

# Isham Conservation Area Character Appraisal and Management Plan

Borough Council of  
**Wellingborough**



Client:  
The Borough Council of Wellingborough

Date:  
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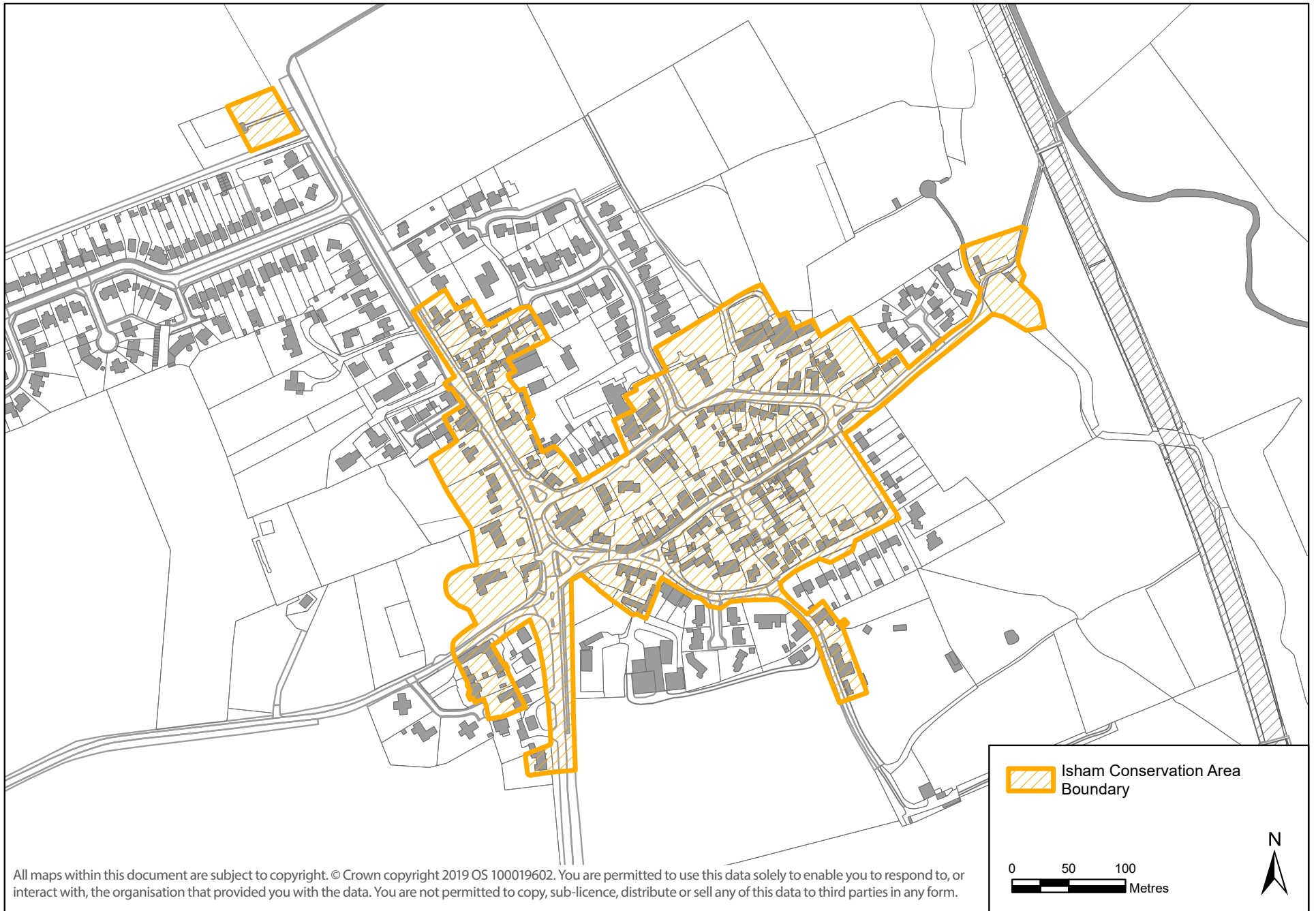


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Isham Conservation Area Boundary

0 50 100 Metres

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# 1. Introduction

## 1.1 Summary

Isham village is located within the Borough Council of Wellingborough, Northamptonshire. The Conservation Area was first designated in March 1980 and there has been no previous revision.

The Conservation Area includes the historic village core, centred on the village green and St. Peter's Church. The village is positioned on the historic north-south road linking Kettering and Wellingborough on an elevated site which is surrounded by arable land. The Midland Main Line railway and River Ise (also historically known as the Ise Brook) are located to the east of the village in a valley.

The Conservation Area's principal significance is found in its grouping of historic building forms, constructed of a variety of local building materials, and the preserved historic layout of the village.

## 1.2 Conserving Isham's Heritage

This document is provided as baseline information to support the conservation of Isham's built heritage.

This appraisal provides an assessment of the historic development and character of Isham and outlines its special interest. The appraisal will also consider the significance of heritage assets and the contribution that these, along with their setting, make to the character of the area. The understanding of significance will be used to assess the susceptibility of the Conservation Area to new development, highlighting key assets of importance.

## 1.3 Purpose of Appraisal

This document should be used as a baseline to inform future development and design with regard to the sensitivities of the historic environment and its unique character.

The appraisal recognises designated and non-designated heritage assets within the area which contribute to its special interest, along with their setting. It aims to consider how Isham came to be developed, its building styles, forms, materials, scale, density, roads, footpaths, alleys, streetscapes, open spaces, views, landscape, landmarks, and topography. These qualities will be used to assess the key characteristics of the Conservation Area, informing the potential impact future developments may have upon the significance of heritage assets and the character and appearance of Isham. This assessment is based on information derived from documentary research and analysis of the Conservation Area.

This appraisal will strengthen understanding of Isham and its development, informing future design. Applications that demonstrate a genuine understanding of the character of a Conservation Area are more likely to produce good design and outcomes.

It is expected that applications for planning permission will also consult and follow the best practice guidance outlined in the bibliography.



## 1.4 Frequently Asked Questions

### What is a conservation area?

Conservation areas are designated by the Local Planning Authority as areas of special architectural and historic interest. There are many different types of conservation area, which vary in size and character, and range from historic town centres to country houses set in historic parks. Conservation area designation introduces additional planning controls and considerations, which exist to protect an area's special character and appearance and the features that make it unique and distinctive. Although designation introduces controls over the way that owners can develop their properties, it is generally considered that these controls are beneficial as they sustain and/or enhance the value of properties within conservation areas.

The National Planning Policy Framework regards conservations areas as 'designated heritage assets'.

The 1990 Planning (Listed Buildings and Conservation Areas) Act specifies the general duty of Local Authorities, in the exercise of planning functions (Section 72). The 1990 Act states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

### How are conservation areas designated and managed?

The designation process includes detailed analysis of the proposed Conservation Area and adoption by the local planning authority. A review process should be periodically undertaken, and the Conservation Area assessed to safeguard that it retains special architectural or historic interest. Threats can be identified, and the boundary reviewed, to ensure it is still relevant and appropriate.

This Conservation Area is supported by an appraisal and management plan. The appraisal describes the importance of an area in terms of its character, architecture, history, development form and landscaping. The management plan, included within the appraisal, sets out various positive proposals to improve, enhance and protect the character and appearance of the Conservation Area.

### What are the Council's duties regarding development in conservation areas?

The Local Authority must follow the guidance in the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG). These set out in clear terms how development proposals within Conservation Areas should be considered on the basis of whether they preserve and enhance the character and appearance of the area. Applications which fail to preserve or enhance the character of the Conservation Area are likely to be refused as a result. An authorities Local Plan also typically includes a specific policy on Conservation Areas.

### How can I find out if I live in a Conservation Area?

Boundary maps of conservation areas can be found on The Borough Council of Wellingborough's website [here](#). The Local Planning Authority also has an online interactive map search allowing you to search for a property, found [here](#). You can also contact your local planning authority directly to find out if you reside within a conservation area.

### Do I need to make an application for routine maintenance work?

If routine works of maintenance are to be carried out using authentic materials and traditional craft techniques, on a like-for-like basis, you are not likely to need to apply for permission. The use of a contractors with the necessary skills and experience of working



on historic buildings is essential. Inappropriate maintenance works and the use of the wrong materials will cause damage to the fabric of a historic building. It is recommended you contact the local planning authority for clarification before commencing any works.

### **Will I need to apply for permission for a new or replacement garage, fence, boundary wall or garden structure?**

Any demolition, development or construction in conservation areas will generally need planning permission. A replacement boundary, garage, cartlodge or greenhouse will need to be designed with the special historic and architectural interest of the Conservation Area in mind. Your Local Authority will provide advice as to how to proceed with an application.

### **Can I demolish a building in a conservation area?**

Demolition or substantial demolition of a building within a conservation area will usually require permission from the local planning authority.

### **What is an Article 4 Direction?**

Under the provisions of the Town and Country Planning (General Permitted Development) Order 2015, certain minor works, such as domestic alterations, can normally be carried out without planning permission. However, some conservation areas are covered by an Article 4 Direction, which brings certain types of development back under the control of a local planning authority. This allows potentially harmful proposals to be considered on a case by case basis through planning applications. Article 4 Directions are used to

control works that could threaten the character of an area and a planning application may be required for development that would otherwise have been permitted development. Historic England provides information on Article 4 Directions on their [website](#).

