



**BROUGHTON
CONSERVATION AREA
PUBLIC
CONSULTATION
RESPONSE**

In respect of

**Land at Gate Lane,
Broughton,
Northamptonshire**

On behalf of

Mr & Mrs Bailey

Dr Michael Dawson FSA MIFA

19th December 2012



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**Land at Gate Lane
Broughton,
Northamptonshire**

Local Planning Authority:

Kettering Borough Council

19th December 2012

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EXECUTIVE SUMMARY

- A parcel of land identified as 'land at Gate Lane Broughton' has been proposed for designation as Green Space within a new Conservation Area at Broughton.
- This report examines the heritage value of 'the land at Gate Lane' and assesses its proposed inclusion against the criteria proposed in guidance issued by English Heritage and used by Kettering Borough Council in the Conservation Area Appraisal. This assessment is based on documentary evidence and on-site appraisal. It focuses on the criteria by which the land contributes to the character and appearance of the Conservation Area.
- The land under consideration is located on the eastern side of Broughton within the parish of Broughton. It is an agricultural field, sub-rectangular, and partially enclosed by hedges. It is not publicly accessible, though a footpath runs across it, and it can be viewed from Gate Lane to the west.
- Assessment of the significance of the land concludes that whilst it is generally part of the agricultural hinterland of Broughton it is not associated with specific historic events, or architecture, nor is especially significant to the present built form of Broughton village. The contribution this single field makes to the proposed Conservation Area is at best neutral.
- In conclusion, having argued that the land at Broughton makes only a neutral contribution to the proposed Conservation Area and that it has no inherent 'special historic character' which could provide a legitimate reason for inclusion within the Conservation Area, this report supports the proposed 'Tight Boundary'. It, however, rejects the proposed inclusion of the land in question within the 'Loose Boundary' as this constitutes devaluing the concept of conservation 'through the designation of [an] area that lacks special interest'.¹

¹ NPPF Section 12, para 127

1.0 INTRODUCTION AND SCOPE OF STUDY

1.1 Background

1.1.1 This report has been written by Michael Dawson of CgMs Consulting, on behalf of the owners and Davies and Co.

1.1.2 The report constitutes an objection to the inclusion of land off Gate Lane within the proposed 'Loose Boundary' in the Kettering Borough Council *Broughton Draft Conservation Area Appraisal* October 2012 (Fig 1). The report focuses on the characterisation of the 'special historic interest' of the proposed Conservation Area which underpins the identification of the land in question as green space which contributes to the local character. This report recognises that:

- the piece of land is not identified as one of the two key open spaces, (1) at Rectory Farm and (2) the recreation ground off the High Street, in Section 16.4; though it is described as providing 'A further significant contribution to the verdant character of the Conservation Area [is] made by the meadow/field north of Gate Lane., which is typical of the landscape and how green wedges link the surrounding countryside with the heart of the village'
- the area in question is cited as '*open space which contributes to the rural character*' in Section 6 Summary of Special Interest.

1.1.3 The land at Gate Lane is located on the north-eastern side of Broughton within the parish of Broughton. It is an agricultural field, rectangular and enclosed by hedges. It is not publicly accessible, though a footpath crosses it from Gate Lane.

1.1.4 The land does not contain any designated heritage assets although it is noted on the County Historic Environment record for the survival of the partially quarried remains of former, probably medieval settlement (HER 3673/0/3, 3673/0/9, 3673/0/11, 3673/0/12), once known as Hall closes. This report has full regard to legislation and guidance relating to the designation of heritage assets, to recent documentation on the setting of heritage assets (English Heritage 2011) and on *Conservation Area Designation, Appraisal and Management* (English Heritage 2011).

1.1.5 Having investigated the land thoroughly, it is our opinion and recommendation that the land does not constitute an appropriate inclusion within the Conservation Area due to its 'special historic interest'. Inclusion within the proposed Conservation Area 'Loose

Boundary' is contrary to the NPPF which states that "*local authorities should ensure...the concept of conservation is not devalued through the designation of areas that lack special interest.*" (NPPF Sec 12, para 127).

1.2 **CgMs Limited**

- 1.2.1 CgMs is one of the UK's leading private-sector consultancies on development affecting the historic environment. With a specialist staff in excess of 92 in offices in London, Cheltenham, Newark on Trent, Salisbury, Kettering, Manchester and Edinburgh, the company has an established track record of advising on setting, listing and listed building control, setting and Conservation Area Appraisal. Amongst recent projects by Michael Dawson have been the Conservation Area Appraisal of the Oxford Canal (Designated Oct 2012), appraisal of the setting of a proposed new dwelling at Walgrave, Northamptonshire within the setting of Walgrave Moat (SAM) and, at public inquiry, on the setting of heritage assets in respect to wind farms at Thackson's Well, Palmer's Hollow and Lilbourne in Lincs., Northamptonshire and Leicestershire.

2.0 PLANNING POLICY FRAMEWORK

2.1 Planning (Listed Buildings and Conservation Areas) Act 1990²

2.1.1 Legislation regarding buildings and areas of special architectural or historic interest is contained in the Planning (Listed buildings and Conservation Areas) Act 1990 (the 1990 Act).

69 Designation of conservation areas.

(1) Every local planning authority—

(a) shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, and

(b) shall designate those areas as conservation areas.

(2) It shall be the duty of a local planning authority from time to time to review the past exercise of functions under this section and to determine whether any parts or any further parts of their area should be designated as conservation areas; and, if they so determine, they shall designate those parts accordingly.

(3) The Secretary of State may from time to time determine that any part of a local planning authority's area which is not for the time being designated as a conservation area is an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance; and, if he so determines, he may designate that part as a conservation area.

2.2 National Planning Policy Framework

2.2.1 In March 2012 the Department of Communities and Local Government (DCLG) published the *National Planning Policy Framework* (NPPF), providing guidance for planning authorities, property owners, developers and others on the conservation preservation and investigation of Heritage Assets.

2.2.2 A Heritage Asset is defined in Annexe 2 of NPPF as a **building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions due to its heritage interest.**

² Referred to as 'The 1990 Act'

2.2.3 In short, government guidance provides a framework which:

- Protects nationally important designated Heritage Assets (which include World Heritage Sites, Scheduled Ancient Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas) (NPPF para 132,133)
- Protects Heritage Assets (as defined above) (NPPF para 135)
- Protects the settings of such designations (NPPF para 132)
- In appropriate circumstances seeks adequate information to enable informed decisions (NPPF para 129)

2.2.4 The NPPF guidance provides for a sound evidence base for plan making and decision making in paras 158, 19 and 170.

2.2.5 The importance of assessment is stressed in the NPPF para 129 where the guidance notes '*Local planning authorities should identify and assess the particular significance of any heritage assets that may be affected by a proposal ...taking account of the available evidence and any necessary expertise*'.

2.2.6 The NPPF also states in para 127 that "*When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that **the concept of conservation is not devalued through the designation of areas that lack special interest.***"

2.3 **North Northamptonshire Core Spatial Strategies (adopted June 2008)**

2.3.1 Policies 1, 10 and 13 of the NNCSS are quoted as the basis of local generic guidance in the Conservation Area Appraisal. Such policies relate to the growth and development (Policy 1), to limitations on development in open countryside (Policy 10) and the character of development (Policy 13). Whilst such policies. There are no specific policies in the NNCSS related to the creation of Conservation Areas, although in para 3.5 of the conservation Area the NNCSS principal to 'conserve and enhance the landscape character. Historic landscape and designated built environmental assets and their settings'.³.

³ General Sustainable Development Principles Policy 13, (o) in full reads *Conserve and enhance the landscape character, historic landscape, designated built environmental assets and their settings, and biodiversity of the environment making reference to the **Environmental Character Assessment and Green Infrastructure Strategy***; The relevance of the reference to Environmental Character Assessment is that it includes Historic Landscape Character assessment. As English Heritage note (EH 2004, 1-4) "It is not simply that it is impossible to fossilise the landscape – more than that it is undesirable.. and cites the main areas of application of HLC as Landscape Management (eg Agri-Environmental Scheme), Landscape Character assessments and Strategies, Spatial Planning, and Partnership, Learning and Outreach. The second element of the citation: Green Infrastructure Strategy suggests this is not an appropriate basis

2.4 **Additional Guidance in Assessing Historic Open Spaces**

2.4.1 In June 2012 English Heritage issued *Understanding Place: Historic Area Assessments in a Planning and Development Context*. Of relevance to this assessment the guidance explains how to undertake Historic Area Assessments which:

- Lead to an understanding of the historical development of an area
- Document the survival and significance of historic buildings, structures, open spaces and landscape features
- Give a sense of the archaeological potential of an area
- Describe character areas and assesses their relative historic and architectural importance.

2.4.2 The guidance provides a sound evidence base for plan making and decision making (NPPF paras 158, 169 and 170).

2.4.3 Of particular relevance to the land in question, English Heritage draw attention to the inclusion of open spaces as follows:

2.4.4 *1.4 ...Some **exceptionally** are designated because of the quality of the public realm, green spaces and historic parks and gardens, and some seek to protect agricultural landscapes of special interest.*

2.4.5 *1.5 Conservation area designation is **not generally an appropriate means of protecting the wider landscape**. Conservation area designation can in some circumstances be an effective way to protect open areas particularly where the character and appearance relates to historic fabric **(to which the principle protection offered by conservation area designation relates)**, or a spatial element, such as a design form or settlement pattern. Conservation area designation solely for the special interest of green space is most likely to be useful for the following, particularly if they are: on the English Heritage Register of parks and gardens of special interest; parkland associated (or formerly associated) with buildings and containing structures or trees eligible for Tree Preservation Orders; designed landscape; and areas where man-made components are a particularly significant element, such as ridge and furrow, which might form the immediate setting and landscape backdrop of smaller rural settlements.*

for Conservation Area Appraisal which is concerned with 'special historic and architectural character'. A more relevant

2.4.6 **Open Space, Parks and Gardens and Trees**

2.4.7 2.2.15 *This part of the appraisal describes open spaces within or immediately outside the conservation area, the way they are enclosed, and the visual and/or other sensory contribution they make to the character of the place. The relationship between public space (such as a market place, street, square, public garden or car park) and private space (gardens, courtyards or playing fields), the qualities they offer and the ways in which the spaces were and are used, and the identification of key settlement edges are all part of the this analysis.*

2.4.8 **Identifying the Boundary**

2.4.9 2.2.26 *An important aspect of the appraisal (and review) process will be considering where the boundaries should be drawn (and whether the boundaries of an existing conservation area should be re-drawn). An explanation of why the boundary is drawn where it is (or extensions are suggested, in the case of existing conservation areas), what is included and what is excluded, will be helpful. The position of the conservation area boundary will to a large degree be informed by the considerations identified in paragraph 2.2.15. Spaces will make a contribution in giving enclosure, but also in framing views of assets and defining settings. The desirability of a unified approach to their management including long term use and boundary treatments suggests that in almost all situations the conservation area boundary runs around rather than through a space or plot. It will generally be defined by physical features and avoid for example running along the middle of a street. However, the inclusion of the boundary wall of a property when the remainder of the property is not included can in itself cause problems when applying conservation area policies in development management decisions.*

3.0 THE CONSERVATION AREA APPRAISAL

3.1 Introduction

3.1.1 The draft Broughton Conservation Area Appraisal was 'undertaken using guidance drawn up by English Heritage *Understanding Place: Conservation Area Designation, Appraisal and Management*, March 2011'.⁴ This document emphasises the importance of assessing historic development in the definition of Special Interest and cites the '*still visible effects/impact of the area's historic development on its plan form, character and architectural style and social/historic associations*' and '*open spaces, green areas, parks, gardens and trees*'.⁵ *Historic development provides the evidence base for characterisation, the identification of character areas and the inclusion of both green and built areas within the area of 'special...historic interest'.*

3.1.2 The importance of assessment is stressed in the NPPF para 129 where the guidance notes '*Local planning authorities should identify and assess the particular significance of any heritage assets that may be affected by a proposal ...taking account of the available evidence and any necessary expertise*'. The NPPF states in para 127 that "*When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that **the concept of conservation is not devalued through the designation of areas that lack special interest.***"

3.2 Special Historic Interest and the Conservation Area Appraisal

3.2.1 The Conservation Appraisal deals with the '*special historic interest*' of Broughton in sections 10 Archaeology, and 11 The Origins and Historical Development. There is no bibliography or, as recommended by English Heritage, a list of references.⁶ Within the text it is clear that the special historic interest has been assessed based on the county Historic Environment Record, OS Epoch Map Series and with help from the Parish Council and its web site. Consequently the narrative of the village's Origins and Historical Development lacks coherence. In para 11.1 a nucleated settlement is identified around St Andrews church with subsequent growth along Church Street and High Street, its growth attributed to agriculture. In para 11.2 *the 'actual pattern of development' led to a dispersed settlement which has become more dense as time has passed*'. The density of settlement is attributed to the development of agricultural land. However, in the final sentence although 'the current layout suggests a nucleated

⁴ Broughton Conservation Area Appraisal 2012, 3.1 (and cited above in section 2.2)

⁵ English Heritage 2011, 2.2.5

⁶ English Heritage 2011, 2.2.28

settlement grew up around St Andrew's Church, when in actual fact by the 19th century Broughton was already a relatively large, dispersed village'.

