

Report of The Head of Planning and Local Development

Supplementary Planning Document for a Local List of Heritage Assets

1 Purpose of report

To authorise consultation on a Draft Supplementary Planning Document (SPD) for a Local List of Heritage Assets. This will assist the Council in meeting the objectives of 'Promoting high quality growth' and 'Enhancing the environment'; by ensuring heritage assets are protected.

2 Executive summary

The purpose of the Local List is to assist Planning Officers and Planning Committee to achieve enhanced heritage outcomes with their decisions. The Local List will also inform Neighbourhood Plans, Village Design Statements and Conservation Area Appraisals.

The Local List provides an opportunity for a community and a local authority to jointly identify heritage assets that are valued as a distinctive element of the local historic environment, providing special local interest.

The Local List SPD sets out procedures for a Local List of Heritage Assets. It explains local listing and heritage assets, the policy context, document status, consultation process; selection criteria, methodology, process and implications for development management.

The SPD has an Appendix with detailed information about a number of characteristics specific to Wellingborough. It also includes a nomination form which the public shall use to nominate local heritage assets.

3 Appendices

Appendix 1: Draft Local List of Heritage Assets, Supplementary Planning Document.

4 Proposed action:

4.1 The Committee is invited to RESOLVE, to authorise borough wide consultation on the Draft Local List of Heritage Assets Supplementary Planning Document.

5 Background

5.1 The establishment of a local list of heritage assets is recognized by national planning policy and the emerging Local Plan sets out a desire to create one.

- The Listed Buildings and Conservation Areas Act (1990) provides Councils a duty to protect listed buildings. However, statutory listings cover buildings of regional and national importance and do not recognize buildings of local importance. This has been the case ever since the original local list (Grade III) was abolished in 1970.
- The National Planning Policy Framework (NPPF) confirms that a Local List can be used to define heritage assets of local importance, to be material planning considerations.
- A Local List can help inform a full range of Council and private activities to improve heritage outcomes, but its principle aim is contribution to planning policy to enhance planning decisions. There is no obligation on the Council to employ funding towards entries in the Local List.
- Preferred Option 50 of the “Wellingborough Site Specific Proposals Development Plan Document” 2010 stated a desire to create a local list of heritage assets.

5.2 The Conservation Officers met with Wollaston Neighbourhood Plan Team and Cllr Geoff Simmons, 15th February this year. The Officer’s were provided an informative guided tour of the village by Kerry Woodrow. Officers confirmed that priority will be provided to Wollaston and other Parishes carrying out Neighbourhood Plans, including Earls Barton and Irchester. An article has been placed in the village newsletter to recruit volunteers to survey the village for potential Local List candidates and it is anticipated that the survey shall be carried out prior to the Neighbourhood Planning Process, to coincide with publication of a village newsletter for greatest effect.

5.3 Further meetings with other Parishes shall be arranged as part of the consultation of the Local List SPD to determine how they wish to carry out a survey of their Parish.

6 Discussion

6.1 The Local List is proposed to be a register of heritage assets of local significance to the Borough of Wellingborough. It is desirable because most statutory heritage designations do not recognise heritage assets of local significance. They tend to focus solely regional, national or international significance. Those statutory designations include Registered Parks and Gardens, Registered Battlefields, Statutorily Listed Buildings, Scheduled Ancient Monuments and World Heritage Sites. Heritage assets of local importance would have been eligible for Grade III listing prior to its abolition in 1970.

6.2 Government policy for heritage protection is contained in the National Planning Policy Planning Framework (NPPF). It suggests that local planning authorities

should set out in their Local Plan a positive strategy for heritage assets most at risk through neglect, decay or other threats, recognising that heritage assets are irreplaceable and should be conserved in a manner appropriate to their significance. The creation of a local list is consistent with that aim. English Heritage has produced a “Good Practice Guide for Local Heritage Listing” (2012), which has been used as a framework for Wellingborough’s approach to local listing.

6.3 Heritage assets are defined by the National Planning Policy Framework 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. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)”.

6.6 The significance of a heritage asset can be wider than the traditional focus on historic and architectural interest and character and appearance. Assets may also gain their significance from economic, social and environmental factors, which may include culture, social history, patterns of settlement and local figures.

6.7 The Local List is a non statutory local designation forming a material consideration in the planning process. The Local Planning Authority is therefore able to consider the scale of any harm or loss a development may cause to heritage assets and their setting. In weighing applications a balanced judgment will be required having regard to the scale of any harm and the significance of the heritage asset. There is a presumption against the demolition of locally listed building sited within a Conservation Area, where Conservation Area Consent is required. Listing can assist grant funding applications and locally listed heritage assets at risk can be entered into a Local ‘At Risk Register’.

7 Legal powers

Section 1 of the Localism Act 2011 gives the Council a general power of competence. The proposal is within the boundaries and limits on the general power of competence set out in Sections 2 to 4 of the Localism Act 2011’.

8 Financial and value for money implications

The project can be undertaken within existing financial resources.

9 Risk analysis

Nature of risk	Consequences if realised	Likelihood of occurrence	Control measures
Not preparing a local list of	locally significant	High	Prepare local list of heritage assets

heritage assets	heritage assets could be lost or harmed		
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10 Implications for resources

The project is being undertaken within existing staffing resources. Some implications for administration staff in Development Management to identify additional constraints will occur and additional consultations will be required of the Conservation and Design Officers to assess the affect of proposals on local heritage assets. Local heritage assets should be identified as local land charges. Property owned by the Council may be included in the Local List.