### **Can I remove a tree within a conservation area?**

If you are thinking of cutting down a tree or doing any pruning work, the local planning authority must be notified 6 weeks before any work begins. This enables the authority to assess the contribution the tree makes to the character of the conservation area and, if necessary, create a Tree Preservation Order (TPO) to protect it. Consent will be required for any works to trees that are protected. Further information on TPOs can be found on Historic England's [website](#).

### **How do I find out more about a conservation area?**

Historic England's website has information on conservation areas and their designation. Further information on the value of conservation areas and what it means to live in a conservation area can also be accessed via their [website](#).

Historic England has also published an [advice note](#) called Conservation Area Designation, Appraisal and Management which sets out advice on the appraisal of conservation areas and managing change in conservation areas.

In addition, local planning authorities have information on the conservation areas within their boundaries available on their websites. They will have information pertaining to when the conservation area was designated, how far it extends and the reason for its designation.



### 1.5 Planning Policy and Guidance

The National Planning Policy Framework (NPPF) highlights good design as one of twelve core principals of sustainable development. Sustainable development relies on sympathetic design, achieved through an understanding of context, the immediate and larger character of the area in which new development is sited.

This assessment follows best practice guidance, including Historic England's Advice Note 1 for Conservation Area Appraisal, Designation and Management (2018) and Advice Note 3 *The Setting of Heritage Assets* (2017).

The legislative framework for conservation and enhancement of Conservation Areas and Listed Buildings is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990 (HMSO 1990). In particular section 69 of this act requires Local Planning Authorities to designate areas which they consider to be of architectural and historic interest as Conservation Areas, and section 72 requires that special attention should be paid to ensuring that the character and appearance of these areas is preserved or enhanced. Section 71 also requires the Local Planning Authority to formulate and publish proposal for the preservation and enhancement of these areas.

National planning policy in relation to the conservation and enhancement of heritage assets is outlined in Chapter 16 of the Government's National Planning Policy Framework (DCLG 2019).

The Conservation Area is located within the area covered by The Borough Council of Wellingborough. Local planning policy is set out in the North Northamptonshire Joint Core Strategy 2011-2031 (JCS) / The Plan for the Borough of Wellingborough (PBW) (adopted February 2019). Policy 2 of the North Northamptonshire JCS pertains to the Historic Environment.

See: <http://www.nnjpu.org.uk/publications/docdetail.asp?docid=1573>

### 1.6 Designation of the Conservation Area

Isham Conservation Area was designated in March 1980, there have been no boundary alterations since this time. There is no existing Conservation Area Character Appraisal and Management Plan.

### 1.7 Article 4 Directions

There are currently no Article 4 Directions within the Conservation Area.



## 2. Isham Conservation Area

### 2.1 Context and General Character

The village of Isham is situated in the northernmost part of the Borough of Wellingborough, within the County of Northamptonshire. It is located south of the outer suburbs of Kettering and west of Burton Latimer, four kilometres north of Wellingborough town's suburban limits.

Junction 9 of the A14 is located to the north, where it is met by the A509. The village is isolated and surrounded by arable pasture on all sides with the centre of the village at 78m above sea level. The land slopes generally eastward down to the River Ise valley where the Midland Main Line railway is located.

The historic form of the settlement and Conservation Area are chiefly derived from the crossing of two navigational routes. The first, and primary route, passing north-south, remains the principal road between Kettering and Wellingborough, known as the Kettering Road. A secondary route west to Orlingbury and east to the now ruined Isham Mill bisects the Kettering Road, continuing to the Mill via Middle Street and Mill Lane. Parallel to Middle Street to its north, is Church Street, and to the south, South Street. The urban form of the village can be seen to have further evolved from a number of village farms serving fields surrounding the settlement; Langton Farm, Isham Farm (shown opposite), All Saints House, Manor House Farm, and Manor Farm. Converted barns and worker's cottages constitute the majority of the village's other surviving historic buildings, in addition to St Peter's Church, a Wesleyan Church, the former Rectory, former Old Red Lion public house, The Lilacs public house, and the primary school. Though ruined, Isham Mill at the eastern end of the Conservation Area is also an historically important structure within the village.

A large amount of infill development, of varying quality, has taken place within the village over the twentieth and twenty-first century. The settlement has expanded to the north along the new cul-de-sac roads of The Sorrels and Fairfield Road. The result of this is that former adjacencies of many of the historic buildings to surrounding fields and



Historic agricultural building on village fringe at Isham Farm

pastures has been diminished at many locations, with few open spaces remaining within the Conservation Area other than the verges and small triangles of grass, and St Peter's church graveyard.

Tall historic boundary walls, mature trees, hedges, and narrow historic streets cut down into the landscape, generating an experience of narrow enclosure, seclusion and tranquillity at many locations within the village. This is in contrast to the open agrarian landscape experienced at the edge of the settlement which forms the setting to the Conservation Area. The exception to this experience of narrow enclosure is the semi-open character of Isham cemetery.

Whilst this appraisal focuses on the area defined within the Conservation Area boundary, it is important that consideration is given to Isham's relationship with those aspects of the wider environs and setting which contribute to its significance.





Aerial photo showing conservation area within its context (Source Northamptonshire County Council)



## 2.2 Origin and Evolution

The following section provides an overview of the history of Isham and the surrounding settlement.

### Prehistory (500000 BC – 43 AD) and Roman (43 – 410)

1.8 kilometres west of the St Peter's church, and north of Isham Lodge farm, a number of rectangular irregular ditched enclosures with internal features have been identified in addition to two lines of aligned pits. These features suggest the location of an abandoned Iron Age and Roman settlement. Excavations here have revealed pottery and worked flints.

Pre-Roman and Roman potsherds including Samian Ware have been found at locations immediately north and south of St Peter's church, also found were tesserae, animal bones and building materials from the Roman period. Additional Roman era remains have occasionally been found during construction in other areas of the village over the past century and together this suggests Roman activity. Roman coins have reportedly been found in the environs of the wider parish however their provenance is unknown.<sup>1</sup>

### Early Medieval (410 – 1066)

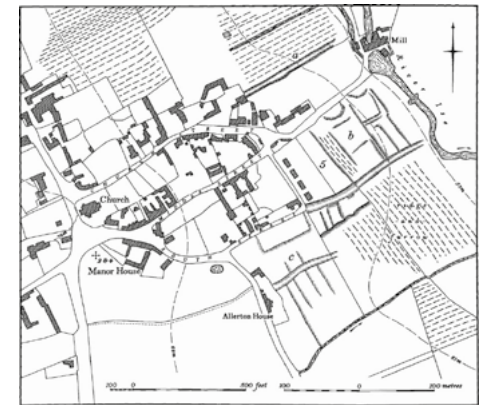
Little is known about the settlement in the early medieval period before the Norman conquest and the precise origin of the settlement's name is unknown. The name possibly derives from the river 'Ise' that flows to the east of the village, and the Saxon 'ham' meaning village.

Prior to the Norman conquest, a manor was held in Isham by Earl Brithnoth (Byrhtnoth) and latterly by the Benedictine Ramsey Abbey after the Earl gifted it to the abbey, apparently confirmed to the abbey by King Edgar in 974, and later by King Edward the Confessor and succeeding kings. For a period it was taken by force by Eustace, Sheriff of Huntingdonshire, before being restored to the abbey by King William II.<sup>2</sup>

### Medieval (1066 – 1540)

Isham is recorded in the Domesday Survey (1086) as a settlement in the Hundred of Orlingbury with a population of 23 households, a large village for the date. The land is identified in the ownership of Bishop Geoffrey of Coutances, Guy of Raimbeaucourt, and Eustace the Sheriff of Huntingdonshire at this time.<sup>3</sup>

South of St Peter's church, and to the west of Manor House Farm, sherds of late Saxon St. Neots, Stamford, and Lyveden Ware, as well as further pottery found dating from 1100AD to 1300AD, were found in addition to pots, glazed roof tiles and ridge tiles. In the same area south of the church; hearths, pits, a well-head, and thirteenth century pottery were discovered, with evidence of metalworking present and a pair of iron tongs found.



Plan showing location of earthworks (Source British History Online)

To the east of South Street, and south of Mill Lane, the remains of an abandoned part of the village are identified in earthworks outlining street and field patterns. These earthworks indicate that the settlement may have been planned in its layout in the early-medieval period.<sup>4</sup> St Peter's Church, and the village green, are located at the centre to the west, surrounded by farms, houses and agricultural land beyond, with as many as four parallel historic lanes identifiable running downhill east to the river (shown above).<sup>5</sup>

Perpendicular hollow-ways, scarped closes, and ridge-and-furrow cultivation patterns covering this land further suggest that the village may have been planned. Ridge-and-

<sup>1</sup> <https://www.british-history.ac.uk/rchme/northants/vol2/pp99-101>

<sup>2</sup> <https://www.british-history.ac.uk/rchme/northants/vol2/pp99-101>

<sup>3</sup> <https://opendomesday.org/place/SP8873/isham/>

<sup>4</sup> <https://www.nationalarchives.gov.uk/domesday/world-of-domesday/towns.htm>

<sup>5</sup> <https://www.british-history.ac.uk/rchme/northants/vol2/pp99-101>

furrow patterns are identifiable in a number of the fields to the north and east of the village. The outline of this settlement layout is particularly visible in aerial photos taken in 1947.

St Peter's Church (opposite) is late twelfth century in origin c.1180, though the majority of the existing building dates from a reconstruction in the thirteenth century, with the aisles being of the latter half of that century. The tower dates from the fourteenth century, with various windows and parts of the church altered in the fifteenth and sixteenth centuries. The entire church was significantly restored and altered in 1870.

