses, hedgerows, ditches and ponds, and open spaces of rough grassland. Advice is available from Northamptonshire Wildlife Trust.

Conservation - a self-assessment guide

If, as a property owner, you are proposing to make external improvements or alterations to your property, paintwork, signs, garden or surrounds please consider the following:-

- 1) Look at the features and design of the adjoining and neighbouring properties in order to avoid any improvement or alteration to your property being inconsistent with the other properties.
- 2) Look at the front of your property from a distance. Note down its original and distinctive features. Are there any that seem more recent or seem out of character with the original features of your property or those nearby?
- 3) Now try standing closer to the house and the details of the building e.g. roof, chimneys, eaves, windows, doors, brick or stonework etc.
- 4) Next, repeat the process on each side of your property in order to get the full picture.
- 5) Please examine the guidelines in this document and follow them.
- 6) Consider the changes you have in mind. For example:-
 - 6.1) Will they be in keeping with the characteristics and details you have noted down? If not, consider how else your ultimate objective may be achieved in a manner that preserves the heritage of the property.
 - 6.2) Might the changes you have in mind remove some of the characteristic features you have noted?
 - 6.3) How will the changes affect notable features and facilities in the village. Please take into account the village features considered important to the villagers as referred to in this document.
- 7) Finally, it is suggested that you check your ideas with a builder or an architect or the Local Planning Authority (Daventry District Council) who may suggest improvements to your ideas.

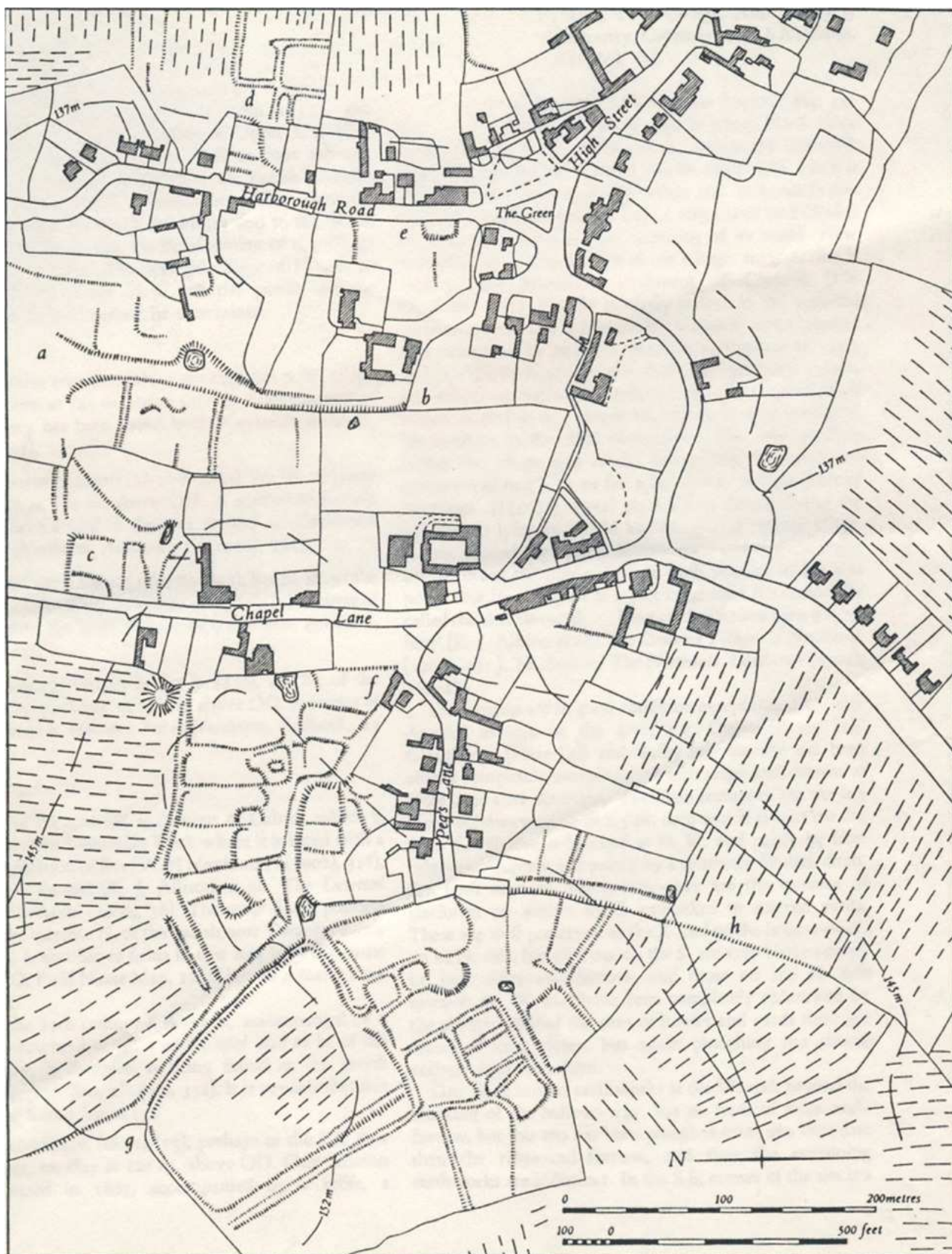
Property owners are reminded that the village has been evolving prior to the Domesday Book and there are bound to be many things about its built environment that you may treasure as well as others that you may deplore. Please, when proposing to change the built environment in Clipston in any way, be mindful what you do. Please maintain the overall Clipston setting and please think before you take action. The village has many people that could help you with your plans. You only have to ask.