11 Implications for stronger and safer communities

No impact anticipated relating to health improvement, community cohesion, or community safety matters.

12 Implications for equalities

An initial equality impact assessment (EqIA) screening will be completed before any decision is taken on adopting a Local List.

13 Author and contact officer

Philip Ridley, Design and Conservation Officer

14 Consultees

Alex Stevenson, Design and Conservation Officer
Victoria Phillipson, Principal Planning Policy and Regeneration Manager
Sue Bateman, Senior Planning Officer
Mike Kilpin, Principal Planning and Building Control Manager
Steven Wood, Head of Planning and Local Development
Tracey Cave, Service Accountant
Geoff Hollands, District Law

15 Background papers

None

Local List of Heritage Assets Supplementary Planning Document – Consultation Draft

Date: June 2013

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1. Introduction:

- 1.1 This Supplementary Planning Document (SPD) provides guidance on the Borough of Wellingborough's Local List of Heritage Assets.
- 1.2 This document is being formulated in order to recognise local heritage assets in the Borough of Wellingborough. This will help inform planning decisions and related policy documents including Conservation Area Appraisals.
- 1.3 Grade III listings were a non-statutory local list of heritage assets that was abolished during the 1970's. This document aims fill that role with a Local List of Heritage Assets to identify and record the value of local heritage assets within the Borough.
- 1.4 The Local List provides an opportunity for a community and a local authority to jointly identify heritage assets that are valued as a distinctive element of the local historic environment, contributing to its character and appearance and local interest.
- 1.5 It provides clarity on the location and significance of the assets so that the desirability of their conservation and enhancement can be taken into account.
- 1.6 The local list also aims to provide the basis for a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.

1.7 The Value of Heritage

- 1.7.1 Heritage Assets are an irreplaceable resource which should be conserved in a manner appropriate to their significance.
- 1.7.2 The National Planning Policy Framework establishes a presumption in favour of sustainable development. English Heritage states that heritage assets are at the heart of sustainable development;¹ that heritage can help the UK economy grow faster, can make significant contribution to existing economic activity and is not a barrier to growth.²

1.8 Economic Value

- 1.8.1 Heritage is a key driver to the tourism economy, which has grown from 675 million visits in 1990 to 940 million in 2011 with over half visiting a heritage site.³ Heritage tourism is also a popular pursuit for residents,

¹ "Regeneration and the Historic Environment, Heritage as a catalyst for better social and economic regeneration" English Heritage (2005).

<http://www.english-heritage.org.uk/publications/regeneration-and-historic-environment/>

² "Heritage and Growth" English Heritage (2011)

<http://www.english-heritage.org.uk/publications/heritage-and-growth/>

³ "Tourism Highlights" UNWTO(2011) p1

with 80% of visits to historic buildings being made by domestic tourists.⁴

- 1.8.2 It is estimated that UK Heritage tourism directly accounts for £4.3bn of GDP and creates employment for 113,000 people.⁵ This is larger than the UK film industry (£3.3bn) and motor vehicle manufacturing industry (£5.5bn). Research shows that historic visitor attractions support as many jobs in the surrounding economy as they do on site.⁶
- 1.8.3 Restoration also supports local skilled jobs to restore fabric rather than import new materials, with investment in repair and maintenance producing 55% more direct construction labour input than new-build.⁷
- 1.8.4 Refurbishing a building can save money, avoid waste and reduce the need for new building materials. These savings can help provide affordable space for small to medium sized enterprises in commercial zones. Heritage led regeneration of the Jewellery quarter in Birmingham has for example helped protect 6,000 jobs and 1,500 businesses. Research shows that one in four businesses agree that the historic environment is an important factor in deciding where to locate.⁸
- 1.8.5 Re-use can also protect workmanship and architecture of a quality no longer available to house builders. Research shows, as a result, that historic homes can attract an average of 20% premium versus new build equivalents⁹.

1.9 Local Belonging / Sense of Place

- 1.9.1 In 2009, English Heritage commissioned Newcastle University and the Centre of Urban and Regional Studies to undertake a study exploring the impact of living in historic areas on people's sense of local belonging or sense of place.¹⁰
- 1.9.2 The study found that adults living in historic areas had a significantly stronger sense of place than those that do not, even after controlling for other socio-economic factors known to impact on sense of belonging. It showed a positive impact of the historic environment for adults regardless of their demographics, demonstrating a universal value of heritage, and distinctive architecture is an important factor which skilled workers consider when choosing where to work and live.¹¹

1.10 PRIDE Objectives

- 1.10.1 The Local List will contribute to the Borough Council's Mission Statement 'Making Wellingborough a place to be proud of and the

⁴ "Visit England visitor attraction survey" Heritage Counts (2011) p30

⁵ "Investing in success, heritage and the UK tourism economy" Heritage Lottery Fund (2010) p9

⁶ "The impact of historic visitor attractions" GHK (2010) pp81-82

⁷ Construction Skills (2008)

⁸ "The impact of historic environment regeneration" Amion-Locum (2010) p73

⁹ "What Adds Value" Nationwide Building Society (2003)

¹⁰ "Historic Environment and Sense of Place: Heritage Counts" English Heritage (2009)

<http://hc.english-heritage.org.uk/Previous-Reports/HC-Sense-of-Place>

¹¹ Competitive European Cities, Where do the core cities stand? ODPM, (2004)

associated P.R.I.D.E. objectives by encouraging a planning service responsive to local heritage priorities, promotion of high quality growth alongside protecting and enhancing the environment.

