

25th February 2016



WRITTEN
BY THE
VILLAGE
FOR THE
VILLAGE

ARTHINGWORTH VILLAGE DESIGN STATEMENT

Arthingworth, Northamptonshire | Daventry District

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INTRODUCTION

Arthingworth is a small village situated within undulating ground in the West Northamptonshire Uplands, c. 5 miles to the south of Market Harborough and 10 miles to the north of Northampton.

It has been designated a 'Restricted Infill Village' due to its position in rolling countryside where, despite the location's reasonable proximity to the A508 and A14, it is relatively hidden and unknown in the locality. This is considered an advantage by most residents who enjoy the peace and quiet from the rural setting.

The village has a number of working farms and a large proportion of the surrounding land is owned by a private estate, with a varied but continuous history, which creates an agricultural and tranquil setting. This atmosphere combined with the mixed architectural setting and other features of the village is what this Design Statement seeks to emphasise, so that any future development or construction work may be influenced by its content and therefore be sympathetic and appropriate.



View into Arthingworth from the Harrington Road.

THE AIM OF THIS VILLAGE DESIGN STATEMENT

The aim of this Village Design Statement is to identify the unique characteristics of Arthingworth and its environment - as seen through the eyes of the inhabitants of its 101 households.

In 2014 a detailed questionnaire was distributed to each household with c. two thirds completed and returned providing data and information from which this statement has been written. By capturing this local knowledge and personal perceptions this document aims to:

- identify the characteristics of the village which are important to the community.
- understand which elements of the landscape and views into and out of the village are considered special.
- outline, through a combination of design, material and street analysis, which building features of the village are most highly valued.

WHO IS THIS VILLAGE DESIGN STATEMENT ADDRESSED TO?

This Village Design Statement has been created using information collated from the residents of Arthingworth, with the content being written by volunteers who live in the village. The document is intended to be read by:

- All residents and particularly newcomers to the village.
- Any builders, architects or developers involved in making changes to existing houses or developing new homes within the village.
- The Parish Council and local planning authority at Daventry District Council when commenting upon or assessing planning applications.

It is hoped that this information will help guide and inform changes, which may be proposed in the future, to the village's building stock - however large or small.

HOW DOES THIS VILLAGE DESIGN STATEMENT FIT INTO THE PLANNING PROCESS?