Acknowledgements

Thank you to all villagers who helped and participated in the formation of this Design Statement

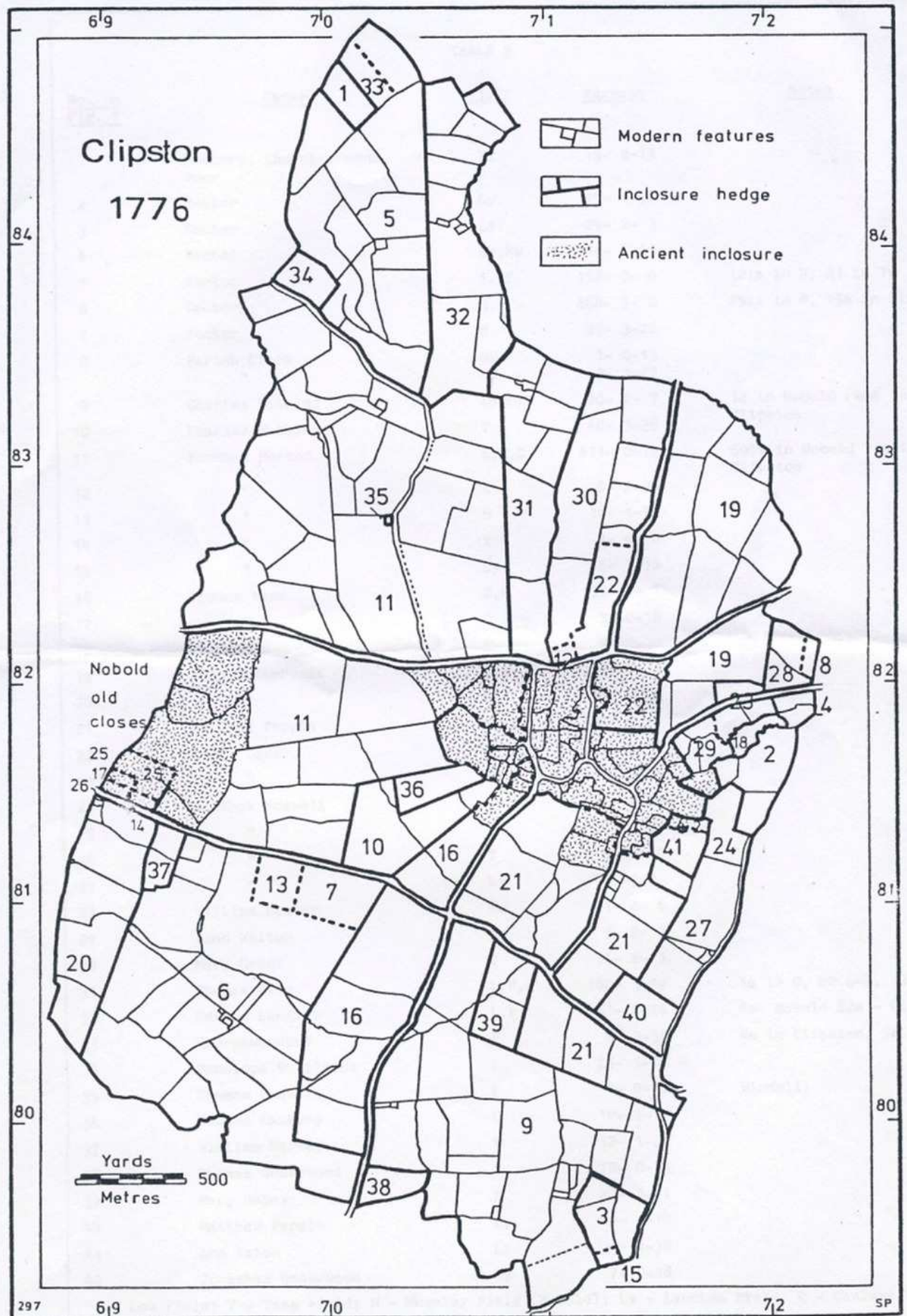