3.2.2 In light of the highly reductive history of the village presented in Section 11, an alternative, though rather more detailed narrative, is proposed, which does explore the factors which created the present-day village and the character of the proposed Conservation Area.

3.3 **Historical Background**

Prehistoric

Palaeolithic	450,000 – 12,000 BC
Mesolithic	12,000 – 4,000 BC
Neolithic	4,000 – 2,200 BC
Bronze Age	2,200 – 700 BC
Iron Age	700BC – 43AD

Historic

Roman	43 – 410 AD
Saxon/Early Medieval	410 – 1066 AD
Medieval	1066 – 1485 AD
Post-Medieval	1486 – 1800 AD
Modern	1800 – Present

Timescales used in the report

3.3.1 The land considered in this report is located north of Gate Lane south east of Kettering Road. It is enclosed by residential development along the north western boundary and by Gate Lane to the south west. Manor Farm lies beyond the southern corner, whilst the south eastern boundary is co-terminus with the recreation ground and the north eastern with open fields.

3.3.2 Earlier discoveries from the parish, recorded by the county Historic Environment Record, include a stone axe made of porphyritic basalt, from 18 High Street and there are leaf shaped arrow heads.⁷ These finds indicate human activity from the Neolithic period onwards though not necessarily settlement. A Bronze Age ring ditch to the south of the village is the location of a human burial dating to the 2nd millennium BC

⁷ RCHM 1984, 12

and further locations also attest early prehistoric activity.⁸ Some Roman period activity in the area is also evident from chance finds, including pottery and a late 4th century coin.⁹ These finds suggest a pattern of dispersed settlement in the area.

3.3.3 The sparsity of early evidence suggests that the present settlement at Broughton, emerged as a village, probably in the early medieval period. The place name *tūn*, an early form which refers to a homestead, suggests the village may have originated in the 9th century developing around a fortified manor or *burgh*.¹⁰ Broughton village was first recorded by the Domesday Survey of 1086 as *Burtone* with *Bructon* and *Bruchton* recorded in 1220.¹¹

3.3.4 In 1066 Broughton was part of the Honour of Huntingdon, held by Waltheof, an English magnate and an Anglo-Saxon Earl (1050-1076). Waltheof subsequently submitted to William the Conqueror and was allowed to keep his titles and possessions. He also married the Conqueror's niece, but was executed in 1076 following his involvement in the revolt of the Earls. At Domesday in 1086 the manor was held by Countess Judith, William the Conqueror's niece. Under her jurisdiction Broughton was described as comprising 1½ hides, land for 3 ploughs, 3 freedmen with 4 villagers and 5 smallholders, with meadow of 8 acres.¹² Countess Judith also held lands in neighbouring manors including Cransley and Hannington.¹³

3.3.5 Subsequently Judith's holdings passed to David I king of Scotland through her daughter Maud's second marriage. In the 13th century Robert Bruce held a knights fee in Broughton of the king, which was held under him by Walter de Huntcumbe, and of Walter by Geoffrey of Leuknor and of Geoffrey by William de St German. The manor was held by the St German until the late 15th century when the village was known as Broughton Seynt Jermyn. Geoffrey de St German, the last of his line, who died in August 1485, settled the manor on trustees who enfeoffed the land on his daughter Margaret and Thomas Agard in October 1485. By 1497 the manor was settled by fine on Edmund Grevyle. A complex court battle ensued brought by George Agard, Margaret and Thomas' son who recovered some of the lands and as late as 1591 the manor was still held by this family. The manor was conveyed to Sir Augustine Nichols, justice of the Kings Bench, who in 1613 sold it to John and Henry Cotton. Henry's heirs were his sisters, Katherine, Frances and Rebecca. The manor was initially subdivided into thirds, but in 1648 Rebecca's share was sold by her heir to Edward Lord Montague, heir to Frances who had married Sir Edward Montague. By 1704 the

⁸ HER sites 3672, 3674,

⁹ HER 3669

¹⁰ Ekwall 1980, 482

¹¹ Ekwall 1980, 70

¹² Domesday Book 1086 Northamptonshire, Broughton 56.12 (Morris Ed 1979)

whole manor had been acquired by John, Duke of Montague (d1749). Subsequently the manor passed by marriage to the Duke of Buccleuch and although part was held by Edward, Earl of Beaulieu, by marriage, in 1802 the two halves of the manor came together under the Duke of Buccleuch.

- 3.3.6 The history of the physical remains of Broughton, for which the manorial history provides the historic framework, is less well known. The church of St Andrew is the oldest surviving building whose south west angle and south doorway are the remains of a Norman aisleless church. The tower includes 13th century work in the west window and the bell openings. The aisles are early 14th century and the chancel is probably of 13th century but rebuilt in 1828.¹⁴ Three areas of settlement remains lie on the steep sided valley 200m north of St Andrew's church on either side of Gate Lane, possibly an indication of the extent of the medieval village. South west of Gate Lane and along the north side of Church Street are several rectangular house platforms and the remains of gardens. On the west side of the valley are the remains of closes once associated with houses along the High Street. North east of Gate Lane lies an area of former quarrying and perhaps houses, known in the 18th century as Hall Closes. Together, these earthworks suggest the village was established along the valley sides from the 9th century onwards. The church was built on a prominent location above the village and that the village contracted, in common with many others, probably during the 14th century. The cause unknown in detail but possibly related to the effects of the Black Death, or plague, and economic recession.
- 3.3.7 Important to the Conservation Area appraisal is the vestigial ridge and furrow in the land at issue in this report. Its proximity to the church together with the location of Rectory Farm and the earthwork remains to the north off Gate Lane suggest the early village was located along the valley side and not nucleated around the church. The church, in common with villages such as neighbouring Great Cransley, is situated on the periphery of the historic core.
- 3.3.8 The late medieval village probably suffered in the 14th century from the Black Death and contracted leaving the earthwork remains of earlier houses as evidence of its extent. After the 14th century the re-development of the village may have been slow but almost certainly took place along Church Street and High Street. The undated remains identified in the land at Gate Lane probably relate to the village prior to the 14th decline.

¹³ Salzman 1934, VCH Vol 4, 158

¹⁴ Pevsner and Cherry 1998, 128

- 3.3.9 Post-Medieval development of the village seems to have focussed on the area to the south of the church where The Gables, c.1685, in Jacobean style, is situated and to the west of the church where the Yeoman's House, also in Jacobean style, lies. There is also the former bake house, which carries a date stone of 1676. Near the west end of the High Street is a modernised two storey house with thatched roof and panel in the gable end inscribed 1705.
- 3.3.10 In 1701 there was a disastrous fire in the village which almost certainly accounts for the near absence of pre-18th century buildings, though the church survived together with the stone houses described above. An estate map of 1728, drawn up for the Duke of Montague, illustrates the layout of the village after the fire. A group of houses and closes is situated along the High Street in an area that today lies between Gate Lane and Silver Street. In the east the village is characterised by larger enclosures towards the church with gardens and orchards.
- 3.3.11 This map is important because it indicates the survival of medieval strip field farming practice as late as the early 18th century, suggesting a late date for the change from arable to livestock farming. This probably occurred progressively throughout the 18th century.
- 3.3.12 The village was inclosed in 1787 and the pattern of strip fields, characterised by surviving ridge and furrow, was replaced by a pattern of rectangular or sub-rectangular field enclosures surrounding the village.¹⁵ There is no doubt, from the estate map and inclosure award, that the village derived its principal income from agriculture throughout the medieval and post-medieval period.
- 3.3.13 The population of Broughton in 1801 was recorded as 374. Fifty years later a sale catalogue of 1850 for the estate of Lewis Lloyd shows the village dispersed along the three principal lanes of High Street, Gate Lane and Church Street, amongst the largely rectangular fields created by enclosure. The increasing density of settlement in the village core is evident on the maps which came after the Duke of Montague's 1728 plan. This, no doubt, reflects both the recovery of the village following the fire of 1701 and agricultural improvements associated with inclosure, in particular in relationship to Kettering. *'From the late 17th century onwards the main economic base of Kettering became the woollen industry, several writers of the time indicate that it 'owed its prosperity wholly to woollen manufacture'. The establishment of the industry at this time has been attributed to Mr Jordan and was successful in the town due to the good communication links (particularly with London), the large population and relatively*

¹⁵ NRO Act BSL 63; Award, Enclosure Enrolment Vol H p428

cheap labour source and the ready availability of wool¹⁶. The industry was largely domestically based.¹⁷

- 3.3.14 The regeneration of Broughton, following the fire, may be attributed to the success of the woollen trade when the village served the market established at Kettering. However *'The nature and focus of the industry altered over the 18th and early 19th centuries'*. Originally Kettering produced a range of cloths such as serges, tammies, shallons, calamancoes and everlastings as well as some subsidiary textile industries (the Militia Lists of 1777 list 143 'weavers', 32 woolcombers, 5 sergemakers, a spinner and a silk weaver). By 1824 this had changed considerably - Pigot's Trade Directory of that date indicated *'There was formerly a very considerable trade carried on here in the woollen manufacture of serges, tammies etc. This has become very nearly extinct and the weavers are now employed in the crape, Persian sarcenet, bombazeen, ribbon, silk shag and linen manufactures. Woolstapling and combing is still carried on here, on a large scale...'* The woollen industry in Kettering was in decline from the late 18th century onwards due to the rapid growth and re-focusing of the industry in Yorkshire and Lancashire. This created serious economic problems in the town and in the early part of the 19th century a third of the population was in receipt of poor relief¹⁸. The impact of Kettering's decline was almost certainly felt in Broughton.
- 3.3.15 During the 19th century development along High Street and infill building along Church Street probably reflects the dual impact of turnpiking the Kettering to Northampton road in 1819 and further development in Kettering. Improvements in the road gave easier access to Kettering and the boot and shoe trade developed by Thomas Gotch.¹⁹ In the last quarter of the 19th century development of the village is clearly illustrated by the OS 1st edition with houses ranged along High Street, Church Street and Gate Lane continuing the pattern established in the 18th century. The largest number of 19th century buildings, however, was established along the High Street and it is probably during this period that Broughton merged with Little Cransley as ribbon development spread along the main road. It is in this context that the range of jobs in the village cited by the Conservation Area Appraisal (para 6.4) should be seen.
- 3.3.16 Late 19th century development had a more industrialised character. In 1875 the development of the iron and steel began in the area. Cransley Foundry was established in 1875 and put in blast in 1877. Quarries near Broughton, on the Cransley Grange estate had been opened prior to the Foundry but were probably

¹⁶Northamptonshire Past and Present Vol 4 No 5 and 6 - The Kettering Worsted Industry of the 18th century. Part 1 Origins, Products and Organisation of the industry and The Kettering Worsted industry in the 18th century. Part 2 The Growth and Decline of the Industry.

¹⁷Foard G, Ballinger J 2000, *Northamptonshire Extensive Urban Survey, Kettering* NCC/EH Report, 44

¹⁸Partridge L, A portrait of Kettering in the Age of Reform 1800-1850.

closed before 1889, being replaced by new quarries in Loddington.²⁰ Until the closure of Cransley Foundry in 1959 the iron and steel trade provided work, either directly or indirectly, for some inhabitants of Broughton.

- 3.3.17 In the 20th century development of Broughton is also evident from the OS map series. It is during this century in particular that the density of settlement and its extent has increased. At the start of the century two houses in Church View built in Neo –Queen Anne style in 1903 by J Blackwell were noted by Pevsner. Otherwise the OS shows the village expanding at first to the south along Northampton Road in the 1930s and along Cransley Hill and Wellingborough Road between 1938 and 1947. Further expansion followed particularly to the south before 1958. During the 1970s and 1980s the area south of Northampton Road and Church Street was substantially developed for housing.
- 3.3.18 The development of Broughton in the 20th century is not only characterised by a significant amount of in-fill building, but the development of some modern infrastructure. In the 19th century two school houses one built in Church Street and the other on Cransley Hill, were replaced by Broughton School in 1935. In 1946 Loake established a small shoe factory in the village, though it closed in 1996. Other 20th century development included the Telephone Exchange and in 1980 the village hall, built at the northern end of the village.
- 3.3.19 In 1984 the A43 bypass was built which probably contributed to Broughton’s increased development as a dormitory village with easy access, today, via the A14 and A43 to employment areas in the region.
- 3.3.20 The summary of Broughton’s history illustrates several important points:
- From the foundation of the village until the late 18th century agricultural land was probably the most important source of revenue for the village.
 - From the start of the 19th century employment opportunities were more diverse. They included the boot and shoe trade, roadside trades, farming and latterly the iron and steel industry. The HER illustrates how farmland was converted in the north to ironstone quarries at the end of the century.
 - During the 20th century, in particular in the second half of the century, the character of Broughton became increasingly that of a commuter or

¹⁹Greenhall R L, 1977 The Rise of Industrial Kettering, Northamptonshire Past and Present Vol 5, No 3.

²⁰ Tonks E 1991 The Ironstone Quarries of the Midlands History, Operation and Railways Part Five The Kettering Area, Nottingham:Book Law Publications

dormitory village as development spread into the encircling fields and along the major access routes.