- 1.10.2 It is hoped that recognition of the unique qualities of a heritage asset and inclusion on the Local List will encourage owners to take pride in the care of their property.

2. Policy Context

National Policies

- 2.1 Government policy for heritage protection is contained in the National Planning Policy Planning Framework (NPPF).¹² It states that local planning authorities should set out in their Local Plan a positive strategy for heritage assets most at risk through neglect, decay or other threats, recognising that heritage assets are irreplaceable and should be conserved in a manner appropriate to their significance. The creation of a local list is consistent with that aim.
- 2.2 Heritage assets are defined in Annexe 2 of the NPPF 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. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing)”.*
- 2.3 The significance of a heritage asset can be wider than the traditional focus on historic and architectural interest and character and appearance.
- 2.4 Assets may also gain their significance from economic, social and environmental factors, which may include culture, social history, patterns of settlement and local figures.

Local Policies

- 2.5 The North Northamptonshire Core Spatial Strategy (CSS) is the principal Development Planning Document guiding development within the Borough. This sets out a vision for the delivery of high quality development and the protection and enhancement of valuable built and natural resources. It also seeks to enhance and manage the built and natural resources of the area, retaining and enhancing local character and distinctiveness. The SPD, once adopted, will supplement CSS Policy 13 (specifically parts (h), (i) and (o)).
- 2.6 The 2008 CSS is currently under review. The pre-submission draft Core Strategy review is likely to be published for formal statutory

¹² “National Planning Policy Framework” Department for Communities and Local Government (2012)
<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

consultation during early 2014. This will be followed by an Independent Examination and it is anticipated that the Core Strategy review will be adopted by the end of 2014.

3. Document Status

- 3.1 This SPD has been prepared under the 2004 Planning and Compulsory Purchase Act (the “2004 Act”).¹³ The Local List SPD is a statutory Local Development Document (LDD), covering the whole of the Borough of Wellingborough.
- 3.2 The Local List SPD was prepared in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 (Statutory Instrument 2012 No. 767) (the “2012 Regulations”)¹⁴, which set out the minimum requirements for the preparation of an SPD. It is essential for these requirements to be met in order for this document to be classified as a statutory LDD, thereby supplementing the statutory Local Plans for the Borough of Wellingborough.
- 3.3 This SPD will supplement policies within the North Northamptonshire Core Spatial Strategy (CSS), adopted June 2008,¹⁵ and the overall joint Development Plan Document (DPD) for the Borough of Wellingborough. The specific preparation process for the Local List SPD is directed by 2012 Regulations 12-14 and 35. The process also needs to have regard to the North Northamptonshire Statement of Community Involvement (SCI), adopted October 2006.¹⁶

4. Consultation under Regulations 12(a) and 35

- 4.1. The Consultation Draft was approved for a 6-week period of public consultation by the Development Committee on XXX. A list of Consultees (consultation bodies and individuals) is set out in Appendix C.
- 4.2. If you wish to make any comments on this Consultation Draft SPD, these must be received in writing by no later than XX pm on XX 2013, and sent to:

Planning Policy and Regeneration
Borough Council of Wellingborough
Swanspool House
Doddington Road

¹³ “Planning & Compulsory Purchase Act” (2004)
<http://www.legislation.gov.uk/ukpga/2004/5/contents>

¹⁴ Statutory Instrument 2012 No. 767: <http://www.legislation.gov.uk/uksi/2012/767/contents/made>

¹⁵ North Northamptonshire Core Spatial Strategy:
<http://www.nnjpu.org.uk/publications/docdetail.asp?docid=1068>

¹⁶ North Northamptonshire Statement of Community Involvement:
<http://www.northamptonshireobservatory.org.uk/publications/document.asp?documentid=790>

Wellingborough
NN8 1BP

Or by email to
policyandregeneration@wellingborough.gov.uk

- 4.3. All comments received will be reviewed and considered, prior to adoption of the final document.

5. Selection Criteria

- 5.1. The following criteria shall have been compiled to reflect the Department of Culture, Media and Sport's "Principles of Selection for Listing Buildings"¹⁷ and English Heritage guidance for local lists.¹⁸
- 5.2. The criteria are: Age, Design, History, Archaeology and Condition. In addition to these, guidance for selecting specific types of building is published by English Heritage¹⁹ and Appendix A comprises a general overview of the Borough's characteristics.
- 5.3. Inclusion within the Local List may be justified by satisfaction of at least one of the following criteria. The satisfaction of multiple criteria will lend weight to listing.
- 5.4. **Age**
- 5.4.1 The age of an asset may be an important criterion because it is indicative of the asset's rarity, and the older an asset is, and the fewer surviving examples of its kind, the more likely it is to have local historic interest.
- 5.4.2 The weight attributed to an age range can be adjusted to take into account distinctive local characteristics.
- 5.4.3 The following chronology is meant as a guide to assessment; the dates are indications of likely periods of interest and are not absolute. The relevance of age and rarity will vary according to the particular type of asset because for some types, dates, other than those outlined below are of significance. However, the general principles used are the following:

5.4.4 **Age criteria for historic buildings:**

¹⁷ "Principles of Selection for Listing Buildings" Department for Culture, Media & Sport 2010.
<http://www.english-heritage.org.uk/content/imported-docs/p-t/principles-of-selection-for-listing-buildings-2010.pdf>

¹⁸ "Good Practice Guide for Local Listing" English Heritage 2012
<http://www.english-heritage.org.uk/publications/good-practice-local-heritage-listing/>

¹⁹ "Selection guides for buildings and structures"
<http://www.english-heritage.org.uk/caring/listing/criteria-for-protection/selection-guidelines/>

- before 1700, all buildings that contain a significant proportion of their original fabric are listed;
- from 1700 to 1840, most buildings are listed that contain a significant proportion of their original fabric;
- after 1840, because of the greatly increased number of buildings erected and the much larger numbers that have survived, progressively greater selection is necessary;
- particularly careful selection is required for buildings from the period after 1945;
- buildings of less than 30 years old are normally listed only if they are of outstanding quality and under threat.

5.4.5 **Age Criteria for Landscape Features**

- Sites formed before 1750 where at least a proportion of the original layout is still in evidence
- Sites laid out between 1750 and 1840 where enough of the layout survives to reflect the original design
- Sites with a main phase of development post-1840 which are of local interest and relatively intact, the degree of required local interest rising as the site becomes closer in time
- Particularly careful selection is required for sites from the period after 1945
- Sites of less than 30 years old are normally registered only if they are of outstanding quality and under threat

5.4.6 For many people, the mention of the words landscape or garden conjures up a vision of floral beauty or culinary possibilities. Whilst we appreciate good gardening, when compiling the list, we look at the more permanent elements in the landscape such as landform, built structures, walks and rides, water features, structural shrubberies, hedges and trees. We do not focus on the shorter-lived plantings of herbaceous perennials, annuals, roses and most shrubs.

5.5 **Design**

5.5.1 To be of local design interest, a heritage asset must be of importance in its architectural, landscape or artistic design and decoration and craftsmanship. Local interest may also apply to locally important examples of particular building types and techniques, including the local vernacular and technological innovation or virtuosity.

5.5.2 The appearance of an asset— both its intrinsic design merit and any group value, i.e. grouping of assets with a clear visual, design or historic relationship — is a key consideration in judging listing proposals, and the intrinsic design value of an asset will be

considered in relation to local styles, materials or any other distinctive local characteristic.

- 5.5.3 The local interest of a heritage asset will not always be reflected in obvious external visual quality. Assets can be important for reasons of technological innovation, or as illustrating historic interest which may or may not have external visual quality.

5.6 **History**

- 5.6.1 To be of local historic interest, an asset must illustrate important aspects of the local social, economic, cultural or military history. They may have close historic associations with important people, events or customs or by reason of being a local landmark

- 5.6.2 They should be perceived as a source of local identity, distinctiveness, social interaction and coherence, often residing in intangible aspects of heritage contributing to the “collective memory” of a place.

- 5.6.3 There should normally be some quality of interest in the physical fabric of the asset to justify listing.

5.7 **Archaeology**

- 5.7.1 There may be an appropriate reason to designate a locally significant asset if the evidence base is sufficiently compelling and if a distinct area can be identified.

- 5.7.2 The majority of archaeological sites and landscapes remain undesignated. Even in cases where they are added to a local heritage list, the interest and significance of archaeological assets may be of national or regional importance.

6. **Methodology for Assessing Assets**

6.1 **State of Repair**

- 6.1.1 The state of repair of a building is not a relevant consideration when deciding whether a building meets the test of local interest. Repair issues should however be noted to inform potential management proposals.

6.2 **Alterations**

- 6.2.1 Modern interventions can be sympathetic or detract from the local interest of a heritage asset. Alterations should be noted. A value judgement should then be made as to whether enough of the asset’s local interest remains to justify listing.

6.3 **Selectivity**

- 6.3.1 Where a heritage asset qualifies for listing primarily on the strength of its local interest, the fact that there are other buildings of similar quality elsewhere is not likely to be a major consideration. However, a

building may be listed primarily because it represents a particular historical type in order to ensure that examples of such a type are preserved.

6.3.2 Listing in these circumstances is largely a comparative exercise and needs to be selective where a substantial number of buildings of a similar type and quality survive.

6.3.3 Selection should also be driven by benchmarking against the quality of those heritage assets previously considered worthy of Grade III listing by English Heritage. Previous Grade III heritage assets retaining their local interest are part of the first phase of list proposals for this purpose.

6.4 Evidence

6.4.1 The significance of a local heritage asset of any kind may be enhanced by a significant contemporary or historic record. Examples include written and aural histories and historic photographs or drawings.

7. Process

7.1 Phasing

7.1.1 The Borough covers an area of 16,315ha with 20 settlements of varying sizes.

7.1.2 To manage the compilation of the Local List more effectively the survey will be conducted in phases:

7.1.3 Phase one will include Earls Barton, Wollaston and Irchester (as they are currently compiling Neighbourhood Plans). Ecton and Finedon will also be included as they are scheduled for Conservation Area Appraisals.

7.1.4 The remaining villages and their surrounding areas, and also parts of Wellingborough (outside its adopted Conservation Area) will follow in further phases.