Manor House Farm on South Street may be of medieval origins, featuring a Romanesque and a Gothic arch to its north elevation, both blocked with masonry.

### Post Medieval (1540 – 1901)

The 1779 Eyre and Jeffreys Map of Northamptonshire (shown overleaf) shows Isham Mill and a milestone north of the village in the approximate location of the roundabout where Station Road meets the A509. Also noted on this map are the locations of structures to the south and west of the village in the location of the Rectory, Manor Farm and Manor House Farm, with no buildings other than the St Peter's church shown to the east, though the mapping is likely to be diagrammatic in representation and not an exact record.<sup>6</sup>

The 1779 Enclosure Map shows the common fields of the parish as enclosed by Act of Parliament in the eighteenth century.

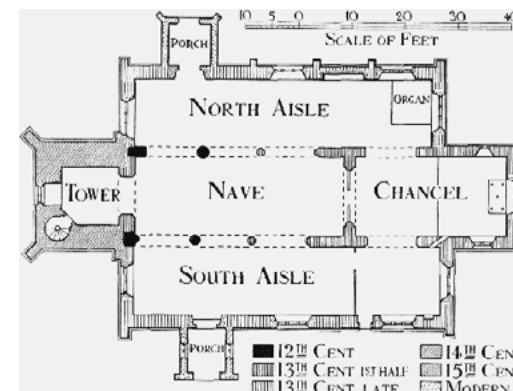
There is little further expansion to the settlement in terms of the number of buildings identifiable on the 1817 preliminary mapping by William Hyett to those shown on first edition Ordnance Survey mapping (both shown overleaf). Though tithe maps exist for some neighbouring parishes, no tithe map has been found to exist for the parish of Isham.<sup>7</sup>

6 <http://digitalarchive.mcmaster.ca/islandora/object/macrepo%3A79480>

7 R. Kain and R. Oliver. Tithe Maps of England and Wales

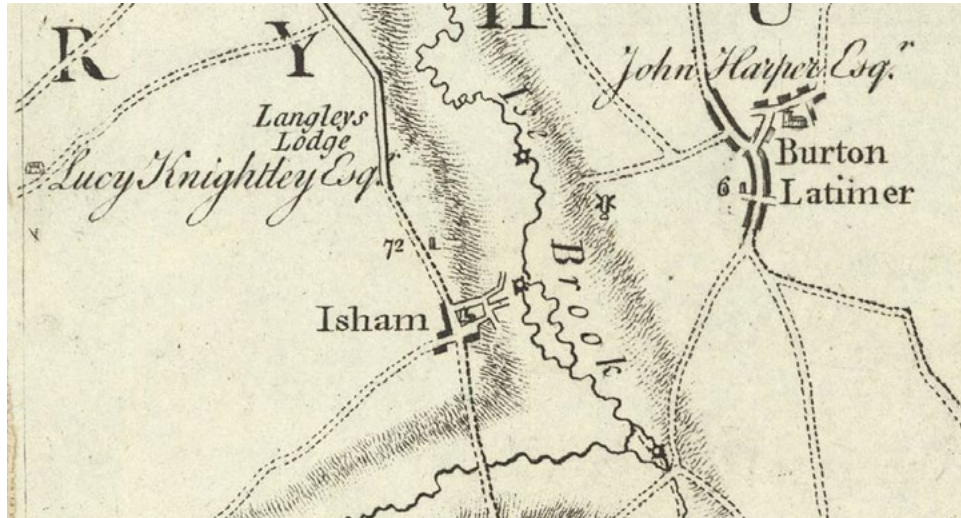


St Peter's Church, early 1900s



St Peter's Church Plan (source British History Online)

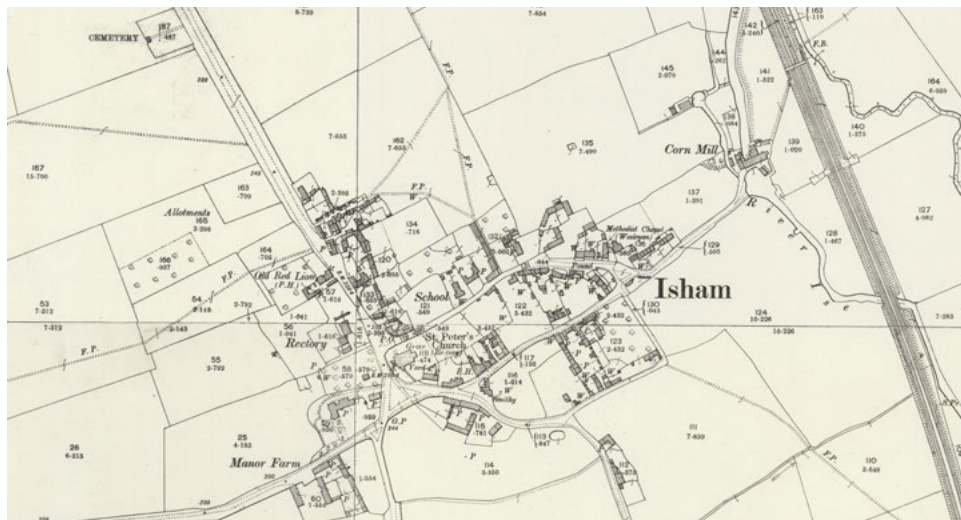




1779 Eyre and Jeffreys Map of Northamptonshire



Wellingborough 1817 OS preparation map, William Hyett (source Wikimedia Commons)



Isham First Edition Ordnance Survey Map 25 inch



Pytchley Hall (source Wikimedia Commons)





1 Church Street

In 1828 or 1829, the nearby Pytchley Old Hall was demolished by George Payne, although there does not appear to be a specific indication of the building on the 1817 preliminary Ordnance Survey Mapping of the area.<sup>8</sup> The hall was built by Sir Euseby Isham in Queen Elizabeth I's reign and is dated as being of c.1590 construction.<sup>9</sup> A picture of this building is included in 'Baker's History of Northamptonshire'.<sup>10</sup> The location of a grand house is identifiable on the 1779 Eyre and Jeffreys map, indicated as the residence of 'Lucy Knightley Esq' which would appear to indicate the site of the Old Hall.<sup>11</sup> Some decorative masonry from the demolished Old Hall is reputed to have been repurposed in the façade of 1 Church Street.<sup>12</sup> The building is of nineteenth century construction, contemporary with the demolition of Pytchley Old Hall. Decorative masonry from the demolished Hall was also repurposed at the north west entrance gates to Overstone Park.<sup>13</sup>

The village is quartered by four sheets of the 25 inch to the mile Ordnance Survey (OS) mapping of the area. The 1886 edition OS of the north west of the village shows in detail the majority of the historic structures that remain in the village present at the time, also showing Isham Mill, the footbridge over the railway lines close by, and to the north Burton Mill, Isham and Burton Latimer Station.

There are orchards within the village visible on first edition Ordnance Survey mapping of the area as well as a smithy, rectory, school Wesleyan Church, pound, Old Red Lion public house, beer house, and Post Office.

Jubilee Terrace can in all probability be dated to the Golden Jubilee of Queen Victoria in 1887, with the buildings present on the 1885 Ordnance Survey. The Brambles and Allerton House on Green Lane are also shown on the map.

8 <https://www.british-history.ac.uk/vch/northants/vol4/pp208-213>

9 <https://www.british-history.ac.uk/rchme/northants/vol2/pp123-126>

10 <https://www.british-history.ac.uk/vch/northants/vol4/pp208-213>

11 <http://digitalarchive.mcmaster.ca/islandora/object/macrepo%3A79480>

12 Pevsner, p349.

13 Pevsner, p519



Isham Primary School (© James Bentley Archive)



Isham Mill (© James Bentley Archive)



Isham Green (© James Bentley Archive)



South Street (© James Bentley Archive)



Whilst the existing site is in ruins, Isham Mill was one of the main industrial buildings in the village in the post medieval period. In 1850 the mill was listed to be let after a period of use as a Wollen Mill and previously as a silk mill.

The nineteenth century brought changes to the village in terms of agricultural modernisation and industrial revolution, resulting in new materials including bricks, and changes to the material palette in the village. There was also an expansion of industry at the mill. The village school was built in 1840 and enlarged in 1875-1876 (shown above).<sup>14</sup> Ironstone mining grew in the area to supply the iron production industry to the south at Finedon/Thingdon with quarrying taking place across the river Ise, at Burton Latimer.

The Midlands Railway line, Isham and Burton Latimer Station opened 8th May 1857, initially serving Isham, laterly also the larger village of Burton Latimer, as well as the agricultural and manufacturing needs of the parish (shown opposite). The station closed 20th November 1950 though the line remains open for intercity trains.<sup>15</sup> A substantial brick footbridge carries the Public Right of Way over the rails to the east of the former mill, affording some views towards the village, the span of which historically was of riveted lattice ironwork.

### Modern (1901 – present)

The twentieth century brought further material changes to the village. Changing agricultural practices resulted in former barns being converted for residential use, such as those of Manor Farm.

Infill development has taken place using non local traditional materials, building forms, and detailing, with much of this is likely to have taken place in the last fifty years. A loss of a number of historic buildings and many unsympathetic alterations have also taken

<sup>14</sup> <https://www.british-history.ac.uk/vch/northants/vol4/pp188-195#anchorn87>

<sup>15</sup> Butt, R. V. J. (1995). *The Directory of Railway Stations: details every public and private passenger station, halt, platform and stopping place, past and present* (1st ed.). Sparkford: Patrick Stephens Ltd.