3.3.21 These points are important because the legislation emphasises that the criterion for inclusion within a Conservation Area is 'special historic interest'. This supported in guidance²¹ by English Heritage. Special historic character defines the relationship between elements of the Conservation Area.

3.4 **Land at Gate Lane, Broughton – A History**

3.4.1 There is no evidence of activity predating the medieval period on the land at Broughton, though it is a reasonable assumption that it may have been cleared in prehistory and in agricultural use during the Iron Age, Roman and probably Saxon periods.



Fig 7 The land at Gate Lane in 1728

3.4.2 The earliest evidence cited in the Royal Commission survey suggests there are three areas of remains related to the historic village in the vicinity of Gate Lane. In summary there are (1) the remains of house platforms south west of Gate Lane, (2) the remains of closes (rear gardens) to rear of houses along High Street, and (3) to the north east of Gate Lane a complex area of earthworks. In the valley bottom are the remains of quarries and spoil tips, and further east the remains of an enclosure. This is described as 'bounded on the SW., SE., and NE by a broad ditch 5m wide and .25m deep and is divided onto two by a low bank'. It is the remains of the former quarries and enclosure which lie within the land at Gate Lane.

²¹ English Heritage 2011

- 3.4.3 The former quarries at Gate Lane are not especially extensive but were the probably the source of the local ironstone from which many of the early buildings were constructed. The closes were probably the back plots to houses in Little Cransley. By the early 18th century both the quarries and the back plots had ceased to function and the area was known as Hall Closes on the Duke of Montague's map. In his analysis of medieval field systems in Northamptonshire David Hall noted that two of the village fields were mentioned in a charter dating to 1259: East Field, called the wheat field, and one 4 roods towards the west of Bruton. In 1317 two lands were granted one in East Field and one in West field, in 1336 a Middle Field is mentioned for the first time, and in 1402 there were 'ymeydel feld' and West Mydel Field. By 1408 Middle West Field, East Field towards Pytchley and Middle Field are cited in another charter, and by c.1470 a terrier recorded the presence of land held in Middle East Field, Great West Field, Middle West Field, West Field. Hall concluded that by the 15th century the farmland of Broughton was divided into three open fields: (Great) East Field, Middle East and Middle West Field and (Great) West Field. He also suggests that the change from a two to a three field system between 1318 and 1336 is a rare example of change in agricultural practice at this time. With the passage of time more names are apparent to distinguish different parts of the three principal fields.²²
- 3.4.4 It is not, however, until 1728 that the map produced for John, Duke of Montague allows the precise location of the fields to be determined. This map together with a field book of John Brasier locates seven named fields, or parts of fields. The land in question is labelled 'Hall Closes' which are situated on 'Kettering Hill' in the north with, in the south, 'Etharmiddle' field beyond the closes. The Duke of Montague's estate map suggests that the whole of this site was pasture with a narrow band of trees in the valley bottom.
- 3.4.5 The Enclosure Award of 1786, cited by the 1932 Field Name Survey, confirms the land at Gate Lane retained its character as pasture, still divided into two enclosures, but now known as Spinney Lays. The name spinney, is probably a reference to increasing wood cover whilst leys indicates land laid down to grass, perhaps temporarily, for a number of years, often found amongst common arable fields. On the series of maps which follow the 18th century, the 1850 auction catalogue of Lewis Lloyd's estate shows the land still sub-divided. There is no change to this configuration on the 1st edition OS and the boundary remains the same throughout the 20th century.
- 3.4.6 In the later 20th and early 21st century the site remains a single enclosure and open grassland.

²² Taken from Hall 1995

3.5 **Setting, Form and Character of Broughton Conservation Area**

3.5.1 The character of the proposed Conservation Area of Broughton has been summarised in Section 6 of the Conservation Area Appraisal and in contrast to the history of the village in Section 11 draws attention to the influence of 19th and 20th century development. Yet in para 6.7 *'Above all, however, Broughton still retains its agricultural character with many high quality green spaces so close to, and accessible from, the central part of the village. This agricultural character is re-enforced by the existence of so many converted farm buildings and working farms that are within walking distance of the High Street'*.



Fig 8 View westwards along Brookhaven from Gate Lane

3.5.2 Visual inspection suggests, however, that the character of Broughton on its eastern side is much more redolent of a village that increasingly reflects a dormitory population which travels away from the village for employment. In the north east the boundary is characterised by 20th century housing along Kettering Road, built in the 1950s. To the south are the houses which are part of the recent modern adaptation of former agricultural buildings at Manor Farm. Housing along Brookhaven is of late 20th century date. At the junction of High Street/Kettering Road and Gate Lane, recent additions to the street scene give a modern feel to the area. The recent conversion of The Sun public house has continued the erosion of even the 19th century character of the village in favour of an early 21st century settlement.

3.5.3 The character of Broughton in the area around Gate Lane, therefore is mixed, but predominantly later 20th century and early 21st century.

3.5.4 The character of the village of Broughton in general, is that of an historic settlement which has seen re-development in the 18th century (in particular following the 1701 fire) with some expansion in the 19th and 20th centuries. The historic village is part of an area of significant modern development. In this area it is the modern and modernised elements which today form the character of this area of the settlement.

3.5.5 **Visual Qualities of the Land at Gate Lane**



Fig 9 The land east of Gate Lane looking east towards Kettering from Gate Lane

3.5.6 The field which comprise the land at Gate Lane is sloping valley side with areas of former quarries towards the valley bottom. It is enclosed by hedging, housing and mature trees. It is not easily visible from the village, except from the houses along Gate Lane, the rear of Kettering Road, from the public footpath across the field and from modern houses at Manor Farm. There are no distant views of the field as it lies in valley only overlooked from the south. In Key Views and Vistas of the conservation Area appraisal only the views of the field from Gate Lane have been identified (see Figs 8 & 9 above).

3.5.7 Views from the field are limited by the enclosing hedges and buildings. There are extensive views or panoramas of Broughton village from the boundary of the land at Gate Lane and the recreation Ground, though these are characterised by modern development along Brookhaven, and High Street.

3.5.8 Analysis of the views within the Broughton Conservation Area Appraisal identified two views across the field from the footpath to the North West, though there is no explanation as to why these are historically important.²³

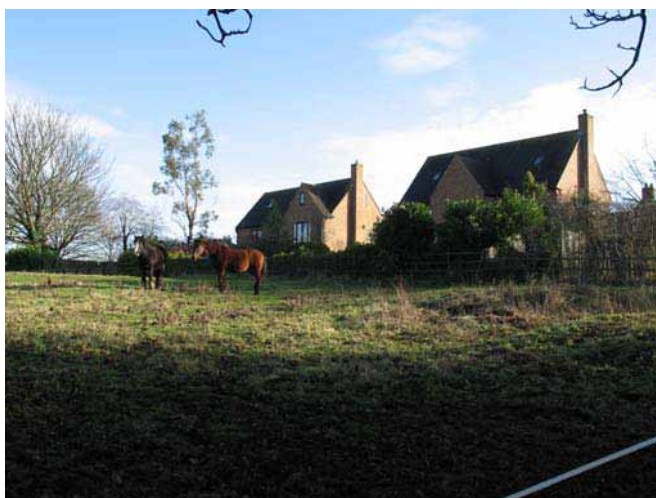


Fig 10 View from the public footpath across the land at Broughton, cited in the Conservation Area as a Key View or Vista.

3.5.9 Historically important views are typically associated with deliberately placed structures or with designed landscapes. They can also derive their significance from the legibility of historic relationships evident from the heritage assets, including historically significant topography, within the view. At Broughton the principal heritage asset is the church of St Andrew. Its historic significance lies in its relationship with the historic core of the village, and its spiritual relationship to the present and former village community. It provides a landmark which can be seen when approaching the village along roads and footpaths. The church, however, cannot be seen from the majority of the land in question, because of nature of the topography.

3.5.10 **Contribution to the character of the proposed Conservation Area.**

3.5.11 The land at Gate Lane is a valley enclosure currently grazing. Its historic character seems to be that of a piece of land sub-divided into closes between the two villages of Little Cransley and Broughton. In the past it has been an area of , probably ironstone quarrying, and in common with other land surrounding the village it contributes to its rural character. This aspect is further emphasized by Section 16.6 where 'A further significant contribution to the verdant character of the Conservation Area [is] made by the meadow/field north of Gate Lane, which is typical of the landscape and how green

²³ In the Kettering Rural Masterplanning Report important an important panoramas was identified on the eastern boundary of the Recreation Ground. A single 'glimpsed view' across the valley bottom was identified with the land at Gate Lane (Kettering Borough Rural Masterplanning Report 2012, Broughton public realm and landscape map, p55)

wedges link the surrounding countryside with the heart of the village' This view, however, is not cited on the accompanying map.

- 3.5.12 The topographical proximity of land east of Gate Lane provides a physical setting of the Conservation Area (Section 16.3); it is a green field beyond an area of modern development. However, there is no evidence to suggest it has significant or 'special historic or architectural' interest relevant to this relationship.

4.0 ASSESSMENT OF SPECIAL INTEREST

4.1 Introduction

- 4.1.1 On-site and desk based appraisal provides evidence that the land in question has been in agricultural use as back plots (crofts or closes), probably from Domesday to the present day and possibly earlier. There is no archaeological evidence presently available to indicate the presence of structural remains within the site boundaries or to suggest the remains of significant archaeological interest that would warrant designation. In assessing the Special Historic interest of 'Open Spaces, Parks Gardens and Trees, English Heritage'²⁴ have suggested a series of potential elements or characteristics. These include (1) the visual or sensory contribution the piece of land makes to the character of the Conservation Area, (2) the relationship between private and public space, (3) historic interest recognised by inclusion on the Register of Parks and gardens of Special Interest.

4.2 (1) Visual or Sensory Contribution to the Character of Broughton's Proposed Conservation Area

- 4.2.1 The field in question is included within the Conservation Area in the 'Loose Boundary' plan. It is situated to the east of Gate Lane and to the rear of Kettering Road. It is overlooked by houses which form part of the modern development of Manor Farm. For the purpose of this heritage based assessment the historic character of field will be assessed in terms of its heritage contribution to the character and appearance of the potential Conservation Area.

- 4.2.2 The character of the proposed Conservation Area as a predominantly agricultural settlement has been challenged by providing an alternative view of its historic special interest (see above). In this alternative view the historic core exhibits the characteristics of a linear valley side settlement, based on agriculture. This probably contracted in the 14th century, but retained its valley side character until the Post

Medieval period. In the 18th century it was extensively damaged by fire, but the settlement regenerated along the valley side, along Church Lane and the High Street. Changes in agricultural practice, increasing industrial scale production in Kettering and improvements to the High Street created a village community that, throughout the Early Modern and Modern periods, has become increasingly dependent on employment some distance from the village or on the passing trade. This is reflected in the 19th and 20th housing stock and in the focus and growth of housing along Northampton Road. Although the agricultural past of the village is still legible the predominant characteristic of area outlined in the Conservation Area Appraisal, and its built form, is that of an evolving commuter settlement close to significant towns and accessible to major transport infrastructure.

- 4.2.3 The land in question is an almost rectangular field created out of two earlier closes probably to the rear of houses which once fronted Kettering Road, and in the medieval period Kettering Hill. These houses were probably part of Little Cransley. Today the single field is surrounded by a combination of hedges, mature trees and fenced rear and front gardens. It is accessible only along a public footpath which runs across the field from Gate Lane to Kettering Road. The land is enclosed by hedgerows on the western and eastern boundaries. Along the valley bottom is the line of a hedge now run to scrub.
- 4.2.4 Topographically the field is situated on a low, wide ridge in an area characterised as 'rolling ironstone valley slopes'²⁵ and by the Northamptonshire Historic Landscape Character (HLC) assessment as *Earlier Parliamentary Enclosure*. The land off Gate lane is not cited specifically in the Northamptonshire HLC amongst the Important Sites and Landscapes.²⁶
- 4.2.5 The field is part of the agricultural hinterland of the present day village of Broughton. In the past, the described as the 'Spinney Leys' it may have been occasionally ploughed. It is likely that the field was situated, throughout the medieval period on the periphery of the village and not included within the open fields. It has remained as single enclosure from the early 18th century onwards. Evidence from written, historic and archive sources have not yielded evidence that this field has ever been associated with any specific historic events in Broughton. Its significance,²⁷ therefore, lies in its association with agricultural use.

²⁴ English Heritage 2011, 13

²⁵ Kettering Borough Rural Masterplanning Report 2012

²⁶ Historic Landscape Character Assessment 2007, Character Area 4d, page 57; see also HER entry 7351/0/4

²⁷ Significance is defined in the NPPF Annex 2 Glossary as: 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.