7.1.5 Those places undertaking policy work which would benefit from the assessment will be prioritised.

7.1.6 The final phase will be Wellingborough Town Centre Conservation Area. This will include a re-assessment of the Buildings of Townscape Merit, where that designation will be replaced by the Local List to provide a more uniform assessment across the Borough.

7.2 Consultation Process

7.2.1 Stage 1 - Invitation to nominate heritage assets

- Members of the public will be invited to nominate candidates for the Local List, using the Nomination Form in Appendix 2. They will be provided a period of 8 weeks.
- Those notified directly will include Parish Councils, Ward Members, Wellingborough Civic Society and other identified local groups.
- A press release will be sent to local newspapers and radio.
- Details will be published on the Council's website.
- An email will be sent to all those who have registered with the Council with an interest in being emailed about planning matters.

7.2.2 Stage 2 - Validation

- The Council's Conservation Officers will analyse nomination forms. Incomplete forms will be returned to the sender, allowing a further three weeks to provide additional information.
- The Council's Conservation Officers will assess all valid nomination forms and their own proposals in accordance with the criteria, making an initial assessment of which proposals will go forward to the panel and which will be discarded.
- Nominees will be sent a standard letter notifying them of the Conservation Officer's decision if they fail at this stage.
- When an application is valid, owner / occupiers will be notified in writing and be provided three weeks to comment.

7.2.3 Stage 3 Panel

- An expert panel, approved by the Borough Council's Development Committee, shall consider all nominations.
- Decisions are based on a majority view of whether a nomination meets set criteria.

7.2.4 Stage 4 Committee

- The final list shall be submitted to the Development Committee for their approval.
- Owner / Occupiers will be sent the standard letter in Appendix 3 outlining the purpose of the Local List and the grounds on which they can object. Those objecting to a proposed list entry will have an opportunity to speak for two minutes at Committee.

7.2.5 Stage 5 Notification

- Following the Committee's decision, owner/occupiers of heritage assets which have been listed shall be sent a letter confirming the decision, explaining the implications.

7.3 Annual Review

- 7.3.1 The Local List is a dynamic document and people are encouraged to propose additions which would meet the adopted criteria.
- 7.3.2 Nomination forms can be sent at any time and will be validated in accordance with Stage 2 of the consultation process above.
- 7.3.3 Local List proposals shall be considered annually by the panel of experts in accordance with Stage 3 and will then be put to elected members for their considerations, as per the consultation process above

7.4 Consulting the list

- 7.4.1 A copy of the adopted list of local heritage assets will be available on the Council website. A hard copy will also be available for inspection at the Council Offices:

Swanspool House, Doddington Road, Wellingborough,
Northamptonshire, NN8 1BP

Opening Hours: Mon, Tue, Wed 8.30am – 5pm

Thurs 9.30am – 5pm

Fri 8.30am – 4.30pm

8. Implications for Development Management

- 8.1 The inclusion of a heritage asset on the local list does not provide any additional controls. It is however a material consideration when making planning decisions and can be evidence base for other Council and private activities.
- 8.2 Annex 2 of the NPPF considers locally listed buildings non-designated heritage assets. Paragraph 135 of the NPPF states that the effect of an application on non-designated heritage assets, such as the local list, should be taken into account in determining applications. It also states:

“In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”
- 8.3 Chapter 12 of the NPPF contains national policies for managing heritage assets, including the local list, within the development process.
- 8.4 Development affecting heritage assets, including the local list, should also be carried out in accordance with Policy 13 “General Sustainable Development Principles” of the North Northamptonshire Core Strategy, and future amendments, or replacements of the policy.

Policy 13(h) states that development should *“be of a high standard of design, architecture and landscaping, respect and enhance the character of its surrounds and be in accordance with the Environmental Character of the area”*

Policy 13(i) states that development should *“create a strong sense of place by strengthening the distinctive historic and cultural qualities and townscape of the towns and villages through its design, landscaping and use of public art”*

Policy 13(o) states that development should *“conserve and enhance the landscape character” & “Historic landscape assets and their settings”*

- 8.5 It is recognised that buildings often need to be altered and adapted for changing needs and aspirations. Inclusion on the local list will not prevent this. Where alterations are proposed an understanding of a building’s interest and value can help to identify the most appropriate approach. It is hoped that inclusion on the list and recognition of the asset’s local interest will encourage owners to take a pride in their care and conservation. Alterations and extensions which respect the character of a property can add to its value.
- 8.6 Similarly, inclusion on the local list should not be seen as a hindrance to regeneration, it will just ensure that any proposals take into account the local significance of the asset and seek in the first instance imaginative restoration and reuse.
- 8.7 The Council shall monitor the affect of the local list and consider future controls if necessary. An Article 4 Directive can be applied to remove certain permitted development rights including demolition and alterations to elevations.
- 8.8 Conservation Areas could also be designated or existing ones amended to afford greater protection.
- 8.9 Tree Preservation Orders may also be considered, where additional controls are considered necessary for trees that are considered part of a heritage asset beneficial to public amenity. Statutory designation may also be proposed for local list entries that are considered to be more than locally important.

Appendix A: The Character of the Borough of Wellingborough

To assist the process of creating a local list, the following text provides a basic guide to some of the Borough's key characteristics and periods of development. Sources of particular reference include Palmer's "History of Wellingborough"²⁰ and Northamptonshire County Council's "Draft Extensive Urban Survey"²¹. The latter includes a Monument by Monument Analysis in Appendix 3, which is useful for identifying specific significant buildings.