Isham, Kettering Road and The Old Red Lion c.1950 (Copyright The Francis Frith Collection)



Isham and Burton Latimer Station (© James Bentley Archive)



Location of the former Red Lion public house and beer house



Stone-built bus stop shelter

place including installation of UPVC doors and windows, and unsympathetic rooflights. Burton Mill, to the north of the Village, continues to be owned by Weetabix, though the mill has been demolished and the site consists of modern manufacturing sheds which features prominently in the setting of the village to the north beyond the fields. A goods shed remains opposite Isham and Burton Latimer Station and the station itself has been converted to a house.

Isham Mill was partly demolished in 1947 after being derelict for some time. The site has fallen into dereliction since this time.

The former Red Lion public house (latterly the Monk & Minstrel - shown opposite) and the beer house, identified on the First Edition Ordnance Survey Mapping, are both now closed and converted to dwellings with houses built on the land rear of these sites. The Lilacs public house was 100 years old in 2019 and this site is the only remaining pub open in the village.<sup>16</sup>

Numbers 5-7 Middle Street were infilled between the 1900 and 1926 edition of OS mapping, though a building may have existed prior to this date as a structure is visible on the 1885 Ordnance Survey Map. The use of bricks for quoins, damp course, and chimneys also suggests this construction date.

Twenty five metres north of the former Old Red Lion public house is a stone-built bus stop which serves northbound buses on Kettering Road. The shelter commemorates the coronation of Queen Elizabeth II, with carvings marking the event and date (shown opposite).

In recent years, as part of the ongoing London to Corby electrification works, the Isham-Burton Latimer footbridge (also known as Randles footbridge) underwent alterations resulting in the removal of the historic riveted Iron latticework bridge that spanned between the two brick stair piers.

Much of the modern change in the village has been minor and there have been no major developments in recent years.



### 2.3 Revisions to the Boundary

As part of this review, the Conservation Area boundary has been revised to reflect changing methodologies of good practice and provide a clearer strategy which acknowledges the practicalities of Isham's unique built environment.

#### Additions

The proposed additions to the Conservation area are as follows:

- Inclusion of the remainder of the farm buildings at the former Manor Farm, which have been converted to residential use.
- An eastern extension along Mill Lane and at Isham Farm is proposed, including the ruined buildings, mill chases and millponds of the former Isham Mill. This extension also encompasses the Wesleyan Church and The Lilacs public house, the remaining historic agricultural buildings, and gardens to Isham Farm. At the upper end of Mill lane, 54 South Street, and two rows of historic workers cottages are also included. The bungalows at 30-32 Church Street and 39-43 (odd) Middle Street are not of historic interest, and are of neutral contribution to the Conservation Area, however it is recommended that they are included as part of the Mill Lane extension.
- The building known as Pioneer House on the road south to Wellingborough has also been included along with the splayed grass verges between this building and the roundabout which frame the southern entrance to the village. The newly built house to the rear of Pioneer house is not included and the proposed boundary reflects this.
- The Brambles and Allerton House on Green Lane are also included along with the substantial walling to the eastern side of the lane.
- Four further minor inclusions are proposed to regularise the boundary. To the north of the former Old Red Lion public house, the northbound stone-built bus stop is included, a correction of the boundary to include the entirety of the property at 14 Langton Place is also made. At the south of Manor House Farm, the boundary is adjusted to reflect existing boundaries at the site, and at the junction of Manor Close and South Street, the boundary is adjusted to include the grass verges and low retaining walling.

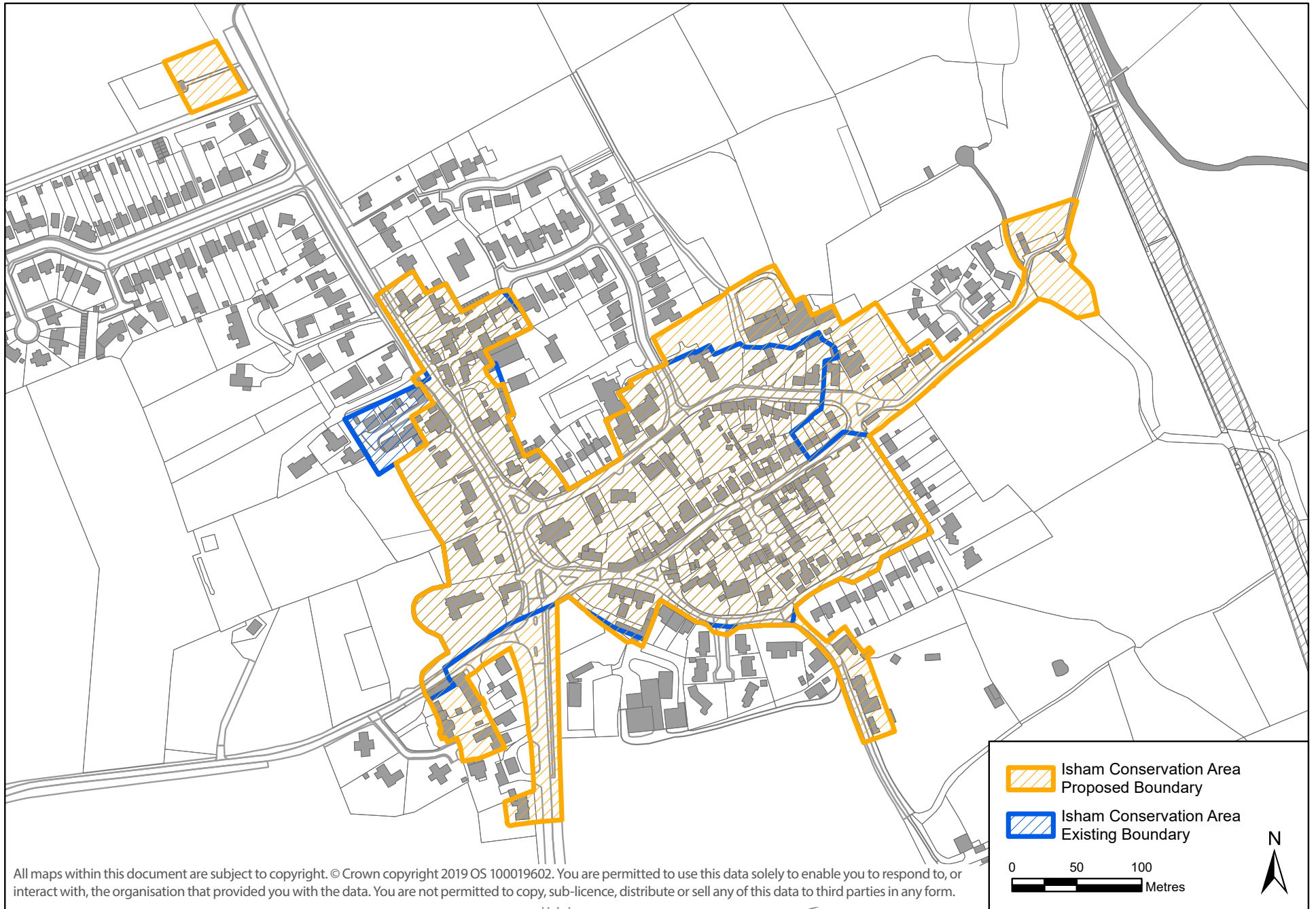
- Isham Cemetery, its railings gates, walls, gate piers, and Bier House are proposed as a satellite addition to the Conservation Area. The masonry and ironwork boundaries, and the Bier House are of architectural interest. They are a good example of publicly minded municipal architecture from the late Victorian period which could be considered Arts and Crafts in style. These structures are the only buildings of this style found located within the village and as such make an important positive contribution to the Conservation Area. The Cemetery also contains a sculpturally diverse variety of gravestones dating back to the cemetery's establishment in the late nineteenth century. The gravestones are of artistic and local historic interest and as such make a positive contribution to the Conservation Area. The cemetery has historically provided a funery service to the local community, and continues to do so, making a positive contribution to the Conservation Area through its important social and historical association with the village.

These buildings and structures are of architectural and/or historic interest and contribute positively to the character and appearance of the area. Their inclusion within the Conservation Area boundary enhances the area's significance.

#### Necessary Reductions

It is proposed to rationalise the boundary by reducing it in three locations. The main reduction is the removal of the housing development to the rear of the now converted former Old Red Lion public house, while retaining the former public house within the boundary. One minor removal is also recommended of a small area of land at Langton Farm, and a lean-to shelter of modern construction which is not of historic interest.







## 2.4 Designated Heritage Assets

There are 24 designated heritage assets within the Isham Conservation Area boundary, ranging from domestic and agricultural buildings, a church, a war memorial, and a telephone kiosk. A full list of all the designated assets within the Conservation Area is included in Appendix 6.1. They are also listed by street in the description for each Character Area, outlined in Section 3 of this document.

These buildings, structures and features have been listed due to their special historic and architectural interest as defined by Historic England. Further information about the listing process can be found on the Historic England [website](#).

Isham Conservation Area contains no Scheduled Monuments, Registered Park and Gardens, or Registered Battlefields.

### Listed Buildings

The rarer and older a building is, the more likely it is to be listed. As a general principle, all buildings that pre-date 1700 and are in a relatively intact condition will be listed, as will all buildings that date between 1750 and 1850. There is a strict listing criteria for buildings built after 1945 and buildings less than thirty years old are unlikely to be listed unless they have been deemed as exceptional examples of their type.