- 4.2.6 The site in question is clearly part of the agricultural hinterland of Broughton. The proposed Conservation Area assessment has noted that 'agriculture has played a role in shaping the plan form of Broughton as the village appears to have grown as a dispersed settlement, with ample land available for grazing for animals close to domestic properties'. Although this understates the earlier role of arable agriculture and the historic three field system it is not disputed that Broughton is enclosed (surrounded) by agricultural land. As the village has grown from the 19th century onwards agricultural land has provided the space for further development adding an extra historic component to the village, in addition to its largely late 18th and 19th century core.
- 4.2.7 The land has the remains of early quarrying, identifiable by ground inspection and included in the county Historic Environment Record (HER 3673). This is the earliest evidence of quarrying from the village.
- 4.2.8 In conclusion the land at Gate Lane is part of the agricultural hinterland of Broughton village, it retains evidence of past rural activity and of mineral extraction, probably of ironstone for building. But it has no architectural interest and the historic interest is similar to other fields around the village which retain evidence of agricultural practice, quarrying or enclosure.

4.3 **(2) Relationship between private and public space**

- 4.3.1 The relationship between private and public space is typically assessed in terms of the relationships between market places, squares, public gardens and car parks and private spaces such as gardens, courtyards or playing fields. From a heritage perspective these relationships include how they have been articulated historically and evolved to the present day.²⁸
- 4.3.2 The Conservation Area Appraisal, Green Spaces Section 16, para 16.3 notes, the landscape **contributes strongly to the setting** of the Conservation Area in three ways, (1) topographical setting and views out to the surrounding countryside, (2) through 'The contribution of private and semi-private landscaped spaces to the street scene,' and (3) the setting of public open spaces. The land at Gate Lane is cited in this section, as providing 'a further significant contribution to the verdant character of the Conservation Area...'. It is also illustrated on the accompanying map.

²⁸ English Heritage 2011, 2.2.15

4.3.3 This section is problematic. The field cannot, in any formal sense, be described as 'landscaped'. Secondly, although the field does provide a green space on the periphery of the village it cannot be described as including 'a special historic or architectural interest'. However, it is accepted that this field provides part of the setting of the proposed 'Tight Boundary' of the proposed Conservation Area. A public footpath crosses the field but does not provide public access to the field except as a transit route.

4.3.4 **(3) Special Historic Interest**

4.3.5 The third part of the suggested historic criteria for the inclusion of the land at Broughton within the Conservation Area is the contribution it makes to the village because of its historic or architectural associations. The history of the field has shown it to have been part of the closes behind housing along Kettering Road, to have been part of the Duke of Montague's estate in the early 18th century. It remained part of Manor Farm until the early 21st century. The evidence of changing land ownership is not restricted to this piece of land; large areas of Broughton parish have equally good evidence for varying ownership. Consequently this record does not confer special historic interest on the land in question. The field at Broughton is not on the English Heritage Register of Parks and Gardens of Special interest.



Fig 11 The junction of Brookhaven and Gate Lane opposite the land east of Gate Lane has a very modern aspect.

4.3.6 The character of the proposed Conservation Area close to the land in question, it has been argued (see 3.2 above), is mixed and comprises both historic and modern development. The Gate Lane area retains some historic character and provides a direct physical link between the historic past of the village and its present character as

a commuter settlement. In morphological terms the development of the village can be traced in the character of this part of the proposed Conservation Area. Twentieth century housing is ranged along Gate Lane and to the north and south of the land in question. The location of the land along the proposed boundary of the Conservation Area (Tight Boundary) visible in one particular location makes only a slight contribution to the character of the proposed Conservation Area.

4.3.7 The 1990 Act emphasises 'special historic interest' in the creation of a Conservation Area. Despite the inclusion of the land in Sections 15 and 16 of the Conservation Area appraisal no convincing, special historic interest has been cited in these sections for including the land within the Conservation Area. Whilst there is a general relationship between farmland and the village, the relationship between the field in question and village is not the subject of any special historic event, tradition, gathering or assembly.

4.3.8 In conclusion the field does not encapsulate a 'special historic interest' and the evidence gathered above suggests that the effect of the proposed inclusion of the field in the 'Loose Boundary' is at best neutral. Included within the Conservation Area boundary it risks devaluing the concept of conservation 'through the designation of [an] area that lacks special interest'.²⁹

4.3.9 **Discussion**

4.3.10 The Broughton Conservation Area appraisal includes the land at Gate Lane within the 'Loose Boundary' of the proposed Conservation Area. The reasons cited for this inclusion are as follows:

4.3.11 Section 8 Landscape Setting: Para 8.4 *'The natural dip in the landscape along Gate Lane towards Kettering Road adds interest to the landscape and creates an attractive rural corridor bounded by mature trees and hedgerows. The site to the east of Gate Lane was once used by a local dairy farmer as pasture land and this site again confirm the agricultural heritage of the village.'*

4.3.12 Section 12 General Character and Plan Form: Para 12.4 *'It appears that watercourses have also prevented large scale development on land from Gate Lane in a south westerly direction towards Church Street and the High Street. The recent development of Brookhaven is one of the few developments that have been built upon an area that was previous used as farmland in the centre of the village. There, until recently, there has always been a green tranche running from the north east to the south-west in the village.'*

²⁹ NPPF Section 12, para 127

- 4.3.13 Section 15 Key Views and Vistas: Para 15.3 '*...the view from Rectory Farm north along Gate Lane is a particularly attractive view that confirms the rural character of Broughton*'.
- 4.3.14 Section 16 Green Spaces: Para 16.6 '*A further significant contribution to the verdant character of the Conservation Area is made by the meadowfield north of Gate Lane, which is typical of the landscape and how green wedges link the surrounding countryside with the heart of the village.*'
- 4.3.15 The four reasons cited for inclusion have a common theme of agriculture and green space, which are seen to contribute to the character of the Conservation Area. Section 8 indicates that this contribution is made by the field as part of the setting of the Conservation Area. As English Heritage note setting is not a designation. Setting is the surroundings in which an asset, in this case the proposed Conservation Area, is experienced.³⁰ This report concurs that the field comprises part of the setting of the proposed Conservation Area, but is not included within it.
- 4.3.16 In Section 12 the land west of Gate Lane is described as part of a green tranche which has always run from north east to south west through the village. In this way area west of Gate Lane contributes to the plan form of the village. The Conservation Area appraisal does not include the land east of Gate Lane, possibly because the evidence of quarrying in the field suggests this has not always been a green tranche. This report accepts that the land east of Gate Lane is not part of the green tranche.



Fig 12 The view north down Gate Lane

- 4.3.17 In Section 15 the view cited from Rectory Farm is presumably that from the corner of Gate Lane and Church Street looking northwards down Gate Lane. (see Fig 14 above). This view suggests a rural location and a former agricultural environment. However

the present residential use of former and recreated agricultural buildings at Gate Lane, re-enforces the character of the Conservation Area as that of a dynamic village in which agriculture has been replaced by accommodation as the principle reason for settlement. This view does not include the land east of Gate Lane. This report concurs that the land east of Gate Lane, should be seen as outside the proposed Conservation Area.

- 4.3.18 In Section 16 the Conservation Area Appraisal assumes the land east of gate Lane lies within the proposed Conservation Area. The key relationship which underpins the designation of the Conservation Area is its '*special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*' (Sec 69 of the 1990 Act). This report, however, refutes that proposal. The land in question has no special architectural interest. It does contain some archaeological evidence which might contribute to a greater understanding of the village histories of Little Cransley and Broughton but this is not designated nor of schedulable quality. The archaeological evidence and the evidence of changing ownership described above does not constitute 'special historic interest'.
- 4.3.19 The three characteristics proposed by the Conservation Area appraisal for inclusion of the land within the 'Loose boundary' are that it is typical, a green wedge and a meadow field. These three attributes are problematic.
- 4.3.20 The role of the land as a green wedge is a planning attribute, often used in masterplanning or in regional or development plans. The inclusion of green spaces should be on a firm historic basis (see 2.2.4-2.2.7 above) which has not been established for this piece of land. Secondly that the land is typical of the surrounding topography and landscape does not constitute 'special historic or architectural interest'. Lastly, a matter of detail, is the description of the field as a 'meadowfield'. This is a both a description and a technical term. A meadow is '*Low lying grassland, usually adjacent to streams and rivers and sometimes seasonally flooded, which was allowed to grow for hay, a valuable fodder crop, to be cut and was then returned to grazing. In the medieval period meadow was the most valuable type of land*'.³¹ Today this piece of land which has been the site of closes, quarries and now pasture has seen a series of uses none of which, either individually or cumulatively, constitute 'special..interest'.

³⁰ NPPF Annex 2.

³¹ Colemand, Wood 1988 *Historic Landscape and Archaeology Glossary of Terms*, 40

5.0 SUMMARY AND CONCLUSIONS

- 5.1 This report is a response to the public consultation on the proposed Conservation Area at Broughton. It has assessed the proposed character and argues that the agricultural character of the present village has been over emphasised in determining the 'special historic and architectural interest' of the proposed Conservation Area. This, the report argues, has led to the inappropriate inclusion of farmland within the proposed 'Loose Boundary'.
- 5.2 The contribution that the land in question makes to Broughton has been assessed against criteria established by English Heritage and employed by Kettering Borough Council: (1) the visual or sensory contribution the piece of land makes to the character of the Conservation Area, (2) the relationship between private and public space, (3) historic interest recognised by inclusion on the Register of Parks and Gardens of Special Interest.
- 5.3 The value of the land has been considered in terms of views into, across and approaching the village. In respect to each of these aspects the field performs poorly with no panoramic views of the village, no significant views out across the countryside and no significant views when approaching the village. It does not therefore satisfy the first criteria for inclusion within the Conservation Area.
- 5.4 The relationship between public and private space is not a key characteristic of the land east of Gate Lane. Whilst it has a footpath running across it, the land does not provide any designed views or illustrate any historically important relationships between public and private ownership. The land makes no contribution to the setting of listed buildings.
- 5.5 The historic importance of the land in question has also been investigated and shown to lie within the wider agricultural history of the village, to be of local interest, but not to have been associated with significant historic events. It is part of the agricultural hinterland of Broughton, one of some 18 fields which enclose the present day village and provide its agricultural setting. The field has not been included on the Register of Parks and Gardens. Consequently the contribution this single field makes to the character of the village and its 'special historic interest' is at best neutral. It provides another area of green space on the periphery of the village and therefore should be considered part of the setting of the historic village.

5.6 The report concludes that the field in question does not encapsulate a 'special historic interest'. The evidence gathered in the report suggests that the effect of the proposed inclusion of the field in the 'Loose Boundary' is at best neutral. Including it within the Conservation Area boundary, the report argues, constitutes devaluing the concept of conservation 'through the designation of [an] area that lacks special interest'.³²

³² NPPF Section 12, para 127

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3. **Documentary**

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Northamptonshire County Magazine

Field Name survey of Broughton Parish (Northants CRO)

4. **Web Based**

www.broughton-village.co.uk

www.british-history.ac.uk

www.nationalheritagelist.org.uk

www.imagesofengland.org.uk

5. **Cartographic and Images**

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1900 Ordnance Survey 1:2,500

1926 Ordnance Survey 1:2,500

1972 Ordnance Survey 1:2,500

1973 Ordnance Survey 1:2,500

1986 Ordnance Survey 1:2,500

1987 Ordnance Survey 1:2,500

1988 Ordnance Survey 1:2,500

1993 Ordnance Survey 1:2,500

1994 Ordnance Survey 1:2,500

1884 Ordnance Survey 1:10,560

1901 Ordnance Survey 1:10,560

1927 Ordnance Survey 1:10,560

1938-52 Ordnance Survey 1:10,560

1947-49 Ordnance Survey 1:10,560

1952 Ordnance Survey 1:10,560

1958 Ordnance Survey 1:10,000

1971-75 Ordnance Survey 1:10,000

1989 Ordnance Survey 1:10,000

1991-93 Ordnance survey 1:10,000

1999 Ordnance survey 1:10,000

2006 Ordnance survey 1:10,000

2012 Ordnance Survey 1:10,000

Estate Map John, Duke of Marlborough 1728 (Northants CRO)

Valuable Northamptonshire Agricultural Estate Auctioned by Berry Bros 1936 Auction
Catalogue Map (Northants CRO)

Aerial Photograph Broughton Village 1923 (Northants CRO P6164)