Appendix A

Historic map showing settlement remains



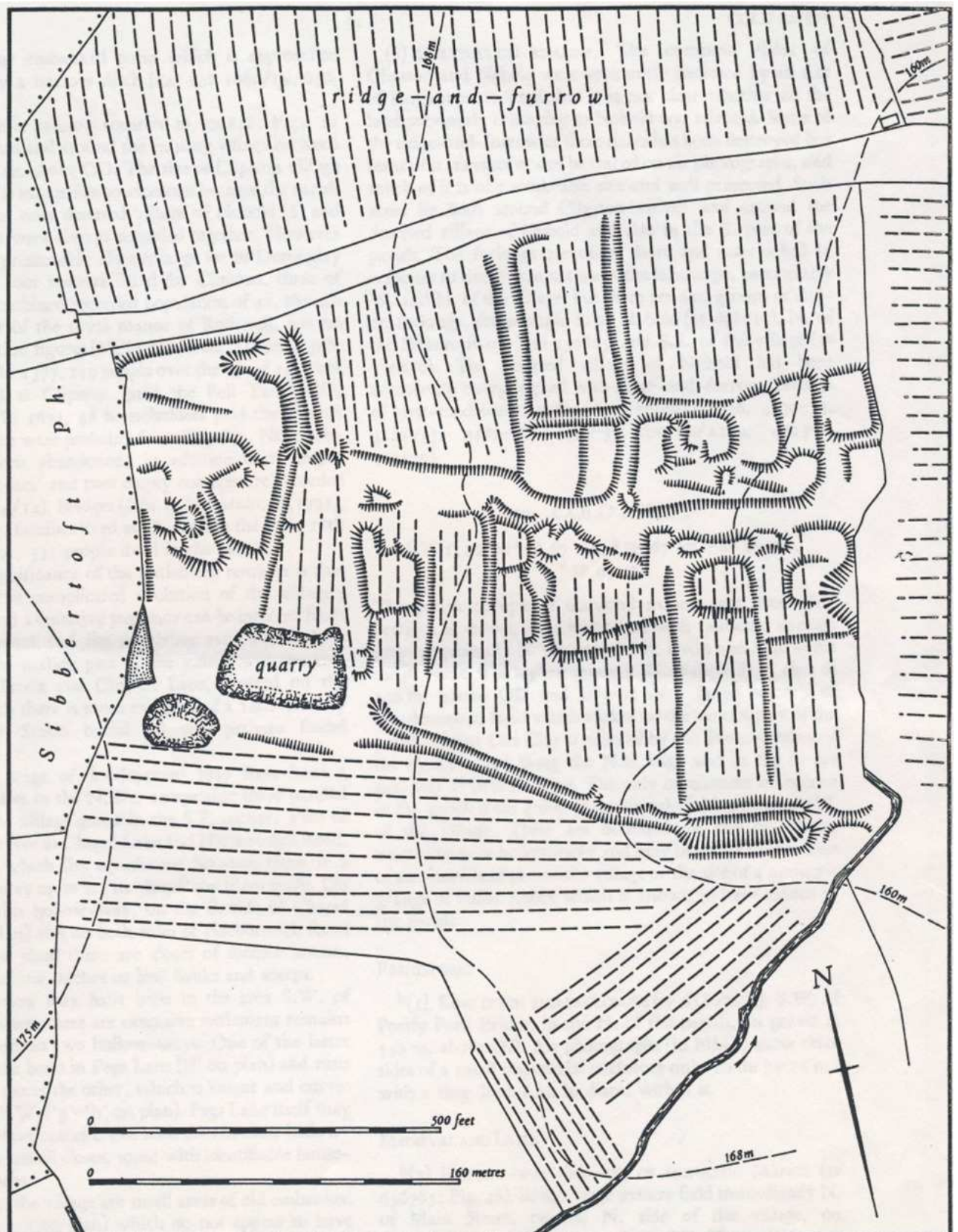
Appendix B

Historic map showing Clipston 1776