Listed buildings are split into three grades in England. Grade I buildings are of exceptional interest and make up approximately 2.5% of all listings; Grade II\* are of more than special interest; Grade II are of special interest and most common, making up 91.7% of all listings.<sup>17</sup>

Listed buildings are protected by government legislation and there are policies in place to ensure that any alterations to a listed building will not affect its special interest. It may be possible to alter, extend or demolish a listed building but this requires listed building consent and sometimes planning permission.

<sup>17</sup> Historic England, Listed Buildings <https://historicengland.org.uk/listing/what-is-designation/listed-buildings/>

Isham Conservation Area contains a high number of listed buildings which emphasises its special interest. Many building types are designated, including dwellings, a church, cottages, farms, dovecotes shops and monuments, providing a rich and layered representation of English architectural history. The variety is important, highlighting how the town has developed and altered over time and acknowledging the multiple phases of Isham's development and social history.

## 2.5 Non-Designated Heritage Assets

Every building, space and feature within a Conservation Area makes a contribution to its character and special interest, be it positive, neutral or negative. Please see 3.2.1 Contribution by Key Un-Listed Buildings for more information.

Heritage assets are defined in Planning Policy as 'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.'<sup>18</sup>

Not all heritage assets are listed, and just because a building is not included on the list does not mean it is of no heritage value. Buildings and other smaller features of the built environment such as fountains, railings, signs and landscaping can make a positive contribution to the appreciation of an area's historic interest and its general appearance. Local listing is an important tool for local planning authorities to identify non-listed buildings and non-designated heritage assets which make a positive contribution to the locality.

The local planning authority has an adopted [Local List of Heritage Assets Supplementary Planning Document](#) setting out the criteria for a local list of heritage assets, which was adopted in 2013.

<sup>18</sup> NPPF, p67





## 2.6 Heritage at Risk

The Borough Council of Wellingborough does not have a heritage at risk register. The following buildings are identified to be at some risk in 2020:

- Isham Mill
- Derelict workshop at the western end of the cottages on Mill Lane

## 2.7 Archaeological Potential

A few small-scale excavations have been undertaken within the Isham Conservation Area. These have recorded finds and features from multiple archaeological periods.

The archaeology of the Conservation Area is likely to be dominated by medieval and post-medieval features, structures and finds, although earlier settlement evidence has also been identified inside the Conservation Area and through cropmarks within the wider landscape.<sup>19</sup>

There is a focus of Iron Age archaeology on the highest ground at The Sorrels overlooking the nearby River Ise. Archaeological excavation undertaken in advance of building works identified several gullies and pits, as well as a ring gully that could represent a roundhouse.<sup>20</sup>

Roman activity has been largely identified around St Peter's Church and along Church Street. Excavations undertaken on land off Middle Street recorded Roman occupation comprising features and finds including a pit and gully. This activity seems to be indicative of wider Roman occupation in the area, a Roman kiln and spot finds attest to its existence though its precise nature is not yet determined (HER 3261,9771, 8842, 3638). Occupation continued into the Saxon period, with hearths, pits and evidence of metalworking recorded in the area.

<sup>19</sup> Steadman 1992

<sup>20</sup> ULAS 2014

Existing earthworks indicate the potential for medieval settlement evidence centred on the village green and the church. Whilst the medieval and post-medieval buildings are more likely to be sited along the street frontage, the backyard areas also contain archaeological remains of the medieval settlement. Along Church Street, excavation has shown good preservation of backyard features such as rubbish pits and boundaries. Ridge and furrow associated with medieval agriculture has been found within the Conservation Area, demonstrating that the original medieval core was smaller than the current Conservation Area.

There is likely to be good preservation of any burials, paleoenvironmental and waterlogged deposits present towards the east of the Conservation Area within the valley of the River Ise. Waterlogged deposits can be anticipated and probably also survive in deeper features such as wells and cesspits. There has been dispersed post-medieval quarrying within the urban area, but these are small-scale in nature.

Within the wider area, larger scale surveys including the archaeological work undertaken for Isham Bypass, have identified eighteen cropmark sites outside of the Conservation Area of potential Iron Age and Saxon date.



## 3. Assessment of Significance

### 3.1 Summary

The village of Isham developed along Kettering Road and the lanes connecting this road with the River Ise Valley and Isham Mill.

Located along the historic route between the towns of Wellingborough and Kettering, this connecting route continues to pass through the centre of the village though a bypass has been proposed to the west of the settlement. St Peter's Church tower is visible and prominent in views along the Kettering Road and also from the surrounding fields. A view of the church and buildings of Isham Farm is also afforded from the footbridge over the rail line to the east.

The village retains its rural character within a landscape of arable farmland despite encroachment on this agricultural land by modern housing developments to the north and northwest of the village. The expansion of Burton Latimer on the elevated ground to the east of the settlement across the River Ise, and construction of wind turbines to the east of Burton Latimer, has also encroached upon this agrarian setting.

Post-war and late-twentieth century infill development within the historic core of the village has crowded many of the historic structures that once had a direct link to fields and pasture, the surrounding farmland and remaining areas of undeveloped land within the village are of key significance to the character and setting of the Conservation Area. High quality historic buildings survive throughout the village within the Conservation Area, with many being designated and many others identified as non-designated heritage assets and buildings of positive townscape merit. St Peter's Church, and 1 Langton Place and Manor House Farm are the oldest structures identified, though many of the eighteenth and nineteenth century buildings may feature earlier cores. These listed buildings make a strong positive contribution to the character and appearance of the Conservation Area, and are complimented by well-defined historic boundary walls of predominantly stone construction, with some brick walls and hedging also featuring.

There are other buildings within the Conservation Area which although in some instances are not of historic or architectural interest, make a neutral contribution to the character and appearance of the Conservation Area through their use of traditional materials and being of traditional architectural form.

The Conservation Area draws some of its interest from the fact it has not been intrusively impacted by any major development and retained its quality of character.

The contribution made by these architectural forms, details and materials to the character of the Conservation Area is discussed in the following section.



Manor House Farm





Middle Street



Local building materials



Langton Place



Church Street

### 3.2 Character Analysis

#### Summary of Conservation Area

The Conservation Area is predominantly occupied by 1.5 storey and two storey buildings with boundary walls. They largely date from the eighteenth and nineteenth centuries and are constructed of diverse variations in combinations of local traditional materials and regionally distinctive architectural forms.

There are areas of twentieth and twenty-first century infill development of varying quality, with most being neutral in their contribution to general character and appearance. There are a large number, and wide variety of listed and unlisted heritage assets throughout the village with the Grade II\* listed St Peter's Church being highest designated and the most prominent building within the village.

#### 3.2.1 Land Usage

The land use within the Conservation Area is predominantly that of dwellings and small domestic gardens. Historic village farms, some still in agricultural use, are dispersed evenly throughout the village with a number of historic agricultural buildings converted to residential use.

Though many former amenities have closed, the village is still served by a primary school, two churches (St Peter's and the Wesleyan Church) as well as a cemetery. Three drinking establishments have historically existed at the Old Red Lion, The Lilacs and a beer hall marked B.H. at the western junction of South Street and Middle Street on historic Ordnance Survey mapping. A village shop and off-license at 4 Kettering Road appears to have been closed for some time. While it is unknown when exactly the post office closed in the village, early twentieth century mapping shows 3 Church Street or the now-demolished buildings adjacent, marked as the location of the post office.

The now-ruined Isham Mill is the only presence of heavy industry in the village; there is evidence of nineteenth cottage industry within the village at Terrace Row though this building has suffered from severe neglect in recent years and much of its historic significance has been lost.

### 3.2.2. Landscaping and Open Spaces

There are few open spaces beyond private gardens within the Conservation Area, these gardens vary in size, with many of the largest being associated with farms or the Rectory. Kettering Road features long verges of grass, and further to the churchyard there are two small triangles of grass to the south of St Peter's Church with one featuring a Grade II listed K6 Telephone Kiosk. Two further small triangles of grass are located at the junctions at either end of Church Street. The cemetery located to the north of the village is also an important area of public semi-open space containing a variety of historic gravestones.

Three historic closes exist in the village which act as a semi-public open space. Two are located at the north end of the Conservation Area forming an area called Langton Place. The northernmost of the two closes connects to Sorrel Close and the southern part, parallel and to the immediate south, is not a through-route. The third is more private and provides access to the eastern side of Jubilee Terrace.

The village is surrounded on all sides by farmland which falls to the north, south, and east, and rises to the west. At the location of the former Isham Mill, mixed deciduous woodland and watercourses are located between the end of Mill Lane and the railway line.



Churchyard of St Peter's Church



### 3.2.3. Traditional/Local Building Materials

The Conservation Area features a range of traditional local materials used in a variety of combinations, making a strong contribution to the character and appearance, and also significance of the Conservation Area.

Walls and boundaries are primarily built of locally sourced stone; calcareous sandstone, limestone, or ironstone, predominantly in irregular and loosely coursed rubble with some square coursed and ashlar masonry. The use of visually contrasting ironstone and limestone banding and detailing is a common feature within the village in historic structures which appears to be decorative choice rather than as a structural necessity. Its use of decorative carved features may be due to poor availability of good workable limestone locally for carved details at the time. Nineteenth century decorative stonework is predominantly in limestone or calcareous sandstone, while carved ironstone detailing is found used sparingly in the older structures of the village. Good examples of iron railings and gates on brick and stone walling are found at the cemetery to the north of the village.

Brick is less common than stone in the historic buildings and where found is mostly red in Flemish bond with some buff/gault bricks and Staffordshire blue copings to walls. Some Staffordshire blue bricks are seen used as damp proof courses and window cills at Numbers 5 and 7 Middle Street (shown overleaf). Copings to walls are commonly stone, or terracotta pantile of the Norfolk or corrugated type. Blue Staffordshire clay copings are found at the church retaining wall to Church Street, and at Isham Mill.