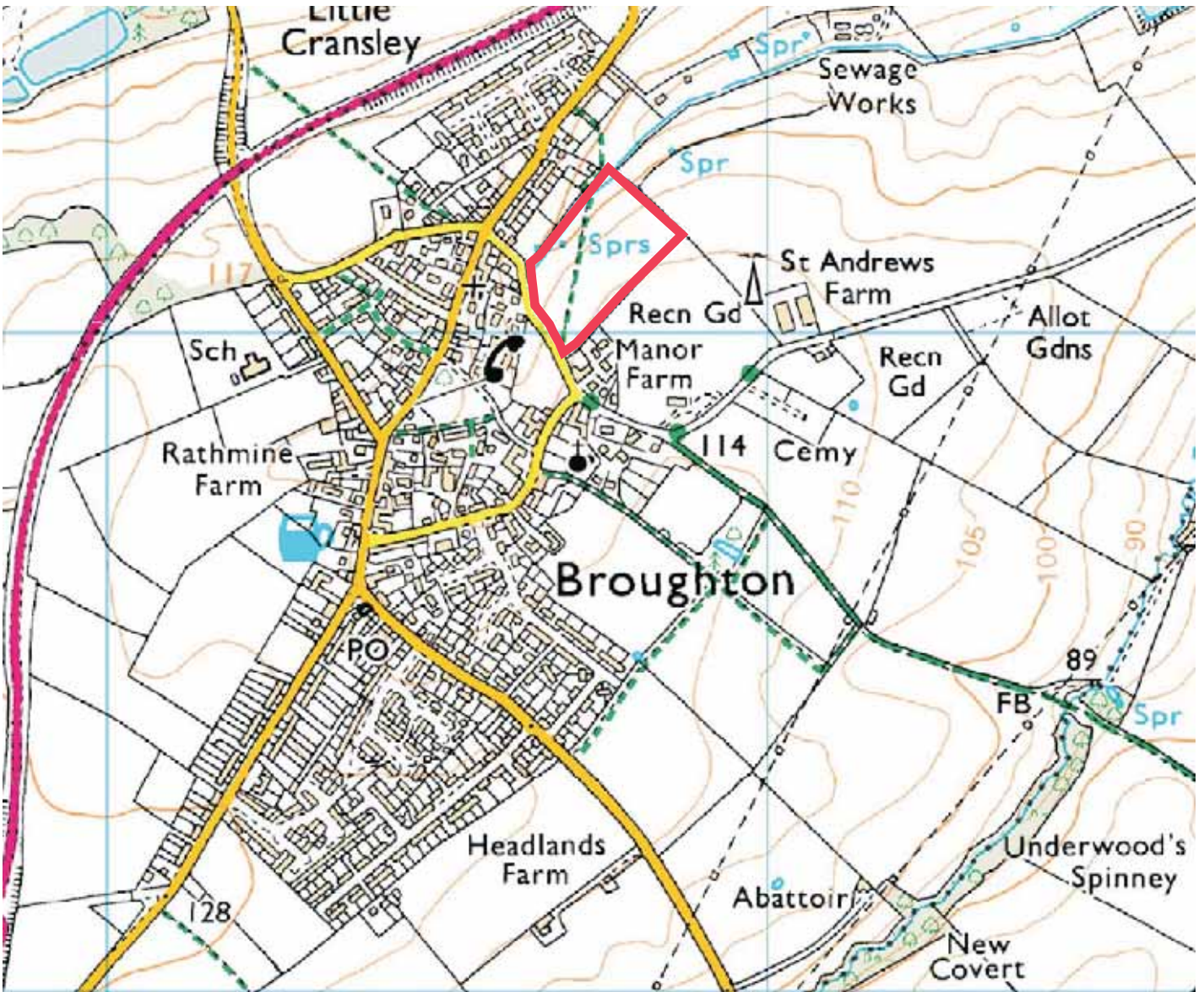
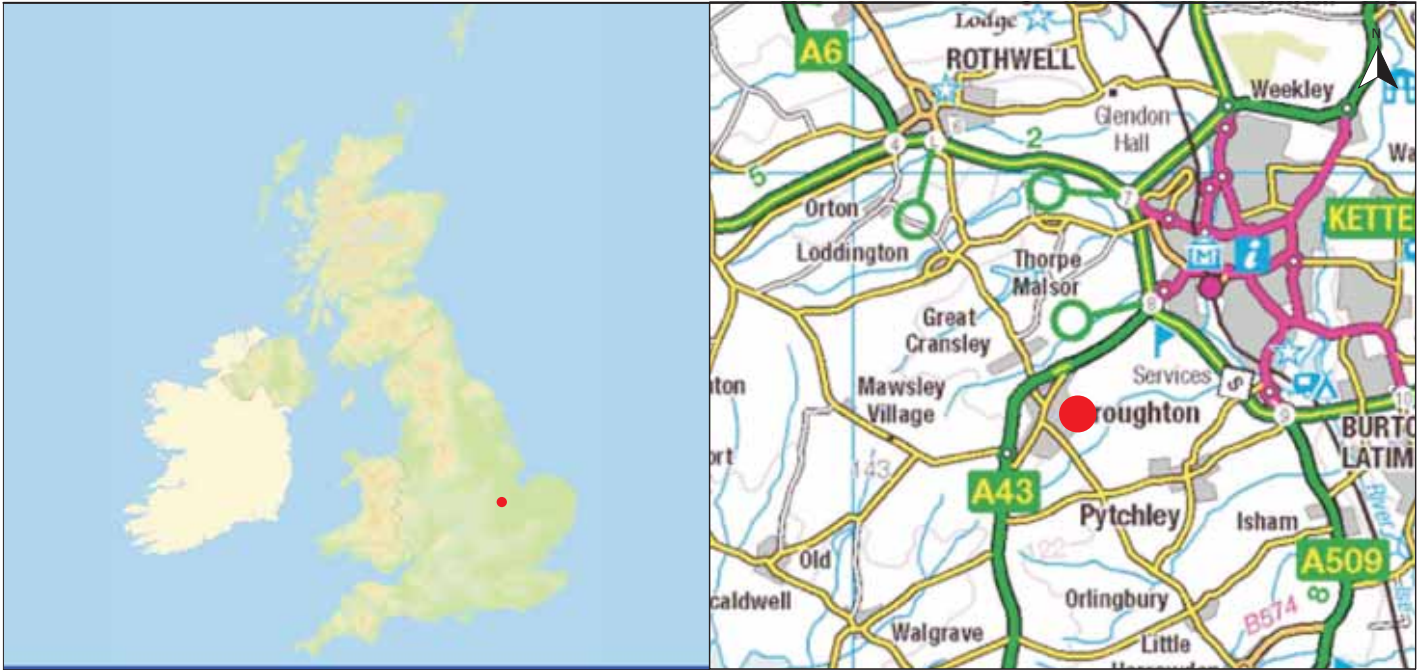


Figure 1: Land at Gate Lane, Broughton - Response to Conservation Area Appraisal



Area location


 London
 Cheltenham
 Kettering
 Newark
 Birmingham
www.cgms.co.uk
 Planning & Development
 Archaeology & Historic Buildings

Land at Gate Lane, Broughton

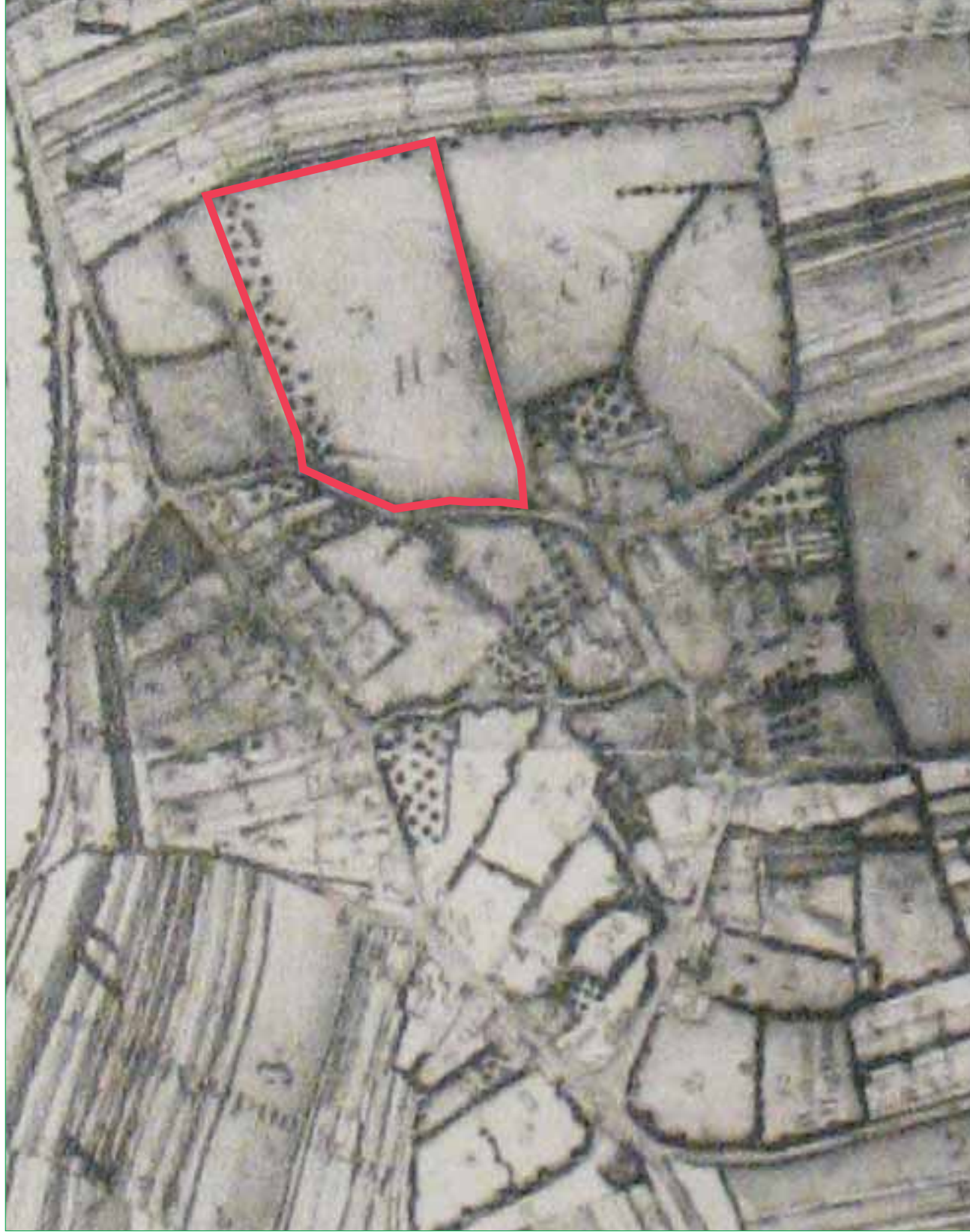
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18/12/12

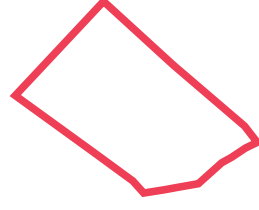
Drawn by: MD

Checked by:

Figure 3:
Land at Gate Lane,
Broughton in 1728
(from the Duke of
Montague's Estate
Map)



Site Location



Land at Gate Lane, Broughton



 London
 Cheltenham
 Kettering
 Newark
 Birmingham
 www.cgms.co.uk

Planning & Development
Archaeology & Historic Buildings

Not to scale
Illustrative only

Date printed:
18/12/12

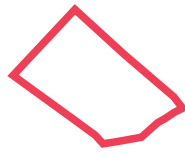
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Checked by:



Figure 4:
 Land at Gate Lane
 Broughton in
 1850 from a map
 showing the
 Northamptonshire
 Estate of Lewis Lloyd

Site Location



Land at Broughton	 London Cheltenham Kettering Newark Birmingham www.cgms.co.uk	Planning & Development Archaeology & Historic Buildings	Not to scale Illustrative only	Date printed: 18/12/12	Drawn by: MD Checked by:
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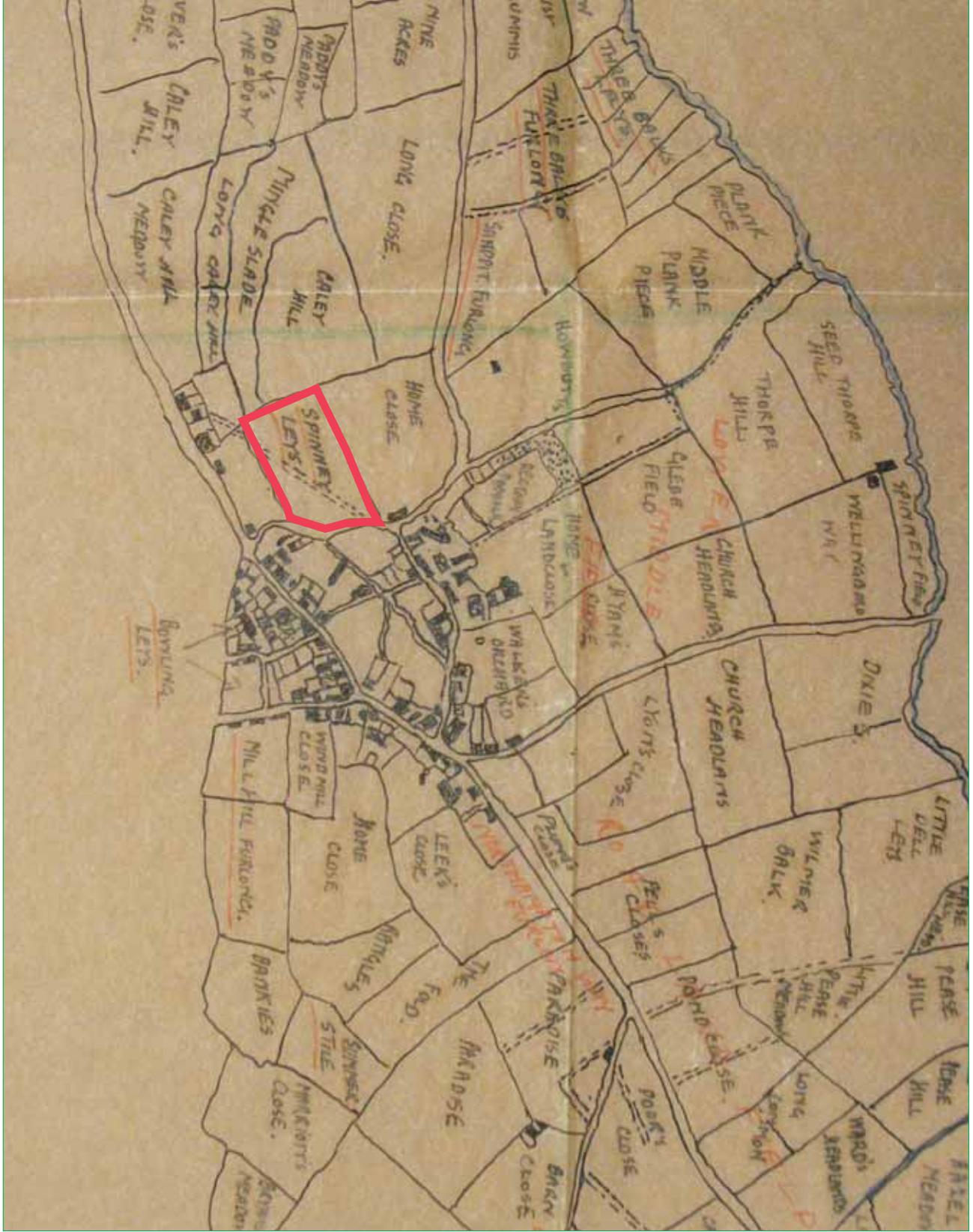
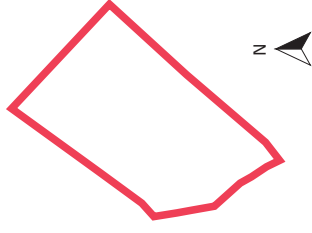