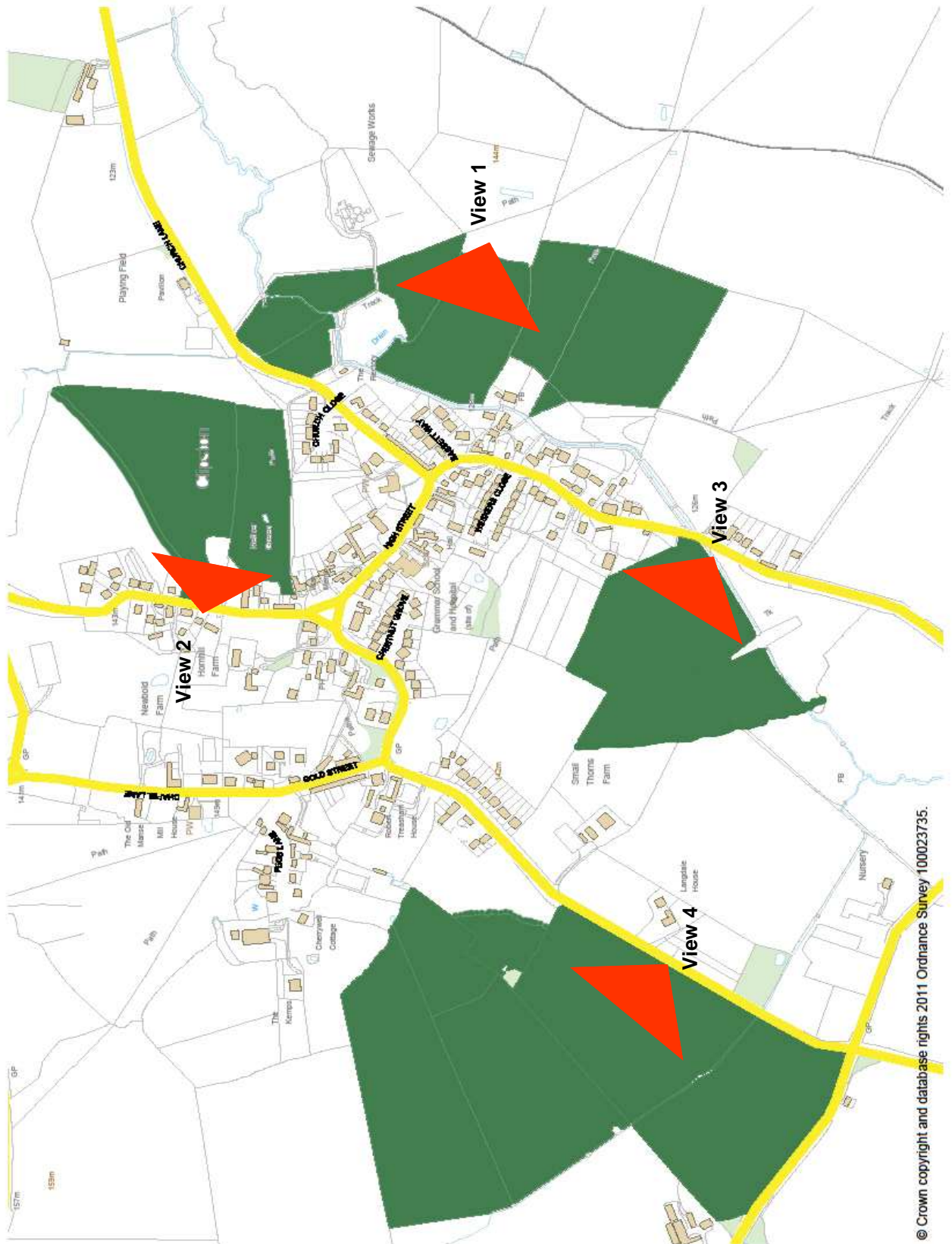
Appendix C

Historic map showing deserted village of Nobold



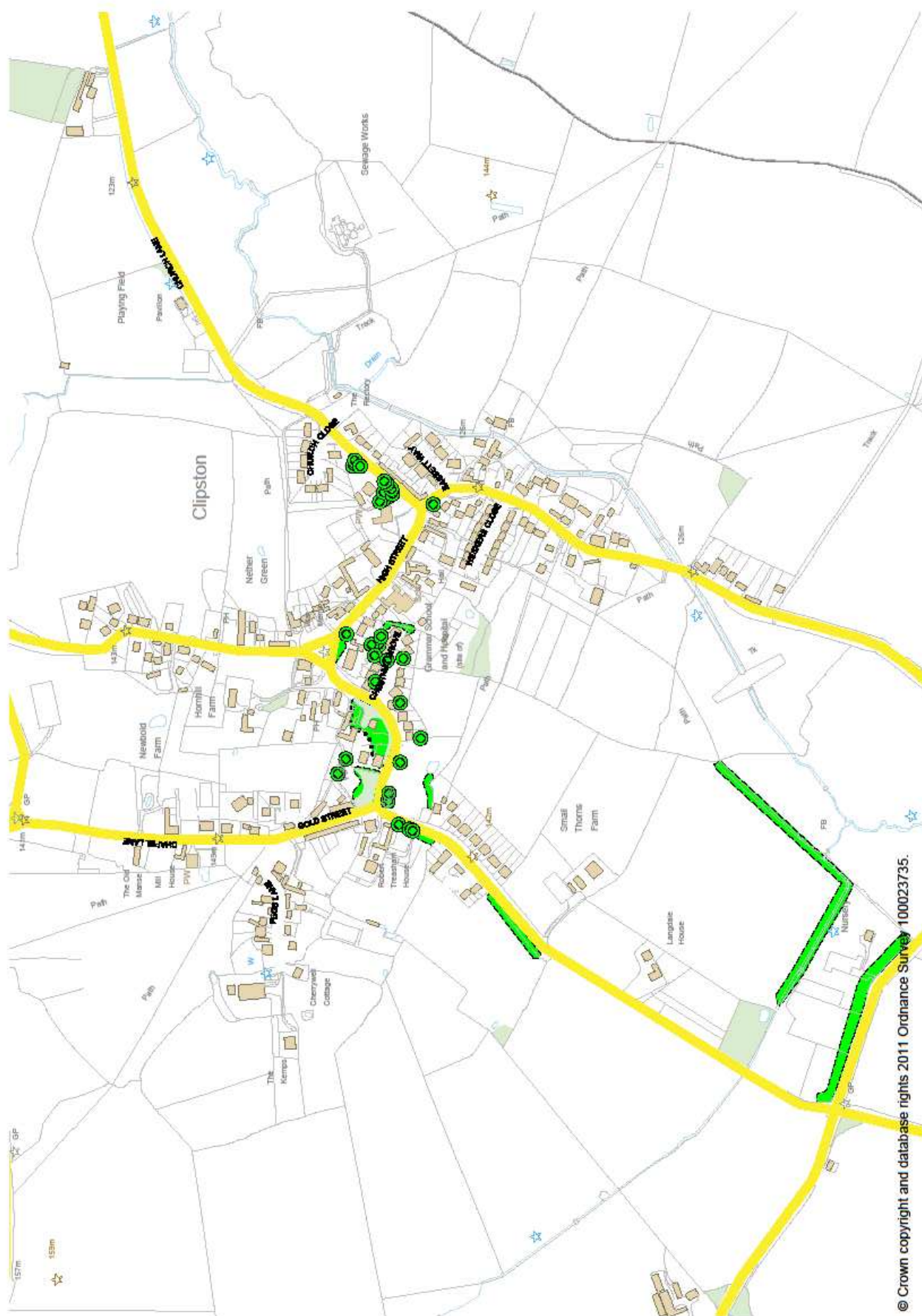
Appendix D

Map showing Open Views (Explanations on Page 4)



Appendix E

Map showing Tree Preservation Orders



Appendix F (Part 1)