Timber lintels are common to the wall openings of many of the older structures in the village and can be seen at 1 Middle Street (shown overleaf). Un-edged timber boarding is found at some current and former agricultural buildings such as 1a Kettering Road.

Timber casement windows are predominant over sash and case, with timber sashes appearing in several nineteenth century buildings; these are typically painted white and feature integral glazing bars. There are some instances of bay windows, for example at

Isham Farmhouse. Some grander mullion and transom casements are visible in the village such as at All Saints House. A high number of buildings within the Conservation Area have retained their historic timber windows and doors, and some properties feature folding internal timber shutters.

A number of buildings feature thatch roofs in both the regional traditional long straw, also known as winter wheat visible at 12 Church Street (shown overleaf), and water reed visible at 1 Middle Street. Both styles feature decorative cross spars.

Welsh slate is the common roofing material within the village, with Collyweston slate found on few buildings within the Conservation Area such as All Saints House and Isham Farm, laid in diminishing courses. Though its use is likely to have been more common historically, few examples survive. Collyweston slate is not geological slate but sedimentary limestone that is split along its bedding planes through natural frost shattering and is traditional to parts of north Northamptonshire as a roofing material (visible overleaf at All Saints House).

Red terracotta tiles are observed in the area, including Norfolk pantiles (boundary wall to Isham Farmhouse) and corrugated tiles (boundary wall to Manor House Farm). There are corrugated metal roofs to the barns at Isham and Langton Farms. The chimneys to historic buildings are predominantly red brick with clay pots, some stone chimneys feature on the grandest buildings in the village and ashlar stone chimneys feature at All Saints House. Where rooflights occasionally feature they are generally small and of slim profile. Verge slating and coped abutments feature to roof terminations. Verge slating in Collyweston slate is found at Isham Farm, with coped abutments at All Saints House. Some gables feature stone kneelers at the meeting of the coped abutments and the eaves (see overleaf at 1 Middle Street).

In addition to the above, there are also some instances of unsympathetic, generic modern materials within the Conservation Area including use of generic non-regional brickwork, concrete or asbestos roof tiles, UPVC windows/doors and plastic rainwater goods.





All Saints House - locally sourced stone building materials



Nineteenth century decorative stonework



1 Middle Street



12 Church Street with traditional long straw thatch



Staffordshire blue bricks

### 3.2.4. Local Details

Decorative use of ironstone and brickwork for banding, and quoins is found throughout the village. Eyebrow dormers are also a regional feature to thatched buildings common to Northamptonshire (shown opposite).

Buildings featuring sharp gables are resultant from the roof slopes required of 'long straw' or 'winter wheat' thatching traditional to the region which requires a steeper slope than that of water reed to shed water effectively. These historic pitch profiles have been retained on some buildings though the original thatch has been replaced historically with slate.

Decorative use of blue and buff/gault polychromatic brickwork at 54 South Street (shown opposite) may be related to the construction of the Midland railway in the mid-nineteenth century as this is feature found at Wellingborough Station.

Many of the historic buildings within the village feature name and datestones which contributes to the character and appearance of the Conservataion Area as well as an understanding of its historic development:

- 1 Langton Place dated 1688
- 18 Church Street dated 1708 (shown opposite)
- All Saints House dated 1763
- 3 Mill Lane dated as Terrace Row 1846
- 11 Mill Lane dated as Fern Cottage 1892
- Wesleyan Church dated 1861
- 54 South Street dated as Elm Cottage 1877
- 35 Church Street dated as Hill Cottage 1879
- 5 and 7 Middle Street features the date 1908 to the timber lintel above the cart passage
- The more recently constructed Jubilee bus stop on Kettering Road also features a date of 1953



Eyebrow dormers at 9 South Street



Decorative use of polychromatic brickwork 54 South Street



18 Church Street 1708 datestone



### 3.2.5. Public Realm

Public open space, as discussed above, is limited within the bounds of the Conservation Area, however open countryside is accessible in any direction via a short walk. Grass verges along Kettering road and the small triangles of grass in the village contribute positively to the public realm and to the rural character of the village.

There are few pieces of public furniture beyond the telephone kiosk and two bus stops on Kettering Road. Two public benches are located within the village, one at the southbound bus stop on Kettering Road and one at the upper end of Mill Lane. The Grade II listed village war memorial is a sympathetic historic addition to the retaining wall of the churchyard and is aligned to the west elevation of the church tower and the clock that the tower bears. The village sign is located to the south of St Peter's Church.

Lamposts are found only at the location of the roundabout and at this same location there are several standard highways signs. Beyond these, few items of street furniture interfere with the character and appearance of the Conservation Area.

While boundaries predominantly consist of masonry walls and hedging, in places unpainted picket fences do contribute positively where they are located on narrower streets. Close boarded fences and modern standard steel section railings detract from the high quality of the public realm. Few gates exist in the village, however of note are the two timber gates to the St Peter's churchyard which are decoratively carved in the style of traditional rural lychgates, each featuring iron lanterns oversailing a slender iron archway (shown opposite). The iron gates, railings, and walling to the Isham Cemetery are also of a high quality.



Decorative gates to St Peter's Churchyard

### 3.2.6. Contribution by Key Un-Listed Buildings

The following buildings are considered to make a positive contribution to the Conservation Area:

- 5-7 Middle Street
- Wesleyan Church (shown opposite)
- Primary School
- Buildings of both closes to Langton Place
- Isham Farm and historic ancillary agricultural buildings to the east
- Former ancillary agricultural buildings to Manor House Farm, now converted
- 1-7 Jubilee terrace
- Isham Mill ruins
- Mill Lane cottages
- 3 Church Street
- 33-35 Church Street
- 3 South Street
- 54 South Street
- Pioneer House, Kettering Road, a post-1900 Edwardian house
- Isham Cemetery, gates and railings, and Bier House



The Wesleyan Church and 35 Church Street



Isham Cemetery Bier House



Isham cemetery gates and railings



Map identifying key views





### 3.3 Views

Key views are identified below. The views included in this assessment are a selection of key views; this list is not exhaustive and there may be other views of significance. Any proposals for development within the Conservation Area, or its environs, should consider the views below and any others which may be relevant or highlighted as part of a bespoke assessment of that proposal.

1. This view south along Kettering Road towards St Peter's Church incorporates a variety of building forms and materials. This view is considered to be of significance as it is the main view to experience the western part of the village, and one of the key views of St Peter's Church from within the Conservation Area. While the traffic along the historic Kettering Road has become busier in recent decades, this view has remained largely unchanged over recent centuries in its historic appearance.

2. The view north along Kettering Road toward St Peter's Church and its prominent tower incorporates a number of important features within the Conservation Area including the K6 Telephone Kiosk, church graveyard and its retaining wall incorporating the war memorial, 1 Middle Street, 1 and 3 Church Street, and the converted ancillary building to Manor Farm House. This viewpoint is considered one of the best places to experience the architecture of the church and the above mentioned buildings at the core of the village. Similar views of varying combinations of the above buildings and structures are afforded from similar locations close to this viewpoint along the arc of Kettering Road. The kinetic experience and changeable viewpoints along Kettering Road, in addition to the key the stationary view highlighted above are of significance within the Conservation Area.

3. This view west along Middle Street, is illustrative of many of the views within the village characterised by well-defined boundaries of varying traditional materials, creating an experience of enclosure to the street with limited views outward to the surrounding landscape. The narrow streets and strong linear features of the buildings and boundaries

draw the eye down along these streets, terminating in this instance in the east elevation of Manor House Farm with its two historic arches.

4. This eastern view along Middle Street, focussing on the buildings on its south side is of architectural significance, incorporating part of Jubilee Terrace, All Saints House with its boundary walls and agrarian farmyard buildings, and terminating in the brick gable of 54 South Street. The variety of contrasting historic building materials, boundaries and details found here, with a backdrop of evergreen foliage and mature planting created by the garden of All Saints House is characteristic of the rich diversity of materials and building forms within the Conservation Area.

5. The views along Green Lane from South Street are an important example of an historically prevalent urban arrangement within the village, though now greatly diminished by infill development and the expansion of the village over the past half century. Historically, many of the roads at the edge of the village were only developed along their inner boundary, with the outer boundary often walled or opening directly onto the agrarian landscape. The substantial stone boundary walls, thick hedging and adjacent fields found here and at other junctions and fringes of the village are characteristic of this once commonplace visual relationship derived from the historic agrarian economy of the village. Many of the buildings historically had direct adjacency with the surrounding farmland with their principle elevations overlooking the pasture and arable fields, making this and similar remaining views in the Conservation Area of significance.

6. The views afforded west along Mill Lane towards the ruined and overgrown buildings of Isham Mill and mill pond, and the raised embankment of the railway line beyond, are of historic importance. The railway line and former mill are representative of the areas principal industrial heritage assets. Of particular significance are the views from the lower end of the lane as the path curves between the mill pond and former mill buildings. There is potential here for the enhancement of this view and of its significance, were the management of the historic buildings, mill ponds, and mill chase to be improved and this important industrial heritage safeguarded.

7. This view towards the village core from the Isham-Burton Latimer footbridge over the railway line is illustrative of the elevated position the village, and St Peter's Church at its nodal centre, occupies in the landscape. Visible in the foreground is the woodland surrounding the site of Isham Mill, agricultural buildings and paddocks of Isham Farm, and in the distance the tower of St Peter's Church. The significance of this view is also found in its permitting of an appreciation of the village within its agrarian and partially wooded context, displaying the prominence of St Peter's Church tower as an ecclesiastical way marker from within the surrounding fields.