Figure 5:
Land at Gate Lane,
Broughton in
1932, from a field name
survey by the Women's
Institute

Area Location




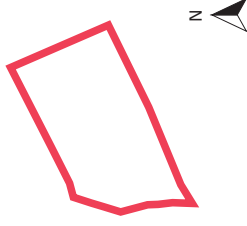

Land at Gate Lane, Broughton	
 London Cheltenham Kettering Newark Birmingham www.cgms.co.uk	Planning & Development Archaeology & Historic Buildings
Not to scale Illustrative only	
Date printed: 18/12/12	Drawn by: MD Checked by:



Figure 6:
Land at Gate Lane,
Broughton in
2009 showing the
configuration of
enclosures and quarry
(© Microsoft)

Area Location



Land at Gate Lane, Broughton	
 London Cheltenham Kettering Newark Birmingham www.cgms.co.uk <i>Planning & Development Archaeology & Historic Buildings</i>	
Not to scale Illustrative only	
Date printed: 18/12/12	Drawn by: MD Checked by:

APPENDIX 1

Historic Mapping

Historical Mapping Legends

Ordnance Survey County Series 1:10,560

Other Pits	Sand Pit	Shingle	Reeds	Deciduous	Furze	Brushwood	Rough Pasture	Trigonometrical Station	Bench Mark	Well, Spring, Boundary Post	Instrumental Contour	Minor Roads	Raised Road	Railway over River	Level Crossing
Gravel Pit	Quarry	Osiers	Mixed Wood	Fir	Arrow denotes flow of water	Site of Antiquities	Pump, Guide Post, Signal Post	Surface Level	Sketched Contour	Main Roads	Sunken Road	Road over Railway	Railway over Road	Road over River or Canal	Road over Stream
Chalk Pit, Clay Pit or Quarry	Sand Pit	Refuse or Slag Heap	Dunes	Coniferous Trees	Orchard	Bracken	Marsh	Building	Glasshouse	Sloping Masonry	Pylon	Electricity Transmission Line	Pole	Standard Gauge Multiple Track	Standard Gauge Single Track
Chalk Pit, Clay Pit or Quarry	Sand Pit	Refuse or Slag Heap	Dunes	Coniferous Trees	Orchard	Bracken	Marsh	Building	Glasshouse	Sloping Masonry	Pylon	Electricity Transmission Line	Pole	Standard Gauge Multiple Track	Standard Gauge Single Track
Chalk Pit, Clay Pit or Quarry	Sand Pit	Refuse or Slag Heap	Dunes	Coniferous Trees	Orchard	Bracken	Marsh	Building	Glasshouse	Sloping Masonry	Pylon	Electricity Transmission Line	Pole	Standard Gauge Multiple Track	Standard Gauge Single Track

Ordnance Survey Plan 1:10,000

Gravel Pit	Rock	Boulders	Shingle	Sand	Slopes	General detail	Overhead detail	Multi-track railway	County boundary (England only)	District, Unitary, Metropolitan, London Borough boundary	Area of wooded vegetation	Non-coniferous trees	Coniferous trees	Positioned tree	Coppice or Osiers	Heath	Marsh, Salt Marsh or Reeds	Flow arrows	Mean low water (springs)	Electricity transmission line (with poles)	Triangulation station	Pylon, flare stack or lighting tower	Glasshouse	Important Building

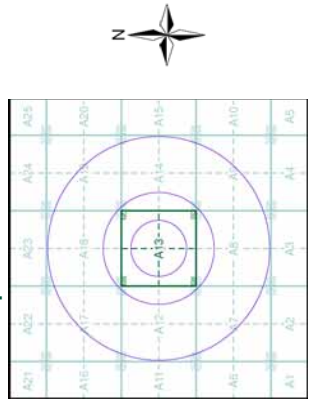
1:10,000 Raster Mapping

Refuse tip or slag heap	Rock	Boulders	Mud	Sand Pit	Top of cliff	Underground detail	Narrow gauge railway	Single track railway	Civil, parish or community boundary	Constituency boundary	Non-coniferous trees	Coniferous trees	Positioned tree	Coppice or Osiers	Heath	Marsh, Salt Marsh or Reeds	Flow arrows	Mean low water (springs)	Electricity transmission line (with poles)	Triangulation station	Pylon, flare stack or lighting tower	Glasshouse	Important Building

Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Northamptonshire	1:10,560	1884	2
Northamptonshire	1:10,560	1901	3
Northamptonshire	1:10,560	1927	4
Northamptonshire	1:10,560	1938 - 1952	5
Historical Aerial Photography	1:10,560	1947 - 1949	6
Northamptonshire	1:10,560	1952	7
Ordnance Survey Plan	1:10,000	1958	8
Ordnance Survey Plan	1:10,000	1971 - 1975	9
Ordnance Survey Plan	1:10,000	1975	10
Ordnance Survey Plan	1:10,000	1989	12
Ordnance Survey Plan	1:10,000	1991 - 1993	13
10K Raster Mapping	1:10,000	1999	14
10K Raster Mapping	1:10,000	2006	15
10K Raster Mapping	1:10,000	2012	16

Historical Map - Slice A



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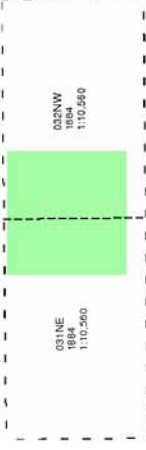
Site Details

Site at 483700, 275700

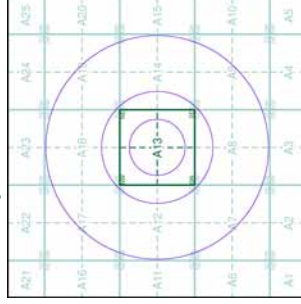
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the time adopted for England, Wales and Scotland in the 1840's. In 1854 the Ordnance Survey published the first 1:10,560 maps. These maps are used to update the 1:10,560 maps. The published data, when these maps are often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties giving rise to significant inaccuracies in cutting areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping on a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A

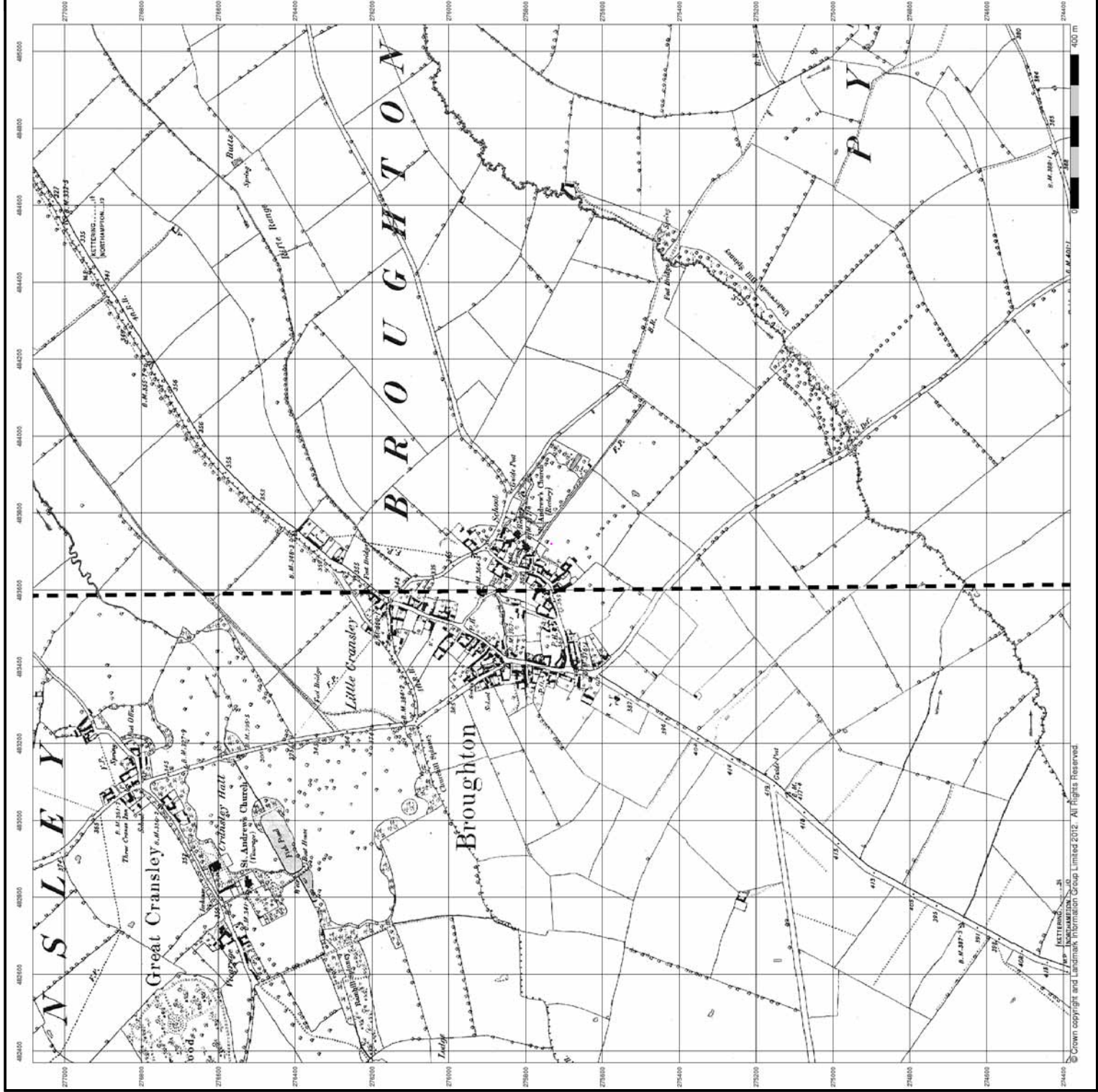


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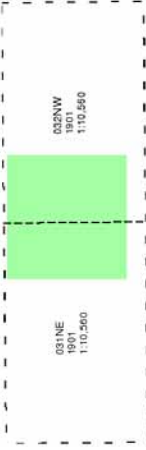
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Site at 483700, 275700

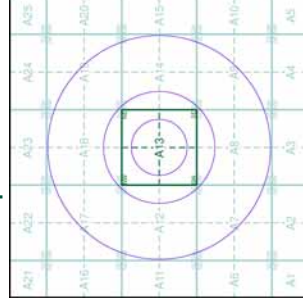


The historical maps shown were reproduced from maps predominantly held at the Ordnance Survey, Great Britain and Ireland in the 1940's. In 1854 the Ordnance Survey was established and the first published maps were used to update the 1:10,560 maps. The published data from these maps are often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A