List of listed buildings



15/9
Hornhill Farm House, The Green
Grade II



15/15
Grammar School & Hospital
Grade II



15/21
7 Kelmarsh Road
Grade II



15/10
The Old Manse, Chapel Lane
Grade II



15/16
Barn attached to
west of No. 13
High Street
Grade II



15/22
17 Kelmarsh Road
Grade II



15/11
The Baptist Chapel, Chapel Lane
Grade II



15/17
9 High Street
Grade II



15/23
25 Kelmarsh Road
Grade II



15/12
All Saints Church, High Street
Grade I



15/18
Prince Rupert's Cottage, High Street
Grade II



15/24
4 & 6 Nether Green
Grade II



15/13
The Chestnuts, Gold Street
Grade II*



15/19
Fern Cottage, High Street
Grade II



15/25
Clipston House, The Green
Grade II



15/14
Clipston Court, High Street
Grade II



15/20
Wellcroft House,
High Street
Grade II



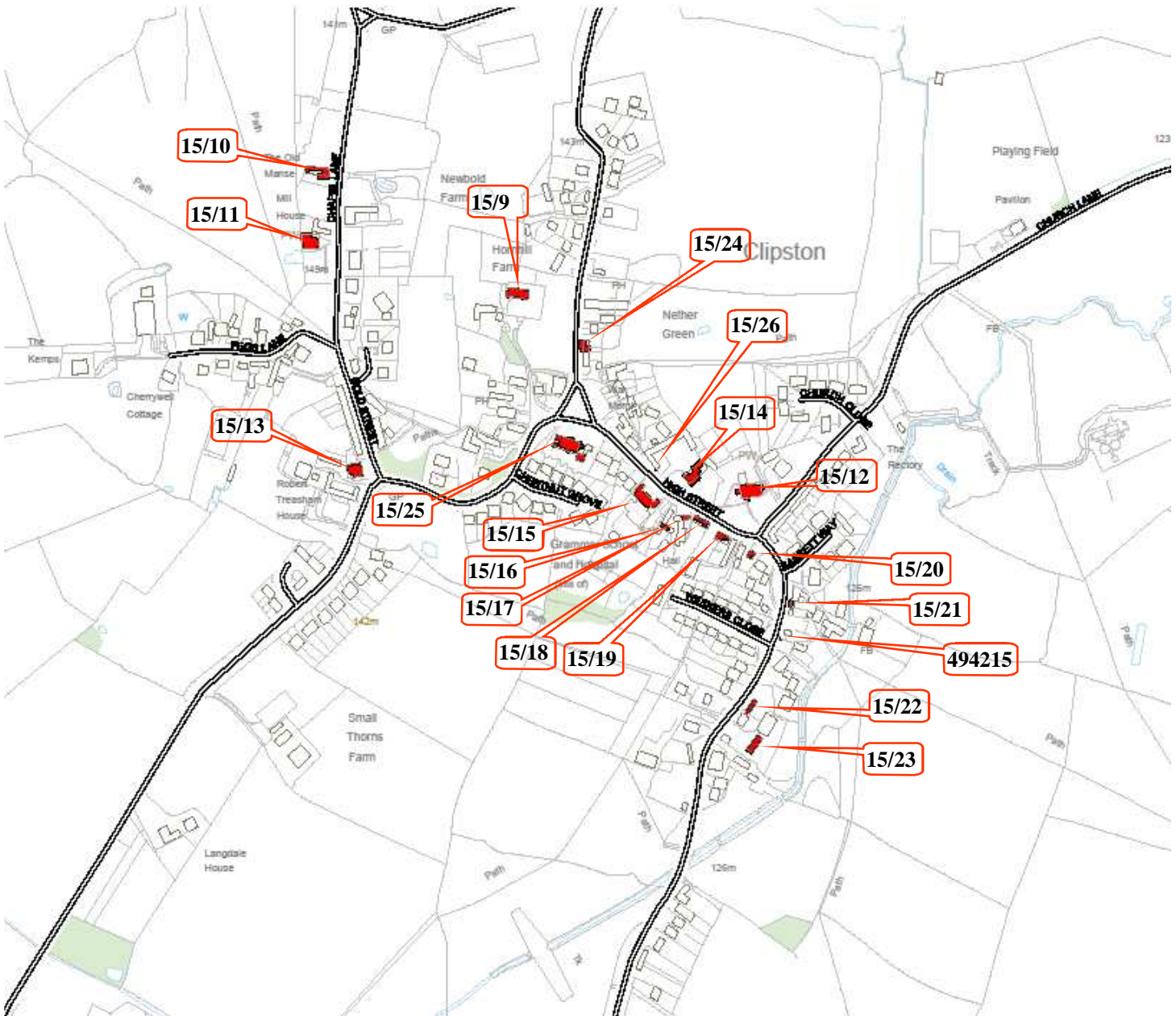
15/26
Telephone Kiosk,
High Street
Grade II



494215
Pump, Kelmarsh Road
Grade II

Appendix F (Part 2)