A1. Materials

The local materials of an area create a connection between the built environment and the local geology, often forging subtle connections even with the hue of the local soils.

Understanding local materials also helps inform us about the local vernacular, which is often determined by the constraints presented by local materials.

Stone

Wellingborough's distinctive architectural and visual qualities prior to the introduction of imported materials via canals and railways are derived largely from the use of local stone, and latterly brick in the construction of its historic and period buildings.

All the rocks in the local Northamptonshire Sand Formation are iron-bearing to a greater or lesser degree and consequently they have an appearance ranging from warm shades of brown to light gold. The ironstone found in the buildings of Wellingborough is formed of Oolitic Ironstone that occurs broadly from Wellingborough northwards. This is a durable material but still able to be crafted and shaped.

Ironstone is used primarily as rubble-stone walling, generally roughly-shaped and hammer-dressed. However, examples of dressed ironstone ashlar can also be seen. Rubble-stone is usually built up in regular courses, although random-rubble walls set in mortar occur where uneven stone has been used. Random stonework is usually associated with curtain (boundary) walling.

A feature of a number of buildings in the town is the use of alternate bands of dark ironstone and light-coloured limestone. Originally dating from the medieval period, it is also a distinctive feature in many other parts of the County where Blisworth Limestone occurs close to ironstone rocks. This is a response to the bedrock variability, with some seams yielding larger ashlar blocks than others.

²⁰ Palmer, Joyce and Maurice "A History of Wellingborough" Steeple Press (1972)

²¹ "Draft Extensive Urban Survey" Northamptonshire County Council (2000)

Ashlar stone is dressed or squared stone and is sometimes used in combination with the rubble-stone. Ashlar is primarily used for architectural-specific purposes such as window-surrounds, quoins or moulded details.

Wellingborough is also located close to an outcrop of Blisworth Limestone, a material commonly used for walling as well as architectural detailing. It is generally less durable than the ironstone and can be soft and powdery and less-resistant to weathering. Consequently, the harder-wearing Lincolnshire Limestone (found in the north of the County) was preferred for intricate work on ironstone buildings such as All Hallows Church, although the older 13th century tower contains strips of Blisworth Limestone. Limestone is used on a number of limestone buildings for window-surrounds, quoins and moulded details.

Brick

The other prominent material commonly associated with the town centre area is red brick. Following the great fire of 1738, many subsequent buildings were built from red brick and much of this would have been sourced locally. Historic maps reveal a brickworks in the northern part of the town centre north of St John Street, although the Ordnance Survey map of 1888 shows this to be disused by that date.

“Wellingborough brick” has a notable colouration and distinctive raised strip associated with the mould used in their hand production. The colour is often a variable mottled red with a mixture of pink and sometimes pale yellow tones with a relatively smooth exterior, but sometimes pitted appearance. The reason for this is likely to be a combination of variable clay quality / characteristics and relative positioning in the firing kiln.

Other traditional brickwork generally has warm red-orange tones and mostly consistent colouration with minor variations. Occasionally the pale yellow Peterborough brick occurs and this can usually be dated as not before 1761 when the River Nene became fully-navigable from Peterborough, the production source of the material.

Polychromatic (multi-coloured) brickwork together with architectural detailing features at eaves and around windows and doors are also notable features in a number of Victorian buildings. Most period brickwork is laid in Flemish bond, and, less-commonly, English bond.

Other Materials

Other materials include painted render, usually in a smooth rather than textured or rough-cast finish. Various buildings have also been modified through the application of a render coat over the top of an original exterior wall of stone or brick, often resulting in an unsatisfactory appearance.

Ornamental use of terra-cotta (i.e. as decorative cladding) is also occasionally evident in 19th and early-20th century buildings.

Roofing

Plain clay tiles appear to have been the customary hard-roofing material in the immediate post-Medieval and Georgian periods, and a number of buildings now retain their plain tiles. However, slates became widely used in the 19th century as a result of the new cross-regional transportability of building materials following the development of the railways.

Wellingborough is the southern-most extent of the Collyweston slate sphere of influence and so this traditional hand-crafted material can occasionally be seen around the town, notably on the Hind Hotel and Croyland Abbey.

Some pantiles and double-Roman clay tiles also occur, but are generally confined to small working buildings such as small-scale workshops and coach-houses.

A2. Boot & Shoe Industries:

Although the history of the boot and shoe industry in the County goes back to medieval times, influenced by the ready supplies of grazing land, water and oak bark for the tanning process, the associated built fabric seen in Wellingborough and elsewhere today is essentially limited to large 19th century factories, usually on street corners.

Wellingborough was a large industrial and commercial centre in Northamptonshire throughout the period of 1750 onwards. Wellingborough was the second largest town in the county, after Northampton, until it was eclipsed by the rapid growth of Kettering in the last two decades of the 19th century. The main industrial basis of the town was the boot and shoe industry, which was already of a substantial size in the 18th century with 111 shoemakers listed in the Militia Lists of 1777. The industry continued throughout the 19th and early 20th centuries, with a particular specialism for the production of uppers.

The industrial processes carried out in the factories at that time initially depended on supplies of shoe parts from specialist “outworkers” who operated from domestic barns or “shops” interspersed within residential layouts, typically at the bottom of the garden with separate access along a back alley. The “wholesale manufacturers” operated from warehouse-factories as central clearing bases for the outworkers’ products which were then assembled using the heavy machinery and other processes housed therein.