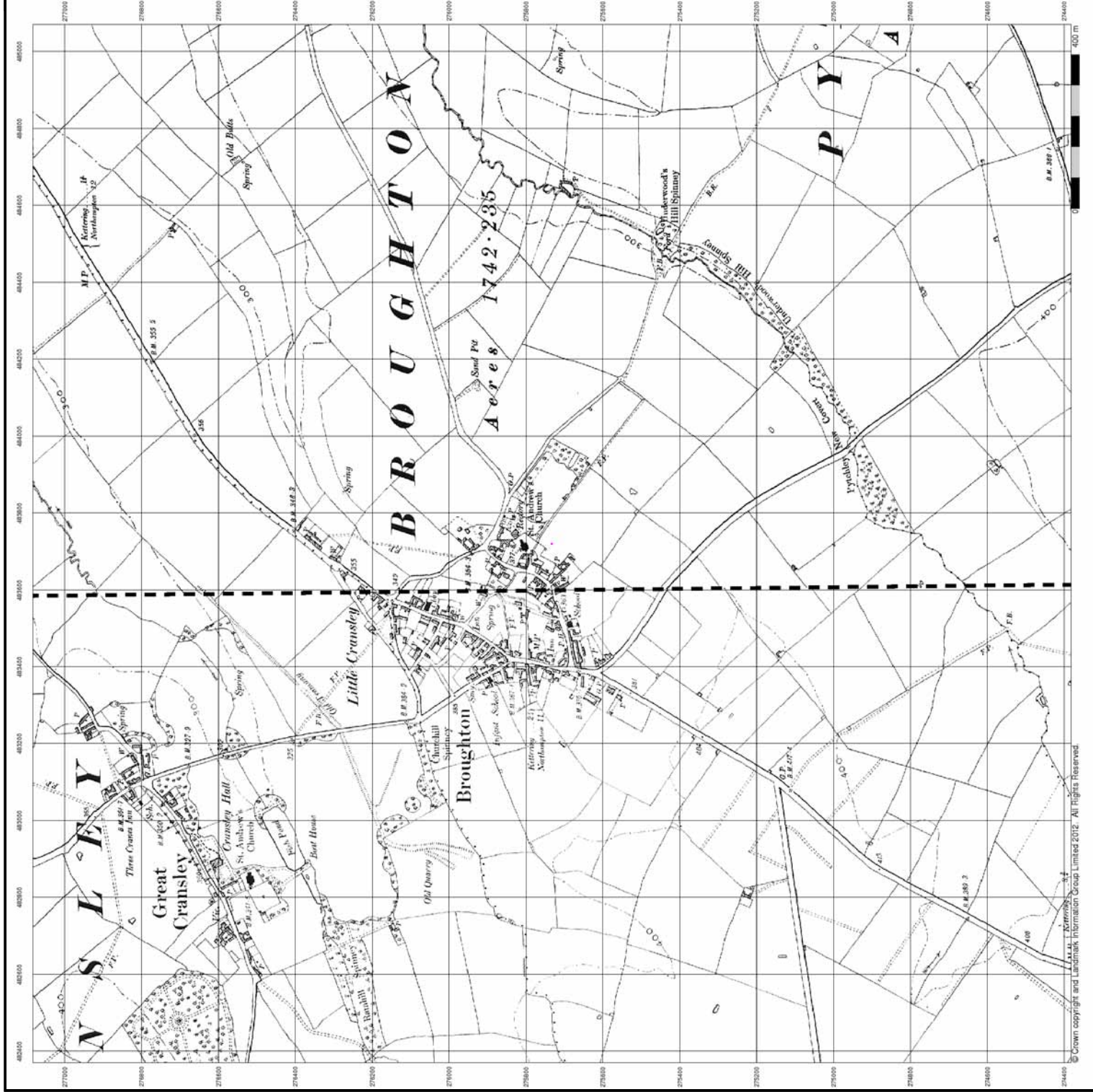


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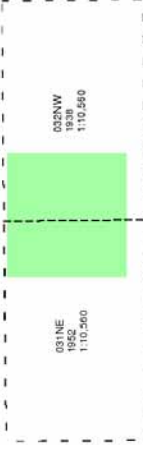
Site Details

Site at 483700, 275700

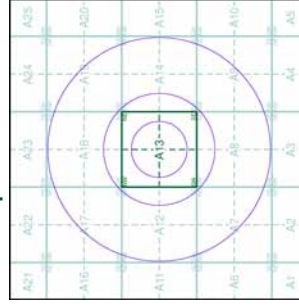


The historical maps shown were reproduced from maps predominantly held at the OS archives for England, Wales and Scotland in the 1940's. In 1854 the OS produced the first 1:10,560 maps. These maps were used to update the 1:10,560 maps. The published data on these maps are often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A

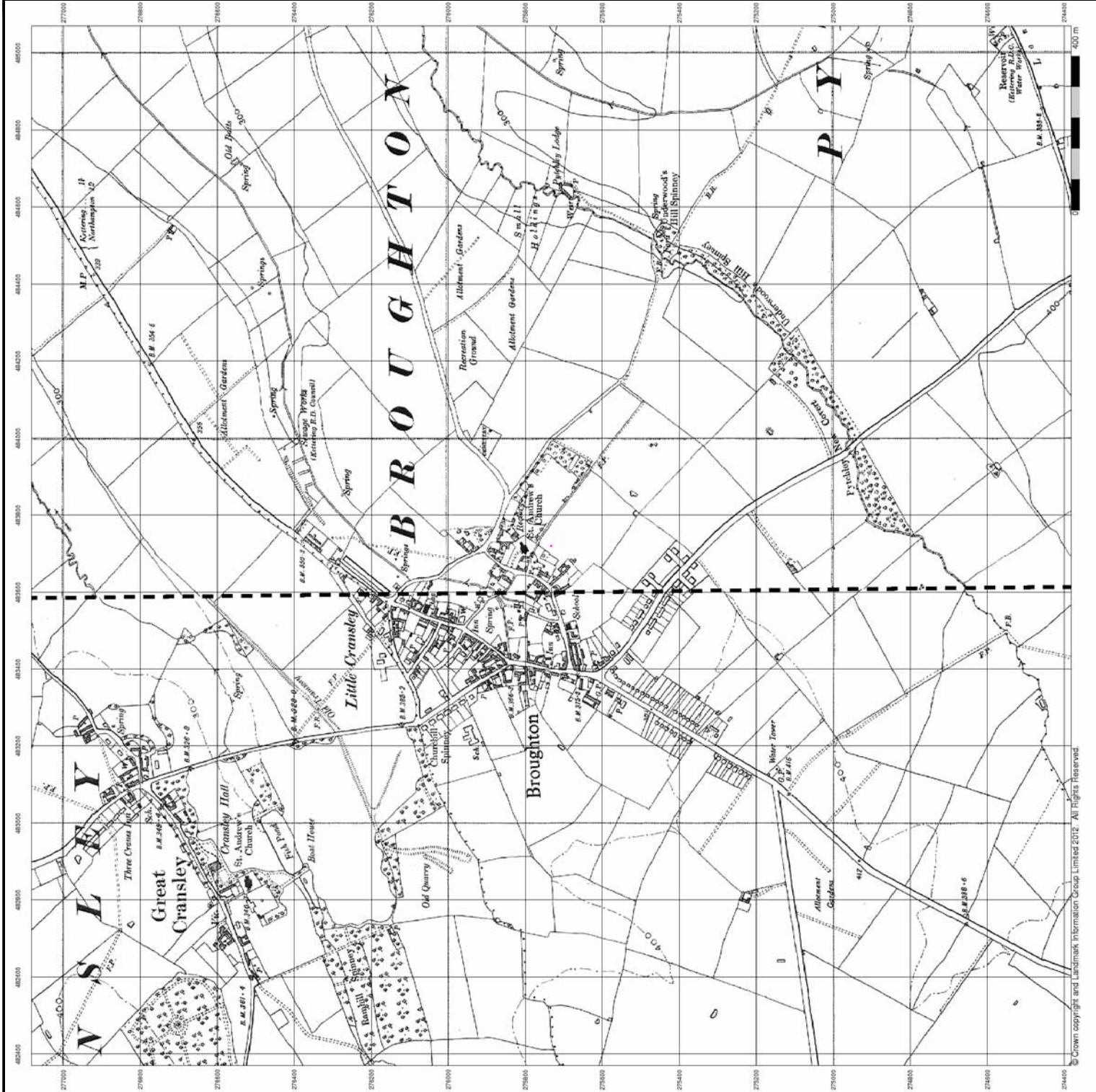


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Site Details

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Ordnance Survey Plan

Published 1958

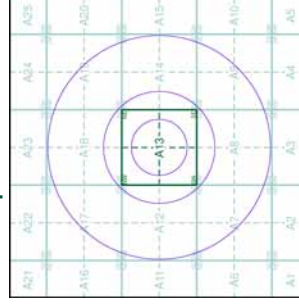
Source map scale - 1:10,000

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Map Name(s) and Date(s)

SP87NW	1958	1:10,560
SP87NE	1958	1:10,560
SP87SW	1958	1:10,560
SP87SE	1958	1:10,560

Historical Map - Slice A



Order Details

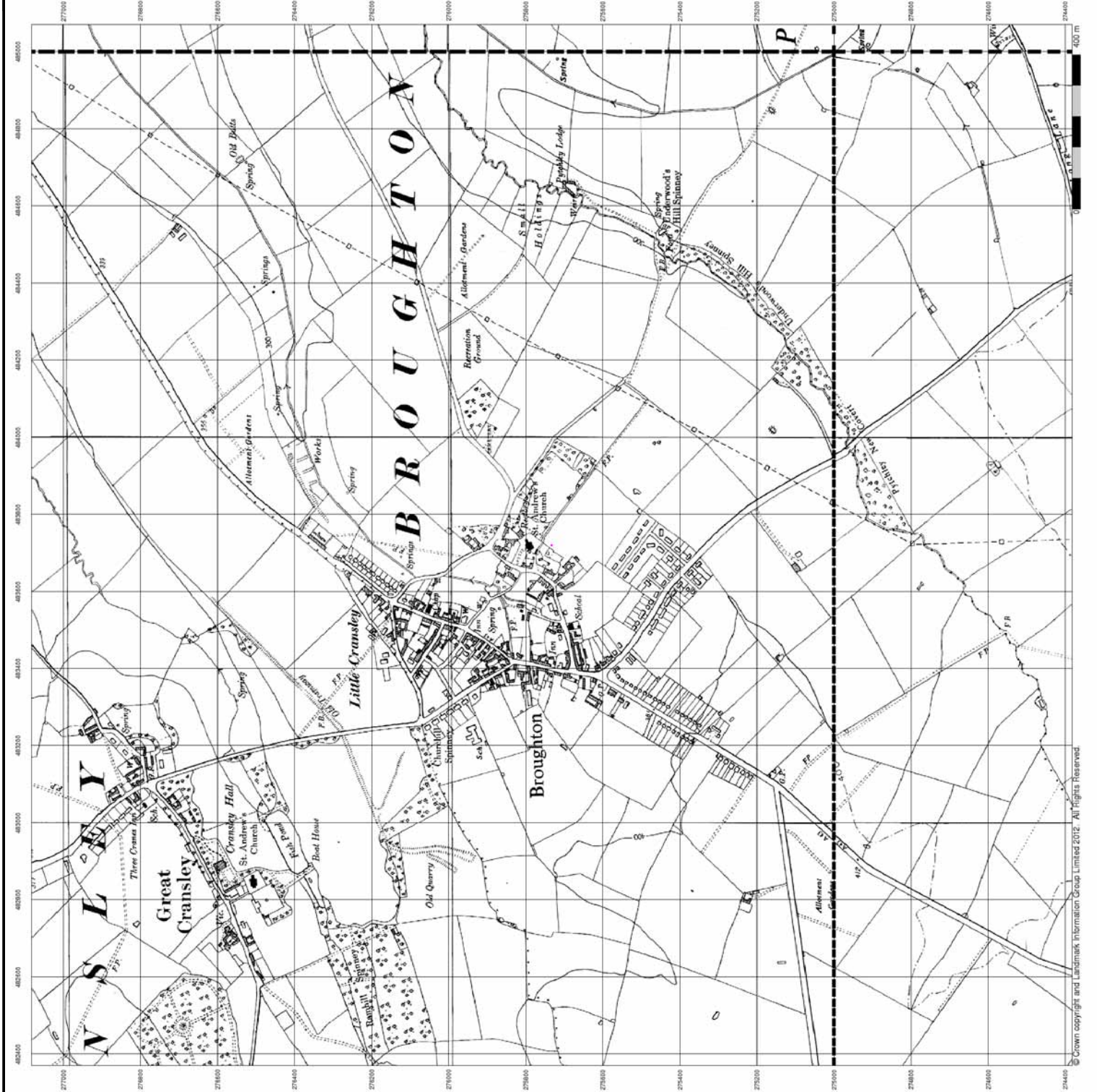
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 Customer Ref: 14313
 National Grid Reference: 483720, 275730
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

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Ordnance Survey Plan

Published 1971 - 1975

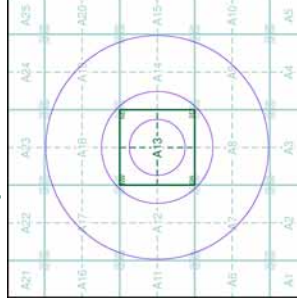
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The historical maps shown were reproduced from maps predominantly held at the OS archives for England, Wales and Scotland in the 1940's. In 1854 the OS produced the first 1:10,000 scale map. The published maps are used to update the 1:10,000 maps. The published data, when they are often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

SP87NW	SP87NE
1974	1975
1:10,000	1:10,000
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SP87SW	SP87SE
1975	1971
1:10,000	1:10,560