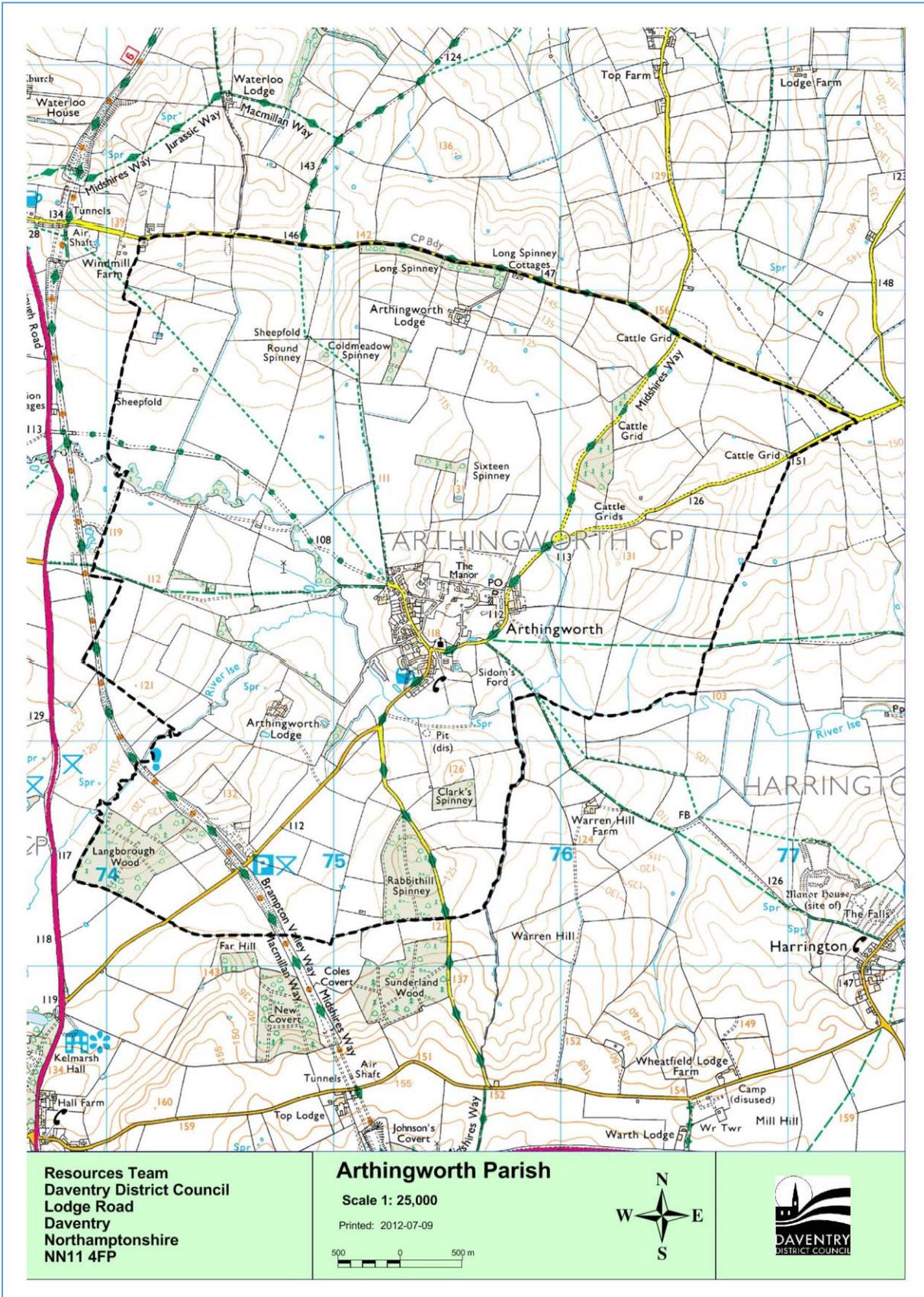
This is a public document available for any interested party to read, either via the DDC website, DDC Planning Policy department or from Arthingworth Parish Council.

During 2015 this document went through a consultation process with the village, DDC's Planning Policy team and organisations considered by DDC to be relevant stakeholders for Arthingworth in the wider planning process.

In February 2016 DDC adopted the Arthingworth Village Design Statement and it became a Supplementary Planning Document. This status makes the document a material consideration for Daventry District Council when assessing future planning applications submitted in Arthingworth.

More informally, it is hoped that the document will be a useful guide for all residents in the village or interested parties who are considering future changes to property within the village, regardless of whether or not planning permission might be required.

MAP OF THE PARISH OF ARTHINGWORTH



A. VILLAGE CONTEXT

Arthingworth is listed in the Great Domesday Book three times under Treasury of the Receipt. The Domesday place names are: Arningworde, Arniworde, Narninworde and Erniwade.

The village consists of 101 houses in a very rural setting and is 3.5 miles from the county border with Leicestershire. It is a linear village and although it is built upon a hilltop it is largely unseen as it nestles within many trees.

The River Ise, a tributary of the River Nene (small at this stage), curves to the west around the village at the bottom of the hill and is visible from almost all views from the village. The river rises in the field that hosted the Battle of Naseby at the north-western tip of Northamptonshire and joins the Nene just south of Wellingborough.



View into Arthingworth along the Kelmarsh Road.

i) History

There is a good deal of evidence to show that Arthingworth was a Roman settlement, partially substantiated by large quantities of 2nd and 3rd century pottery which have been found in the grounds of the Manor.

Between 1086 (when the Domesday Book was compiled) and the 14th century, almost no documentary evidence exists about the village. Thomas Catesby, who died in 1592, is described as the first Lord of the Manor of Arthingworth and from the Catesbys, the Lordship of the Manor passed to the Stanhopes and from them to Sir James Langham who sold it to his cousin Thomas

Langham. When he died in December 1700 he left the Manor of Arthingworth to his grandson Langham Rokeby and it remained in the Rokeby family until 1931.