View 1



View 2



View 3





View 4



View 6



View 5



View 7





### 3.4 Setting of the Conservation Area

The NPPF describes the setting of a heritage asset as:

*The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.*

Historic England Good Practice Advice Note on the Setting of Heritage Assets (2017) indicates that the setting of a heritage asset is the surroundings in which the asset is experienced. *'Where that experience is capable of being affected by a proposed development (in any way) then the proposed development can be said to affect the setting of that asset'*

Historic England's advice note on setting includes a:

*"(non-exhaustive) check-list of potential attributes of a setting that may help to elucidate its contribution to significance'. As the advice note states, 'only a limited selection of the attributes listed will be of a particular relevance to an asset.'"*

This checklist has been used to inform this assessment.

The setting of the Conservation Area is principally an agrarian landscape of fields put to pasture and paddocking, with undulating arable fields beyond. These fields are bounded by, and interspersed with, deciduous scrub woodland and hedges. An area of water meadow, rivulets, and tributaries is situated to the east of the village in the lower land, which is prone to flooding on the banks of the River Ise. To the north and south of the village, the land slopes steeply downward to two tributaries of the Ise. To the south, larger fields afford uninterrupted views to the village, while to the north and east the fields retain more of their historic boundary hedges.

Historically many of the houses and farms within the village were immediately adjacent to these fields, with several examples remaining at Isham Farm, Manor House Farm, Manor Farm House, and Allerton House, though in some instances more modern agricultural buildings do feature. Many of these historic original adjacencies, visible in historic mapping and photos within this report, have been severed or diminished. The fields around the village have both a historic and functional relationship with the settlement. As such the fields of immediate adjacent to historic buildings at the boundary of the Conservation Area are key to the setting and therefore the historic significance of these buildings and the significance Conservation Area.

Late twentieth century and twenty-first century expansion development to the east of South Street, and cul-de-sac development at The Millglade, Sorrel Close, Manor Close, Fairfield Road, and Ormond Place have resulted in large areas of the Conservation Area being detached from their historic relationship with the agrarian landscape.

The rail line to the east of the village features prominently in the in the setting of the Conservation Area as a man-made linear feature, raised up on an embankment above the flood-prone meadows and features frequent rail traffic. The increases in the volume of rail traffic has resulted in a partial reduction of the rural tranquillity of the village.

Away from the road and rail transport corridors the tranquillity of the Conservation Area is preserved. The potential bypassing of the A509/Kettering Road to the west of the

village would, while interrupting the agrarian setting to the west of the village, result in an alleviation of traffic through its centre which would be of benefit to the Conservation Area.

Urban expansion of Burton Latimer westward and the expansion of the industrial site of the Weetabix plant, has altered the setting at the north and east of the Conservation Area, being of modern mass-produced materials and form, unfortunately making them prominent in the landscape, particularly as the land slopes west to the River Ise valley. Though three kilometres east of the village the development of a large windfarm to the east of Burton Latimer features prominently in the eastern views from the Conservation Area. These developments have resulted in a reduction in the contribution made by the eastern agrarian landscape to the significance of the Conservation Area.



Farm building within agrarian setting



Modern farm buildings with adjacent fields



Undulating topography with wind turbines on horizon



Railway line



## 4. Opportunities for Enhancement

The following opportunities for enhancement have been identified and are summarised below in brief. The list is in no way exhaustive and neither are the opportunities identified unique to Isham with many being shared with other Conservation Areas.

### 4.1 Car Parking

Car parking has been found to be an issue in the Isham Conservation Area and was the most commonly highlighted issue by residents during the consultation for his appraisal.

The issue of parking is not uncommon in Conservation Areas. This is typically due to the combination of densely grouped historic buildings which were constructed before the advent of the motor car, and therefore no space was allowed for storage, and the rise in car ownership per household in recent years. The issue in Isham is varied, during the daytime there are places to park around the settlement, the issue is found in the evenings when individuals return from work and the maximum number of household cars are present.

Whilst the parking presents an issue for residents, a high number of cars in the streetscape also detracts from the character and appearance of the Conservation Area. There is no solution to this problem for the short or medium term. The alteration of historic boundary treatments, to accommodate parking within individual properties, will not typically be supported. Effort should be made to ensure the situation is not exacerbated and as such any new buildings in the settlement should be designed accommodate adequate parking provision within their property.

### 4.2 Inappropriate Modern Development

There are examples of inappropriate development within the Conservation Area. These may be isolated examples or more widespread poor quality alterations. Types of inappropriate modern development are summarised below:

- Use of non-traditional materials such as incongruous modern pantiles. There are also examples of poor quality stretcher bond and more aesthetically incongruous brick types, renders and paint.
- There are many examples of UPVC windows and doors, particularly brown 'timber effect' windows. UPVC is a poor quality replacement for timber windows and should be discouraged and where possible removed throughout the Conservation Area.
- Traditional boundary treatments make a positive contribution to the Conservation Area. The use of modern steel section railings and close boarded fencing for boundaries is considered intrusive.
- Whilst rooflights are not prevalent in the Conservation Area, there are examples which are visible in prominent locations and on forward facing pitches which detract from character and appearance of the streetscene.
- There are examples of loss of traditional long straw thatch and replacement with non-traditional water reed.

Through management of the Conservation Area there is opportunity to ensure the issues above are not exacerbated and where possible reversed.



### 4.3 Maintenance

Many of the buildings in Isham are in good repair, superficially at least. There are however some maintenance issues and approaches to conservation which could be improved. One example is the injection of damp proof courses. Whilst there is little evidence to suggest this method works, the unfortunate result is pugged holes in the front elevation of a building which detract from the architectural interest of the building as well as the character and appearance of the Conservation Area. It is recommended that approaches such as this are avoided.

### 4.4 Public Realm

There is very little paraphernalia and street furniture in Isham which is a positive aspect of its character and appearance. Should new street furniture be required, either as highways requirements or via power networks/service providers, then discussions should be had at an early stage to ensure new installations are appropriate.



Unsympathetic UPVC window with inappropriate detailing



Two different attempts to resolve damp issues through inappropriate and unsympathetic methods

One of the issues to consider bespoke to this Conservation Area are the retention of the granite sett kerb stones. These are historic and positively contribute to the character and appearance. These have been lost in areas and consultation should be undertaken with the highways authority, prior to any future works, to ensure these features are both retained and where possible replaced.

The A509 and its traffic load are a significant visual and audible presence within the western half of the Conservation Area. Ongoing plans for a bypass to the west of the village would help alleviate this.



Granite Sett Kerb Stones

#### 4.5 Heritage at Risk

There are two buildings in Isham which are currently considered to be 'at risk'. The first is a small workshop, partially collapsed, at the top of Terrace Row. This structure appears to have recently declined and its retention, conservation and conversion would have a beneficial impact on the Conservation Area.

Isham Mill presents one of the biggest challenges in the Conservation Area. The site is of significance for both its industrial interest and also as a fundamental part of Isham's historic economy as its main industrial site in the post medieval period. The complex has been reduced to ruins in the form of standing walls and partially silted up mill ponds and races. The site is however rich in features and objects such as the dressed mill stones are still present within the structures. There are a number of approaches which could be taken to this site from a 'light touch' clearance and consolidation or remains to a scheme of regeneration in this end of the village.



Terrace Row



Isham Mill



## 5. Management Proposals

There are a wide range of opportunities for the Isham Conservation Area, many of which share common themes. This section seeks to recommend management proposals which address these in both the short and long term.

### 5.1 Positive Management: Short term

The first set of proposals relate to positive management and focus on good practice and improved ways of working with the local planning authority. These are generally low cost and can be implemented within a short timeframe, typically within one or two years.

#### Enforcement

Where the necessary permission has not been sought for alterations, such as advertising signage and building alterations which are not contained within the General Permitted Development Order, the Local Planning Authority's powers of enforcement should be considered. This could assist in reinstating any lost character or architectural features whose loss may have a negative cumulative effect on the Conservation Area, as well as avoiding a precedence being set for similar, uncharacteristic works.

#### General Maintenance: Public Realm and Highways

Through the agreement of a standard good practice within the Conservation Area between relevant Local Authority teams and other landowners, long term goals can be set to promote good design within the public realm, such as avoiding excessive road markings or signage and agreeing a standard street furniture to ensure consistency over time as elements are introduced or replaced. This will have a long-term positive impact on the Conservation Area and ensure the preservation of characteristic features of the Area, for example the unique historic kerb stones. There are several small greens within the Conservation Area located in the public realm. It is recommended that the Local Planning Authority retain a program of maintenance for these greens to preserve the character and appearance of the Conservation Area.

#### Heritage Statements, Heritage Impact Assessments and Archaeological Assessments

In accordance with the NPPF (Para.189), applicants must describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

All applications within the Conservation Area, and its setting, require an appropriately detailed Heritage Statement. Any application without a Heritage Statement should not be validated.

The key views analysed within this document are in no way exhaustive. The impact of any addition, alteration or removal of buildings, structures, tree's or highways on key views should be considered to aid decision making. This includes development outside the Conservation Area. Where appropriate, views must be considered within Design and Access or Heritage Statements. This should be in accordance with Historic England's Good Practice Advice in Planning Note 3: *The Setting of Heritage Assets (2019)*. Applications which fail to have assessed any impact upon views and setting should not be validated.