In the course of the 19th century, the warehouses gradually developed into the factories that we see today, effectively phasing out the industry’s original domestic “craft” characteristic.

As a result of sustained foreign competition, the economic supremacy of the industry as a whole steadily declined through the 20th century, leaving us today with the mere vestiges of a once ubiquitous industry.

The surviving buildings today represent only a small sample of the chronological, geographical and typological range that once existed.

An English Heritage survey of 2001, expressed general concern at their vulnerability to demolition or damaging alteration/conversion. It showed that only 7.5% of remnant buildings identified in Wellingborough were still in boot and shoe-related uses, with overall figures for the County showing 21% of buildings as vacant or undergoing redevelopment or demolition and 13% having already undergone residential conversion.

The boot and shoe factory building

One of the oldest factories in Wellingborough is the former “Trafalgar Works” in Sheep Street dating from c.1850. It was originally owned by Mr Nathaniel Pearce Sharman, who had the attached house on the right built for himself at the same time. The firm subsequently became Messrs Sharman & Ekins. Unlike many later factories, this building is of stone and originally had sash glazing. Renovations took place after a fire, but its original façade, the upper floor and the roof line are still easily discernable.

By the mid-1870s factories were usually of brick pier-and-panel construction, with separate entrances for offices and workers, at least one upper loading door and vehicular access to a small rear yard. The tall windows that lit the factory floors were usually of cast iron incorporating hopper openings for ventilation, while roofs carried skylights or ridge-lanterns with louvered side.

Individual factory units which survive today around Wellingborough are notable as pieces of industrial archaeology in demonstrating how architectural form and style can express function, as seen, for example, in window proportions and external loading cranes serving doorways in upper floors. Additionally, the architectural embellishment of office/reception entrance-ways and other more subtle detailing in cornices and window heads often raise the built form beyond the mere utilitarian.

The flexible spaces that the boot and shoe factories contain together with their intrinsic structural strength offer great potential for sympathetic adaptation to new uses that can ensure the continuing vitality and townscape quality of an area.

In townscape terms, the 19th century boot and shoe factories themselves were particularly prominent, as a result of their height, massing and positioning directly on the street frontage. The characteristic 3-storey factory was thus successfully incorporated into the late-Victorian town planning of Wellingborough’s mixed-use neighbourhoods.

A3. 19th century urban development

In Wellingborough in the second half of the 19th century the combination of the factory-based mechanization of the boot and shoe industry, the coming of the railways (1861), a large railway depot located near Wellingborough Station, the attractions of miscellaneous new industries such as iron ore mining and iron smelting and the “flight from the land”, lead to a trebling of the population from 6,382 in 1851 to 18,400 in 1901. The town had a substantial market, other industries also thrived in the town and Wellingborough was a thriving commercial centre.

Distinct suburbs were developed in Wellingborough (and boot and shoe towns elsewhere) to accommodate this growth, notably in the sectors to the east and north-east of the town centre. A discrete urban landscape was thereby created, comprising workshops, factories, workers’ terraced houses, corner shops, schools, churches, chapels and working men’s clubs. These were commonly laid out in straight streets and built of the local Wellingborough red brick.

A4. The Wells of Wellingborough

Chapter four of Palmer’s History of Wellingborough notes that Wellingborough has had many names but with the present one being so called for its many wells and fountains, and goes into more detail than here about their history.

In 1830 within a space of 400 yards, in the Cannon Street Area, no less than 35 wells were recorded, and these were but a few of the hundreds that existed in the town. Even today, many an ageing house still has an iron ring fixed to a kitchen flag-stone, the well cover of the house. It was said by the inhabitants of Wellingborough that ‘No matter where you dig in “Ock and Dough” you will always find water’. One whit went so far to say that “What with all the water, and all that iron, we must turn to rust, instead of dust, when we are buried!”

Most notable is Red Well, which was said to have water weighing eighteen grains lighter than common water. In the extreme frost of 1683, it has been recorded that, far from freezing, the Red Well ‘ran more briskly than ever’. Such was the celebrity of the Red Well that in 1628, King Charles I and his Queen, Henrietta, visited Wellingborough for the express purpose of taking these sparkling waters, housing themselves and their retinue in tented pavilions about the famous well. On other occasions their Majesties stayed at the “White Swan”, which then stood on the Market Place.

The most ancient form of the name Red Well comes from the 14th century “Rodewellemor” from “Reed Spring” (hill) – or a rush-fringed spring – Old English “hreed wille”.

Palmer’s notes that other wells famous since antiquity are the Whyte Well (situated not far from Red Well), the Stan Well, Bury Moor Well, Rising Sun Well and Lady Well. The latter two have their names perpetuated in those of

streets in the town. Stan and Bury Moor Wells are calcareous, petrifying springs and the Rising Sun Well was said to cure eye diseases. Another well worthy of mention is the Hemming Well, and a spring near Ditchford is known as Wheywell, due to its colour.

Unfortunately the town's reputation as a spa fell into decline during the late 17th and early 18th centuries and many townsfolk today could scarcely find one of the famous wells, unless it is the Red Well itself. The last great glory was that the breweries of Wellingborough used its ever-flowing spring. One would hope that this misfortune be reversed if memory of the wells be kept and re-kindled.