The railway branch line from Market Harborough to Northampton was opened in 1859 and one of four intermediate stations was at Kelmars. Following a petition a further station called Clipston and Oxendon was opened in 1863, giving residents of Arthingworth a choice of railway stations to begin their rail journeys. The branch line was closed during the Beeching years.



View into Arthingworth along the old Oxendon Road.

In 1939 with the outbreak of the Second World War, two of Arthingworth's manors (Arthingworth Hall and Arthingworth Manor) were requisitioned and Arthingworth became part of a sealed area bounded by Desborough, Harrington, Oxendon and Braybrooke which was used for the storage of bombs and ammunition. The village was mainly used for troop retraining in the early years of the War mainly concerned with the testing and use of tanks. The wartime supply of aviation fuel was critical to the war effort and one of the key depots in the region was constructed between Arthingworth and Kelmars in 1941. It had a capacity for 15,000 tons of fuel and was supplied entirely by rail; although latterly it was both piped in and distributed underground through pipework which stretched as far as Bruntingthorpe.

In 1944, Arthingworth Manor Estate was sold to Overman Son & Company and occupied by the Guinness family who already farmed at Brampton Ash. The Estate was then broken up into smaller lots and sold off leaving just the Manor, Home Farm and a large farming acreage.



Hall Close

Arthingworth Hall never recovered from its wartime tenants and was demolished in the early 1950s; it was subsequently sold in the 1960s and developed into ten houses now known as Hall Close.

In 1953 a row of eight council houses were built along the Kelmarsh road.

In 1990, Home Farm was sold to a developer and four houses were constructed in what is now known as Home Farm Grove.

Also at this time, the dairy and cattle sheds belonging to Church Farm were sold and Church Farm Way was developed adding a further nine houses to the village.

These are the last 'big' developments to take place in Arthingworth.



Home Farm Grove

ii) Listed Buildings and Tree Preservation Orders

TREE PRESERVATION ORDERS

Arthingworth has limited public green space but does still have a number of varied trees, in species and age, covered by Tree Protection Orders, predominantly running along the linear length of the village. The trees are as follows:



Weeping Ash

- Giant Redwood – Bosworth House
- Ash and Oak – Home Farm Grove
- Weeping Ash x2 and Yew – Church Farm
- Old Arthingworth Manor and New Arthingworth Manor – 11 specified trees and 7 groups of woodland including many different varieties.



Giant Redwood

LISTED BUILDINGS

Arthingworth Lodge. Grade II listed farmhouse. Late 18th Century, brick with 20th Century concrete roof.



Glebe House. Grade II listed house. Late 18th Century, chequered brickwork with Swithland slate roof.

Bosworth House. Grade II listed house. 1790, brick with Swithland roof.





Hall Farm. Grade II listed farmhouse. Mid 18th Century. Square coursed lias with slate roof.

Church of St Andrew. Grade II listed. 12th, 14th and 19th Centuries. Square coursed and ashlar limestone with slate roof.



Old Arthingworth Manor. Grade II listed Manor House. Mid 18th Century, brick.

Obelisk at Old Arthingworth Manor. Grade II listed.

Gates and Gatepiers. Grade II listed.

iii) Community and Economy

The Community of Arthingworth both reflects and is typical of similar villages in West Northamptonshire. Its present amenities comprise of the parish church of St Andrews, Bulls Head public house (offering a pub shop) and Village Hall which provide the village with venues to worship, meet, celebrate and share in community based events. The village questionnaire reflects their combined importance to villagers, the vast majority of whom consider them as central to our village community.

The prominence of St Andrews on its hill top position and central locality requires special consideration and any future development must be sympathetic to it.

Economic activity in the village comprise of working farms, a public house, small tourist accommodation providing bed and breakfast and two small office sites.