#### Local Heritage List

A Local List identifies buildings and structures of local architectural and/or historic interest, and these are considered to be 'non-designated heritage assets' under the provisions of the NPPF. Local Lists can be beneficial in ensuring the upkeep and maintenance of historic buildings that contribute to the character of the settlements. The exercise of nominating buildings for the Local List also facilitates a greater understanding of the area and could be utilised as a public engagement strategy to improve awareness and understanding.





A high number of buildings within the Conservation Area are considered to be of architectural and historic interest and would merit inclusion on a list. It is recommended the local authority continues the development of their Local Heritage List in consultation with stakeholders.

### Neutral Elements

The dilution of positive buildings amongst those which are neutral leads to an underwhelming and indistinctive overall character.

The council should not allow for the quality of design to be 'averaged down' by the neutral and negative elements of the built environment. Officers must where possible seek schemes which enhance the built environment and look to conserve and reinstate historic features. It is also considered that poor-quality or unsympathetic schemes should not be allowed, both within the Conservation Area and its setting.

### New Development

There are opportunities within Isham and its setting for development which makes a positive contribution to the Conservation Area. To be successful, any future development needs to be mindful of the local character of the Conservation Area, while at the same time addressing contemporary issues such as sustainability.

Successful new development will:

- Relate 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 (including public footpaths);
- Respect important views;
- Respect the scale of neighbouring buildings;
- Use materials and building methods which as high in quality of those used in existing

- buildings; and
- Create new views and juxtapositions which add to the variety and texture of their setting.

The Local Authority should guide development in a positive manner by:

- Engaging with developers at an early stage through the Pre-Application Process to ensure modern development is high quality in design, detail and materials.
- Ensuring large scale development schemes are referred to a Design Review Panel (or similar) to ensure that new buildings, additions and alterations are designed to be in sympathy with the established character of the area. The choice of materials and the detailed design of building features are important in making sure it's appropriate to a conservation area.
- Seeking opportunities for developers to make a positive contribution to the wider historic environment through Section 106 Agreements.

### Public resources

The preservation and enhancement of private properties can be improved through the publishing of resources aimed to inform property owners and members of the public. An introductory summary of the Conservation Area Appraisal in the form of a leaflet or factsheet(s) is a simple way to communicate the significance of the area and ensure members of the public are aware of the implications of owning a property within a conservation area. In addition, a maintenance guide would assist property owners in caring for their property in an appropriate manner. A single Good Practice Design Guide on standard alterations such as windows, doors, rainwater goods, boundaries and roof extensions will ensure inappropriate development become an issue. A guide could:

- Provide guidance on appropriate design and materials for windows and doors and encouraging the retention or reinstatement of historic glazing patterns and door designs and the use of appropriate materials.



- Provide guidance on the traditional form of boundary treatments and encourage their reinstatement where they have been removed or compromised.
- Provide guidance on traditional roofing materials and encouraging the reinstatement of good quality slate and the removal of unsympathetic modern materials such as interlocking concrete tiles.

Poor maintenance leads to the deterioration of the fabric of the built environment and results in a loss of architectural details. Improved awareness of simple maintenance and repair would be conducive with the preservation of Isham's built heritage.

### **Tall Buildings**

The only tall building present is the tower of St. Peter's Church. Most other buildings are of two stories plus attic, with the older, thatched or formerly thatched buildings featuring particularly steep roofs and Gables that are visually prominent on the skyline.

### **Tree Management**

In line with the Town and Country Planning Act, all trees in Conservation Areas are afforded the same protection as a Tree Preservation Order. Trees which have a trunk diameter of more than 75mm, at a height of 1.5m from the ground, may not be felled or lopped unless six weeks written notice has been given to the Council. Six weeks' notice has to be given to the council under S211 of the Act.

It is also considered that any prominent trees, street trees, and trees with amenity value on private land throughout the Conservation Area should be monitored and maintained appropriately. This will ensure the symmetry along tree lined streets and visual rhythm, as well as maintain the green character of the area. Any tree that makes a positive contribution to the area should be retained, maintained and, if felled (only if dead, dying or dangerous) replaced with an appropriate new tree.

### **Twentieth Century Premises**

There are some twentieth century developments which make a neutral or negative impact on the character of the Conservation Area. There is scope to enhance these sites and buildings through a considered design approach which can guide future improvements. Should opportunities for redevelopment arise in the future, high quality design should be pursued and encouraged through design guidance.

### **5.2 Positive Management: Longer Term**

The second set of proposals are also focussed around positive management but either take longer to implement or are better suited to a longer time frame.

### **Article 4 Directions**

There are no Conservation Area wide Article 4 Directions in Wellingborough which remove permitted development rights. It is recommended that Article 4 Directions are considered to better manage and control the quality of change in the Conservation Area and in particular, where change is permitted, that this preserves or enhances the character and appearance of the area.

### **Character Appraisal and Management Plan**

The Conservation Area Appraisal and Management Plan should be reviewed every five years to monitor change and inform management proposals.

### **Conservation Area Boundary**

The Conservation Area boundary has been revised within this appraisal in accordance with the NPPF (2019) and Historic England Advice Note 1: Conservation Area Appraisal,



Designation and Management (2018). The boundary should continue to be assessed as part of future reviews of the Management Plan to ensure it is robust and adequately protects the significance of the area.

### **Interpretation: Improved Understanding and Awareness**

At present there no interpretation (information boards, signage, interactive QR Codes) within the Conservation Area aimed at improving understanding and awareness. This would be an effective way to improve the awareness and understanding of its historic development. An obvious place to establish any interpretation would be in the area of Isham Mill.

### **Opportunity Sites**

There are some opportunity sites across the Conservation Area which, if sensitively redeveloped, may enhance the character and appearance of the Conservation Area. Sites which may provide opportunity for enhancement include: Isham Mill.

There is also the opportunity to enhance the small workshop, partially collapsed, at the top of Terrace Row. This structure appears to have recently declined and its retention, conservation and conversion would have a beneficial impact on the Conservation Area.

## **5.3 Funding Opportunities**

There are three main funding opportunities which would assist in the execution of these plans:

### **National Heritage Lottery Fund**

The National Heritage Lottery Fund is the single largest dedicated funder of heritage in the UK and therefore is the most obvious potential source of funding. Funding is often targeted at schemes which preserve, enhance and better reveal the special interest of the area whilst also improving public awareness and understanding. Grant opportunities and requirements change overtime, for up-to-date information on NHLF schemes Wellingbrough Council should consult their appointed Heritage Specialist.

### **Section 106 Agreements**

Planning obligations, also known as Section 106 agreements, can be used by the local authority to ensure any future development has a positive impact upon Isham. These agreements could be used to fund public realm or site specific improvements.

### **Partnership Schemes in Conservation Areas (Historic England)**

Partnership Schemes in Conservation Areas is a programme run by Historic England to target funding for the preservation and enhancement of conservation areas. As the name suggests, the scheme forms partnerships with local authorities (along with any additional funding partners) to facilitate the regeneration of an area through the conservation of its built heritage. The scheme makes funds available to individuals to enable them to carry out repairs or improvement works to their property to enhance the area. This would be suitable to preserve and enhance either the shop frontages or the architectural detailing.



## 6. Appendices

### 6.1 Designated Heritage Assets

List Entry No.	Name	Grade
1040722	Church of St Peter	II*
1040720	12-14 Kettering Road	II
1190960	4 Langton Place	II
1040721	1 Langton Place	II
1190945	Langton Farmhouse	II
1371692	1 Church Street	II
1040718	10 Church Street	II
1293583	12 Church Street	II
1040719	16-18 Church Street	II
1251303	The Old Rectory and Attached Outbuilding	II
1251287	Dovecote Approximately 20 Metres East Of Dovecote House (Not Included)	II
1262845	Manor Farmhouse	II
1426573	Isham War Memorial	II
1293551	Chest Tomb Approximately 8 Metres South Of South Porch Of Church Of St Peter	II
1040657	K6 Telephone Kiosk	II
1040723	Little Thatches	II
1190990	Manor House Farm	II
1190985	9 Middle Street	II
1040724	11 Middle Street	II
1191031	Dovecote Approximately 15 Metres South Of Number 26 (All Saints House)	II
1040725	All Saints House And Attached Barn And Stables	II
1040726	9 South Street	II
1371693	Cobweb and Attached Barn and Stable	II



## 6.2 Bibliography

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### 6.3 Legislation, Policy and Guidance

LEGISLATION/POLICY/GUIDANCE	DOCUMENT	SECTION/POLICY
Primary Legislation	Planning (Listed Buildings and Conservation Areas) Act 1990	66: General duty as respects listed buildings in exercise of planning functions.
		72: General duty as respects conservation areas in exercise of planning functions.
National Planning Policy	National Planning Policy Framework (2019) DCLG	Section 16; Annex 2
National Guidance	National Planning Practice Guidance (2014) DCLG	ID: 18a
National Guidance	Historic England (2017) Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets	
National Guidance	English Heritage (2019) Conservation Principles, Policies and Guidance	
Local Supplementary Planning Document	North Northamptonshire JCS (2016)	POLICY 2 – HISTORIC ENVIRONMENT
Local Supplementary Planning Document	Wellingborough Local Development Scheme (LDS)	
Local Supplementary Planning Document	Plan for the Borough of Wellingborough (2019)	



## 6.4 Glossary

Term	Description
Archaeological interest	There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
Conservation (for heritage policy)	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
Designated heritage asset	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
Heritage asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
Historic environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
Historic environment record	Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.
Setting of a heritage asset	The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
Significance (for heritage policy)	The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

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