Historical Map - Slice A



Order Details

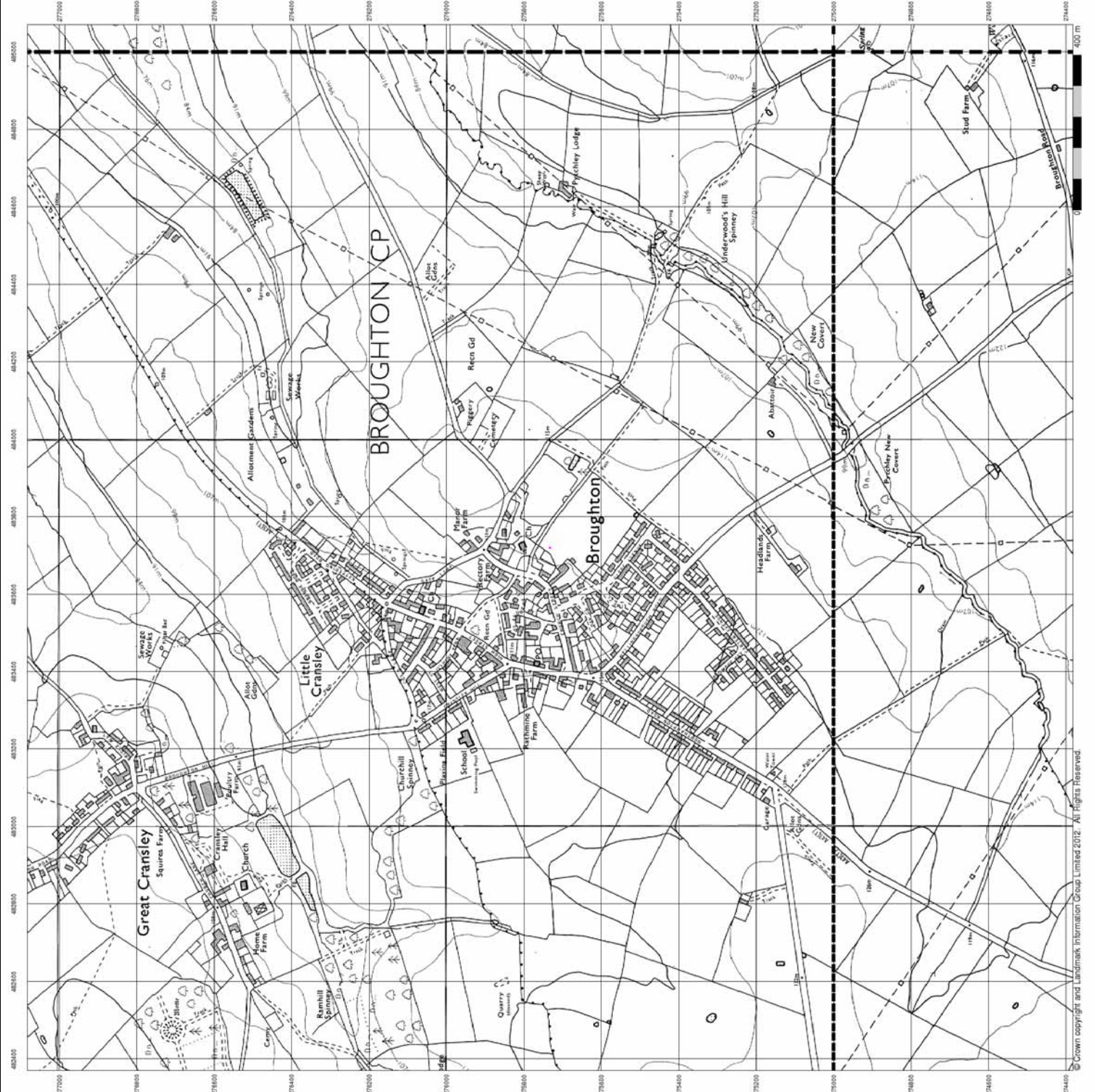
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10k Raster Mapping

Published 1999

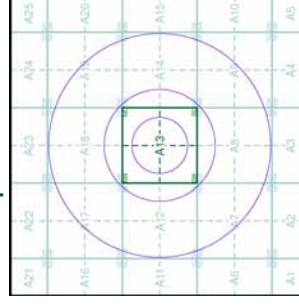
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Map Name(s) and Date(s)

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SP87SW	SP87SE
1999	1999
1:10,000	1:10,000

Historical Map - Slice A



Order Details

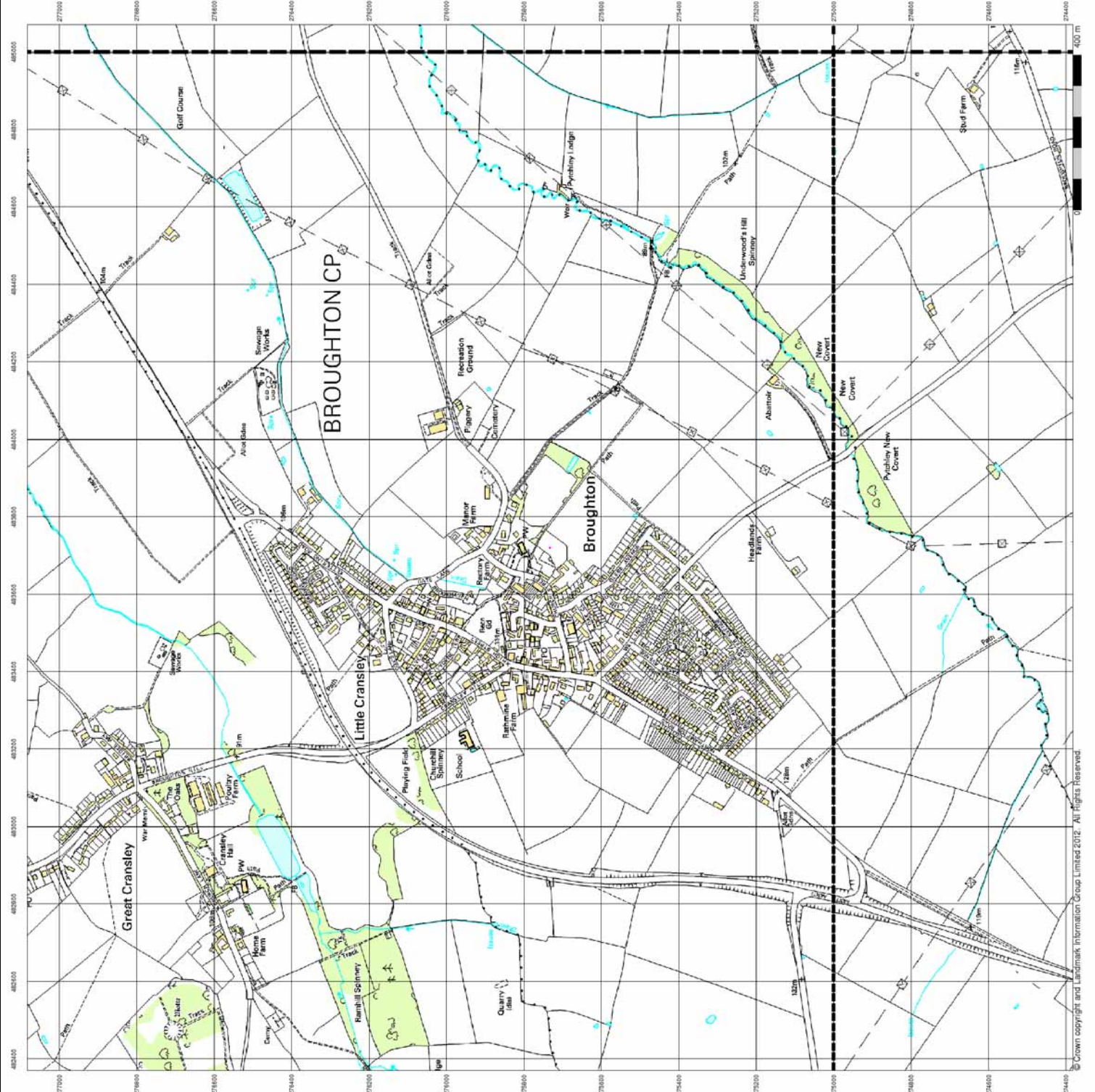
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10k Raster Mapping Published 2006

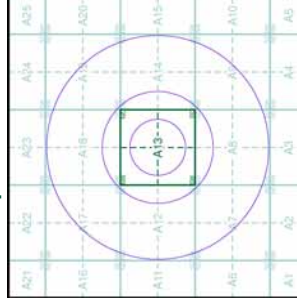
Source map scale - 1:10,000

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Map Name(s) and Date(s)

SP87NW	SP87NE
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1:10,000	1:10,000
SP87SW	SP87SE
2006	2006
1:10,000	1:10,000

Historical Map - Slice A



Order Details

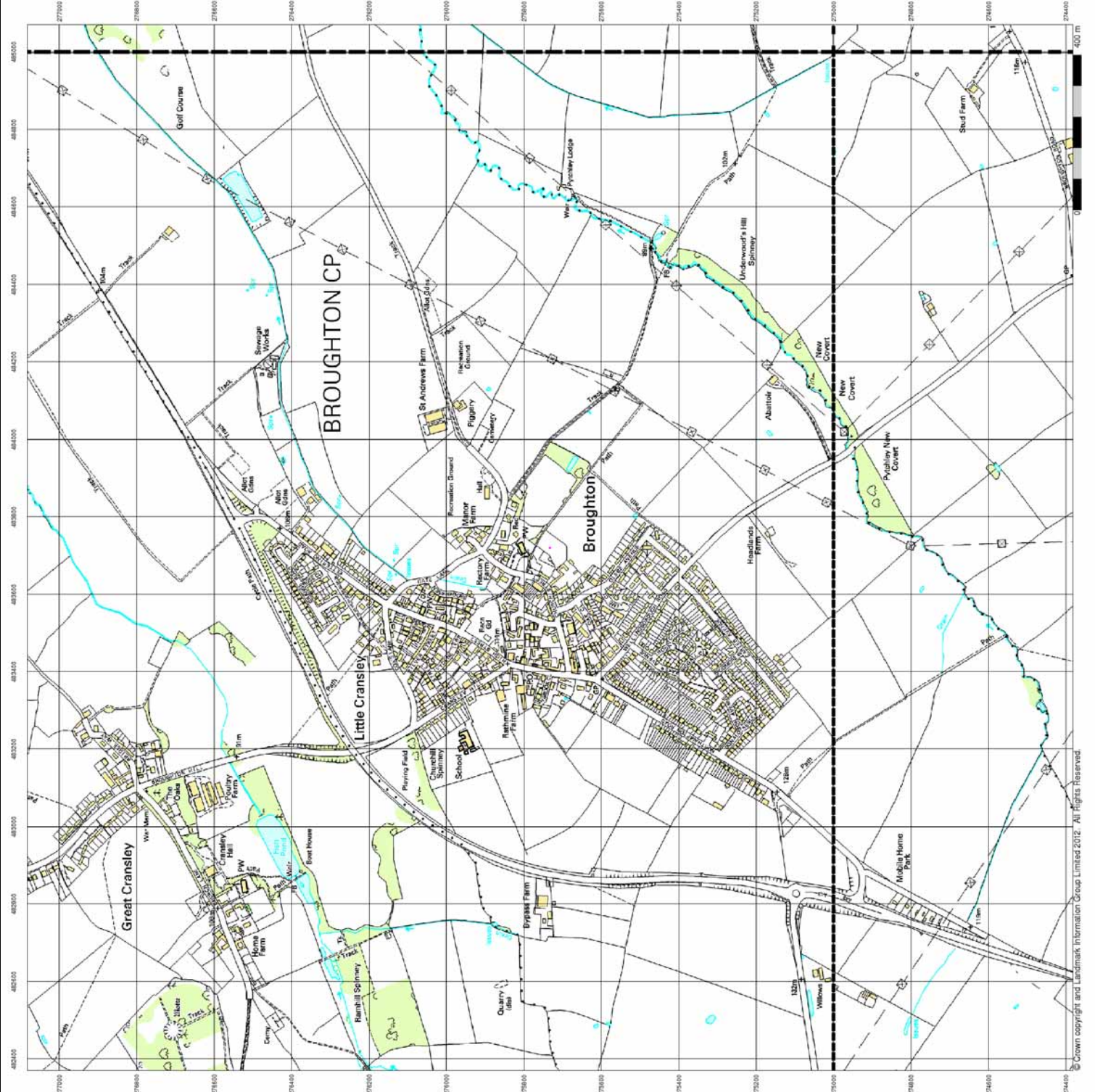
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10k Raster Mapping Published 2012

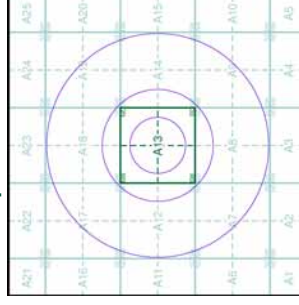
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster mapping. These maps are updated from the data which were first published in 1970. The data is highly detailed showing buildings, roads, footpaths, and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)

SP87NW	SP87NE
2012	2012
1:10,000	1:10,000
SP87SW	SP87SE
2012	2012
1:10,000	1:10,000

Historical Map - Slice A



Order Details

Order Number: 4088897_1_1
 Customer Ref: 14313
 National Grid Reference: 483720, 275730
 Slice: A
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