In addition there are a number of home based workers or those who choose to share their time between home and a remote office, however the present lack of fibre optic broadband is a significant disadvantage.



The Bulls Head pub on Kelmarsh Road.

Whilst villagers both support and are positive towards small businesses/cottage industries and community entrepreneurs which enhance village amenities and provide employment in the locality, there is absolutely no desire for larger commercial developments inappropriate to and not in keeping with a rural village setting. Agricultural use in the form of small farms is regarded as central to the village character and its ethos as a rural village community.

Tourism is enhanced by a local public cycle way, the Brampton Valley Way, formally the branch line between Northampton and Market Harborough, together with a network of footpaths which cross the undulating countryside and are popular with walkers.

A. COMMUNITY AND ECONOMY GUIDELINES

1. Future development within the village should be sympathetic to the setting of the listed buildings and particularly St Andrew's Church.
2. Future development should not detrimentally impact on the village hall or the village pub – both key gathering locations for the community that should be preserved and maintained.
3. Development or changes which allow for small local businesses and community entrepreneurs is acceptable.
4. The existing working farms are an important part of the local economy and are core to the rural character of the village, future development should not negatively impact on their ability to operate.
5. Large scale commercial premises, which would not be considered appropriate or in keeping with the rural village setting, should be discouraged.
6. Existing recreational activities which attract visitors and take advantage of the rural landscape should be maintained and respected.



Junction of Kelmarsh, Desborough and Oxendon Roads.

B. LANDSCAPE

i. Character

Arthingworth is a rural village set within the rolling hills of the West Northamptonshire Uplands, a surrounding which whilst not a dedicated conservation area, is considered by the Northamptonshire Environmental Character Assessment to be important open countryside with expansive views that should be protected.

The local topography is rapidly undulating and covered by a patch work of differing arable and livestock fields, broken up by a network of hedgerows and sporadic woodland/ copses. A number of hedgerows, particularly to the south west of the village, have been traditionally laid which is indicative of the detailed land management carried out by some land owners.



View into Arthingworth down the gated road.

There are two main roads running into the village, the Kelmarsh Road connecting to the A508 and the Desborough Road, which also branches off towards Braybrooke, and is a former gated road.

Whilst traffic quantities have inevitably risen over time, the narrow Desborough Road with its reliance on passing places for two way traffic and cattle grids discourages significant passing traffic through the village helping maintain the tranquil setting.

A third road, Oxendon Road, was blocked up several decades ago close to the Brampton Valley Railway becoming a no through road. The old wearing course is still used by local farmers and is a popular route for walkers, bicyclists, horse riding and other similar recreational activities.

Running close to the southern edge of the village is the River Ise, a meandering but small water course crossed by a brick built hump back bridge on the Kelmarsh Road.

This unique gateway to the village is an essential part of Arthingworth's character (see reference to favourite views – next page).



View of River Ise from Kelmarsh Road bridge

ii. **Key Landscapes/ Views**

The 2014 questionnaire sent to the village residents asked them to number in order of preference four different views into the village (Views 1-4) and four different views out of the village (Views A-D). It was clear from the response that all of these views were considered special.

The clear favourite view out of the village was View A, down the old Oxendon Road, the blocked up former road running through open fields to the Brampton Valley Way. This view point was no doubt in part driven by the amenity connection most residents have with this outlook particularly due to the absence of any built environment.