Map showing Listed Buildings



Appendix G

List of Non-listed Important Buildings



Old Rectory, Church Lane



Cottages 39, 41, 43 Kelmarsh Road



Manor Farm, Pegs Lane



Bulls Head, Harborough Road



Pump, Church Lane



The Limes, Pegs Lane



Cottages 2 - 6 The Green



Stable block behind The Chestnuts



Mill House, Chapel Lane



Church Lane Cottages



Gold Street



Old Red Lion Pub



Vale Cottage, Kelmarsh Road



Gold Street



14 The Green



Bridge House, Kelmarsh Road



Cottages 8 & 10 Pegs Lane



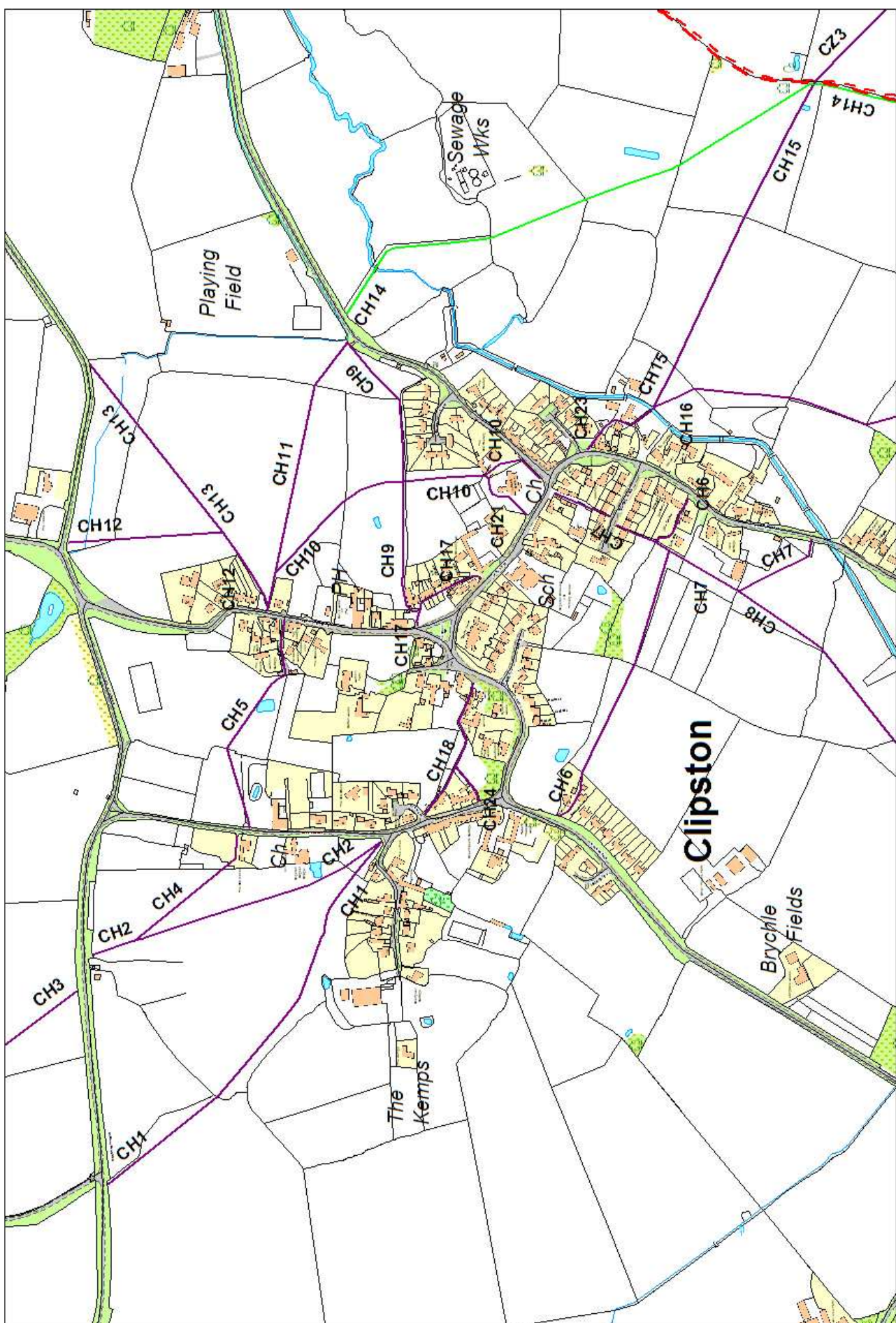
Old Shop, 26 Harborough Road

Appendix H

Map showing Footpaths and Rights of Way

Appendix H

Map showing Footpaths and Rights of Way



Appendix I

Map showing Open Spaces