APPENDIX B: LOCAL LIST NOMINATION FORM

An expert panel considers all nominations, which are then confirmed by elected members. Decisions are based on a majority view of whether a nomination meets set criteria. A letter will be sent to you notifying you of the Panel's decision.

Local listing does not protect a feature in the way that statutory listing does, but the local list is a material consideration in planning applications and is also aimed at informing land owners of the local interest of their property. Full details are available in Wellingborough's Local List Supplementary Planning Document (SPD), which is available at the Council Officers and online.

Please return your completed form to the address or email in the footer of this page.

Details of person making the nomination:

Name	
Address	
Telephone	
Email	

Details of the owner / occupier of the heritage asset, if known:

Name	
Address	
Telephone	
Email	

Details of the structure or landscape feature If available

Description / Type	Brief description of the Heritage Asset:					
Address						
Actual Age (if known)						
Is the asset occupied?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Not Applicable	<input type="checkbox"/>

Age buildings only

Age	Implications	Tick box
Before 1700	All buildings that contain a significant proportion of their original fabric are listed	<input type="checkbox"/>
From 1700 to 1840	Most buildings are listed that contain a significant proportion of their original fabric	<input type="checkbox"/>
After 1840	Because of the greatly increased number of buildings erected and the much larger numbers that have survived, progressively greater selection is necessary.	<input type="checkbox"/>
After 1945	Particularly careful selection is required.	<input type="checkbox"/>
Less than 30yrs old	Normally listed only if of outstanding quality and under threat	<input type="checkbox"/>

Age landscape features only

Age	Implications	Tick box
Before 1750	Sites formed before 1750 where at least a proportion of the original layout is still in evidence	<input type="checkbox"/>
From 1750 to 1840	Sites laid out between 1750 and 1840 where enough of the layout survives to reflect the original design.	<input type="checkbox"/>
After 1840	Sites with a main phase of development post-1840 which are of local interest and relatively intact, the degree of required local interest rising as the site becomes closer in time.	<input type="checkbox"/>
After 1945	Particularly careful selection is required for sites from the period after 1945.	<input type="checkbox"/>
Less than 30yrs old	Sites of less than 30 years old are normally registered only if they are of outstanding quality and under threat.	<input type="checkbox"/>

Design: To be of local design interest, a heritage asset must be of importance in its architectural, landscape or artistic design and decoration and craftsmanship. Local interest may also apply to locally important example of particular building types and techniques, including the local vernacular and technological innovation or virtuosity.

The appearance of an asset– both its intrinsic design merit and any group value, i.e. grouping of assets with a clear visual, design or historic relationship – is a key consideration in judging listing proposals, and the intrinsic design value of an asset will be considered in relation to local styles, materials or any other distinctive local characteristic.

The local interest of a heritage asset will not always be reflected in obvious external visual quality. Assets that are important for reasons of technological innovation, or as illustrating particular aspects of social or economic history, may or may not have external visual quality.

Describe the local design interest, if applicable:

History: To be of local historic interest, an asset must illustrate important aspects of the local social, economic, cultural or military history, or provide archaeological value. They may have close historic associations with important people, events or customs or by reason of being a local landmark.

They should be perceived as a source of local identity, distinctiveness, social interaction and coherence, often residing in intangible aspects of heritage contributing to the “collective memory” of a place. There should normally be some quality of interest in the physical fabric of the asset to justify listing.

Describe the local historic interest, if applicable:

Alterations: Modern interventions can be sympathetic or detract from the local interest of a heritage asset. Alterations should be noted. A value judgement should then be made as to whether enough of the asset's local interest remains to justify listing.

<u>Poor</u>	<input type="checkbox"/>	<u>Average</u>	<input type="checkbox"/>	<u>Good</u>	<input type="checkbox"/>
<u>Describe alterations, if necessary</u>					

Condition: The state of repair of a building is not a relevant consideration when deciding whether a building meets the test of local interest. Repair issues should however be noted to inform potential management proposals.

<u>Poor</u>	<input type="checkbox"/>	<u>Average</u>	<input type="checkbox"/>	<u>Good</u>	<input type="checkbox"/>
<u>Describe the condition, if necessary</u>					

Evidence:

<u>Map</u>	<input type="checkbox"/>	<u>Photographs</u>	<input type="checkbox"/>	<u>Other</u>	<input type="checkbox"/>
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Please list source of information and evidence. You may also draw a map on this page or overleaf if the location is difficult to find:

Appendix C – List of Consultees

Parish Councils

Bozeat	Earls Barton
Easton Maudit	Ecton
Finedon	Great Doddington
Great Harrowden	Grendon
Hardwick	Irchester
Isham	Little Harrowden
Mears Ashby	Orlingbury
Strixton	Sywell
Wilby	Wollaston

Other Consultees

Northamptonshire County Council
Northamptonshire County Archaeologist
North Northamptonshire Joint Planning Unit
East Northamptonshire Council
Kettering Borough Council
Corby Borough Council
Northampton Borough Council
South Northamptonshire Council
Milton Keynes Council
Bedford Council
Northamptonshire Wildlife Trust
Environment Agency
Natural England
English Heritage
CPRE
National Trust
Living Landscape Trust
Wellingborough Civic Society
Wellingborough Museum
Wellingborough Archaeological and Historical Society
Northamptonshire ACRE