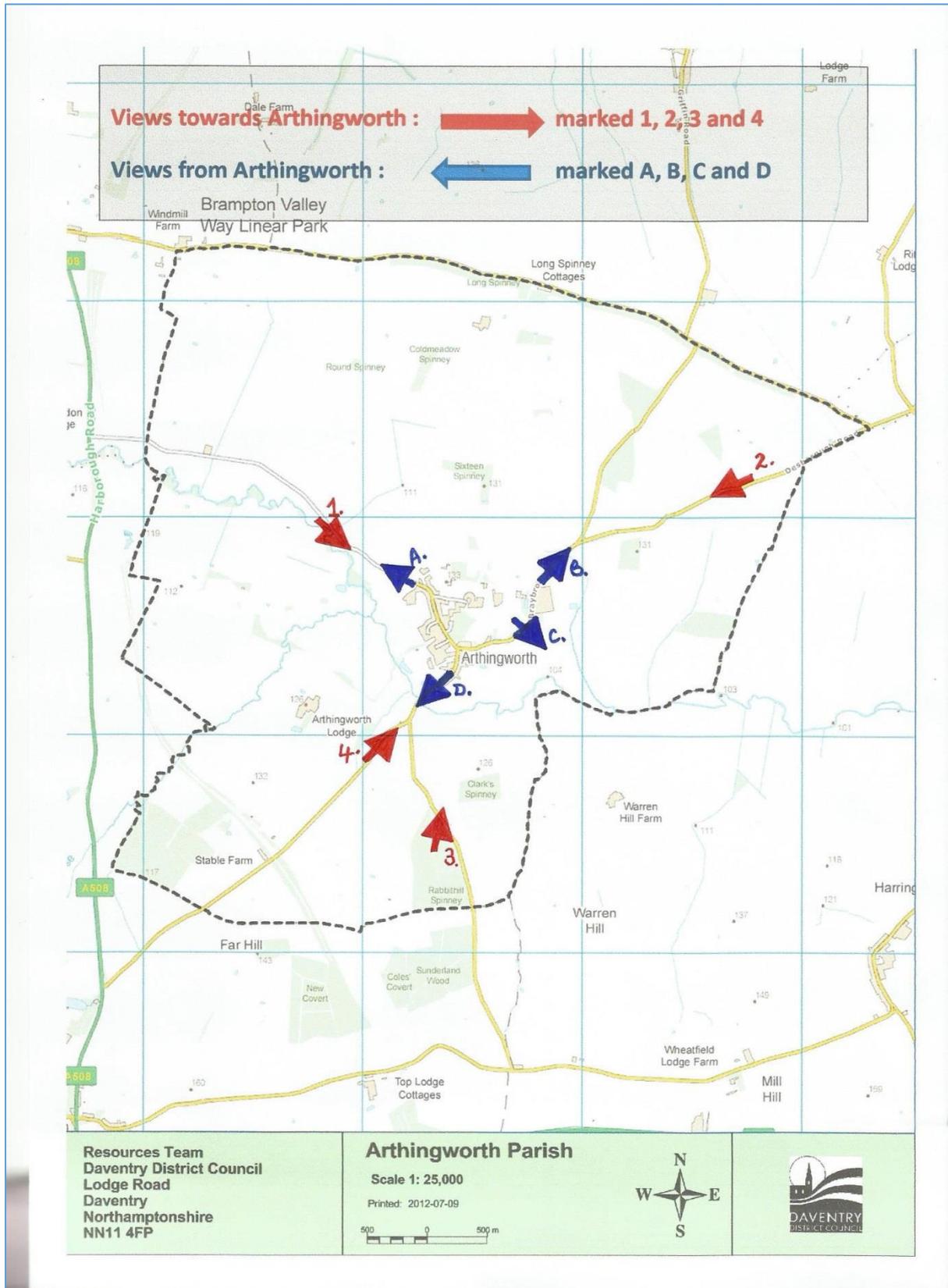
View A - Most favoured view out of Arthingworth down the old Oxendon Road.

The second most favoured view out of the village was View D down the Kelmarsh Road, a narrow road cut between two embankments down the hill which the village sits on towards the bridge over the River Ise



Second most favoured views in (View 4) and out (View D) of Arthingworth along the Kelmarsh Road.

VIEW CHOICES - IN (1-4) AND OUT (A-D) OF ARTHINGWORTH



VIEW CHOICES - IN (1-4) AND OUT (A-D) OF ARTHINGWORTH



View 1



View 2



View 3



View 4



View A



View B



View C



View D

The most favoured view into the village was View 2 down the Desborough Road, the winding and undulating gated road running through open fields into the village. The quantity of housing which can be seen from this viewpoint is limited with the exception being St Andrew's church breaking out of the top of the trees in the village.



View 2 - Most favoured view into Arthingworth down the Desborough (gated) Road

The second most favoured view into the village was up the Kelmarsh Road, (View 4) once again over the River Ise bridge facing mainly towards the housing on Sunnybank and a bulk of the housing in the lower part of the village with St Andrew's church once again clearly in the back drop (particularly when lit up at night time in the winter months).

The foremost favoured views both in and out of the village feature limited built environment and accentuate the rural setting of the area. The second most favoured views, both of Kelmarsh Road, are likely to be the most regularly travelled by residents and so most associated with a sense of approach and departure from home.

It is important to note that the remaining four views (two in and two out) of the village were still highly rated by residents, just not as strongly as those detailed above.



Further along View 4 – Kelmarsh Road into Arthingworth

iii. Trees and Green Space

The linear nature of the village means it has limited public open space with the most notable being the rectangular area known as the village green on Oxendon Road opposite Hall Close, although even this area is in private ownership.

The 2014 questionnaire identified that, with the exception of 3 households, all respondents considered both trees and green space to be either 'important' or 'very important'.

This indicates that significant value is placed on these features despite most being held in private ownership, rather than being publicly accessible areas. A finding which has partly been proven by recent requests, from members of the village, to the local authority for further Tree Preservation Orders - subsequently granted in 2013.



Arthingworth 'village green' on Oxendon Road.

High value is also attributed to green space around the village.

B. LANDSCAPE GUIDELINES

1. Unencumbered open countryside surrounding the village envelope is important and should be protected.
2. Any development within the village should value existing trees and green space.
3. Features such as the River Ise and gated road (Desborough Road) should be maintained.
4. Any changes or development impacting the key visual approaches into the village should be sympathetic and appropriate to the surroundings.

C. SETTLEMENT AND BUILDINGS

i. Settlement Pattern

Arthingworth is a linear village, built primarily along Kelmarsh Road and Oxendon Road. The twentieth century has seen the additional development of cul de sacs leading off from Oxendon Road – namely Hall Close, Home Farm Grove and Church Farm Way.

ii. Key Streets

The questionnaire asked villagers which streets they considered to be important and representative of the village. The majority of respondents cited streets made up wholly of older style historic buildings, plus those parts of other streets where historic properties are situated.

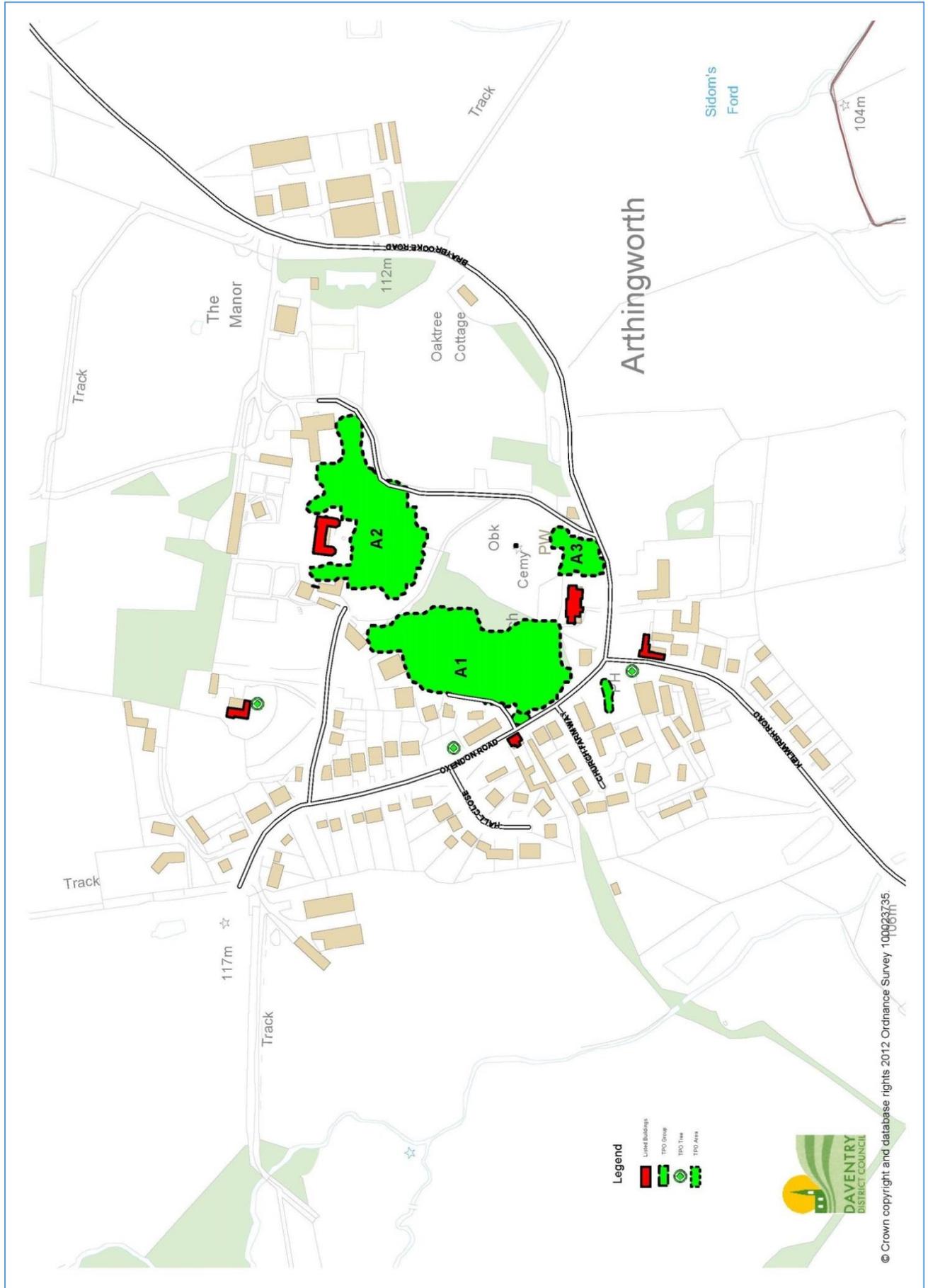
Kelmarsh Road and Braybrooke Road were also mentioned as being important, as they provide the first impression when driving into the village. Villagers noted that the building history, style and aspect were important.



View along Kelmarsh Road including the Village Hall (right).

Although not situated on the streets of Arthingworth, listed buildings such as Bosworth House and the Manor Houses were also mentioned as being part of the historical fabric of the village, binding the village together.

MAP OF ARTHINGWORTH BUILT UP AREA



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iii. Buildings – Design and Style

The majority of villagers liked the architectural mix of the village but also stressed that new development should be sympathetic with existing housing and be in-keeping with the rural location.

When asked whether new builds should follow a specific style, both those responding “yes” and “no” agreed that whatever was built should fit with and enhance the existing housing.

The housing in Arthingworth is constructed from a mix of materials and the majority of those surveyed agreed that this was a positive that added variety and interest in the village.



Houses on Oxendon Road.

iv. Buildings – Type and Number

When asked whether Arthingworth should undertake planned growth, opinion was evenly split. Those in favour of planned growth expressed the preference that it takes place within the existing built up area of the village.

There was a strong view expressed by the majority of villagers, even those positive about planned growth, that development outside the existing built up area was not acceptable.



Sunnybank off Kelmarsh Road.

When asked for detail on planned development, villagers responded that small scale housing, including 1,2 or 3 bedroom detached, semi- detached, terraced housing or bungalows was preferable.

100% of those who expressed an opinion added that any new development must have private, off-road parking.

C. SETTLEMENT AND BUILDING GUIDELINES

1. The essential size and shape of the village should be maintained, and development outside of the built up area of the village is discouraged.
2. Historical buildings should be preserved.
3. New development should be sympathetic to existing housing and in-keeping with the rural environment.
4. New residential development should reflect the current needs of the village – which as of 2014 was for smaller family homes.



Housing along Oxendon Road.