



The Horse Market, Kettering Cultural Heritage Statement of Significance

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The Horse Market, Kettering

Cultural Heritage Statement of Significance


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This document has been prepared in accordance with AB Heritage standard operating procedures.

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1 INTRODUCTION & METHODOLOGY

1.1 Introduction

- 1.1.1 This Statement of Significance provides an overview of the historic character surrounding the site of proposed development, to the east of Horse Market, Kettering. The report also identifies the key heritage planning constraints covering the development site (Figure 1), to help guide future design works.
- 1.1.2 The development site at the Horse Market is located at NGR SP 868 786. The site occupies a roughly rectangular parcel of land fronting the Horse Market, bound by Queen Street to the north, Green Lane to the south (Figure 1). The proposed development site is located within an area governed by Kettering District Council in the area of Northamptonshire County Council.
- 1.1.3 The site is divided by Hogs Lane Service Road, which runs roughly east-west from the Horse Market to Victoria Street in the east. The site is slightly longer between Hogs Lane Service Lane and Queen Street. The northern area consists of the surviving late-19th century structures fronting on to Horse Market and Queen Street (which are currently being demolished). The eastern (longer) part of the site is currently used as a car park. The southern part of the site (between Hogs Head Lane and Green Lane) is occupied by a garage / car sales room and forecourt.
- 1.1.4 At the time of writing the approved demolition of the late 19th-century structures within the site boundary was underway. As such these structures are not considered within this report.

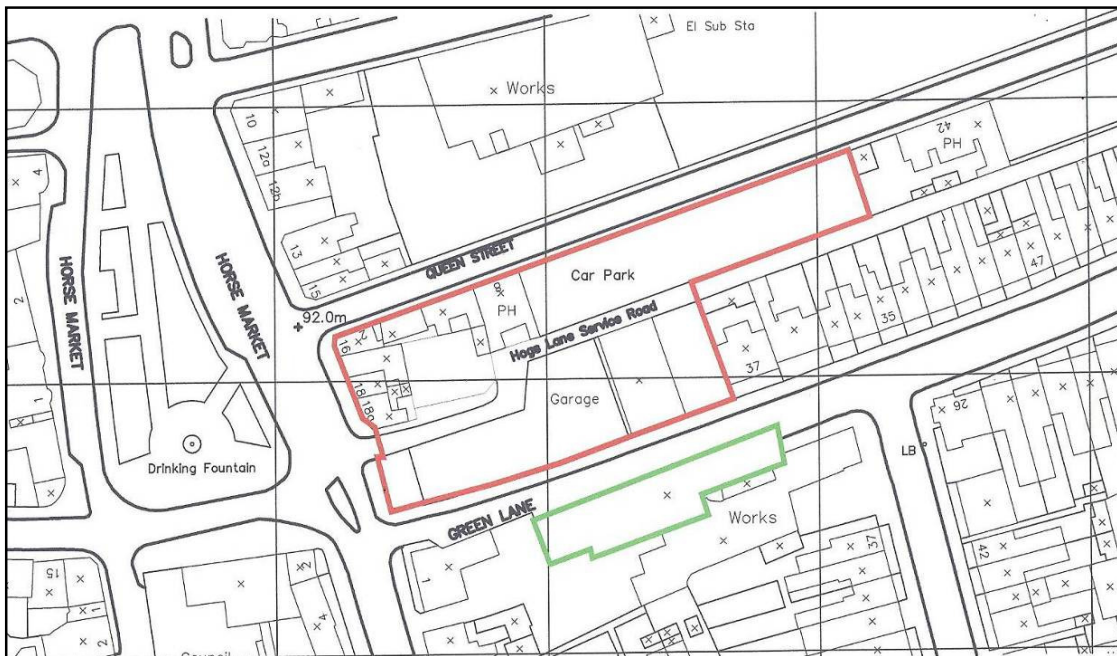


Figure 1: Site Location Plan © Reproduced from JSP Architecture Location Plan (red line boundary is site, green line boundary is the Grade II Listed Dalkeith Works). With the permission of the controller of Her Majesty's Stationary Office (Licence Number WL1005212)

1.2 Methodology & Aims

Report Aims

1.2.1 The aims of this Cultural Heritage Statement of Significance are to:

- Identify the relevant statutory designations covering the proposed development site at the Horse Market (e.g. Listed Building, Curtilage Listed Buildings, Conservation Areas etc.);
- Summarise the historic development of the area within which the site lies; and
- Identify the historic character and significance of the area in which the site falls, with which to guide future design works.

1.2.2 The significance of the proposed development site has been assessed in accordance with Planning Policy Statement 5: Planning and the Historic Environment (March 2010) and the associated Practice Guide (March 2010).

Desktop Survey

1.2.3 In order to produce the Statement of Heritage Significance a number of exercises were undertaken, to inform the report and understand the historical development of the site. This comprised:

- A review of existing planning requirements;
- Examination of statutory designation descriptions from the English Heritage Images of England online database of Listed Buildings in England;
- Examination of the Northamptonshire Historic Environment Record (NHER);
- A site visit and photographic record of the area in which the site lies, on the 1st March 2011; and
- A review of historic mapping and primary documentary evidence at the Northamptonshire Archives, Northampton.

2 DESIGNATIONS & HISTORIC BACKGROUND

2.1 Policy Background & Designations

- 2.1.1 The proposed development site, to the east of Horse Market, partially falls within the Kettering Conservation Area. The site is located adjacent to the Grade II Listed Dalkeith Works (see Appendix A). As such the setting of the Listed Building and the Kettering Conservation Area form known heritage planning considerations for future development of this site.

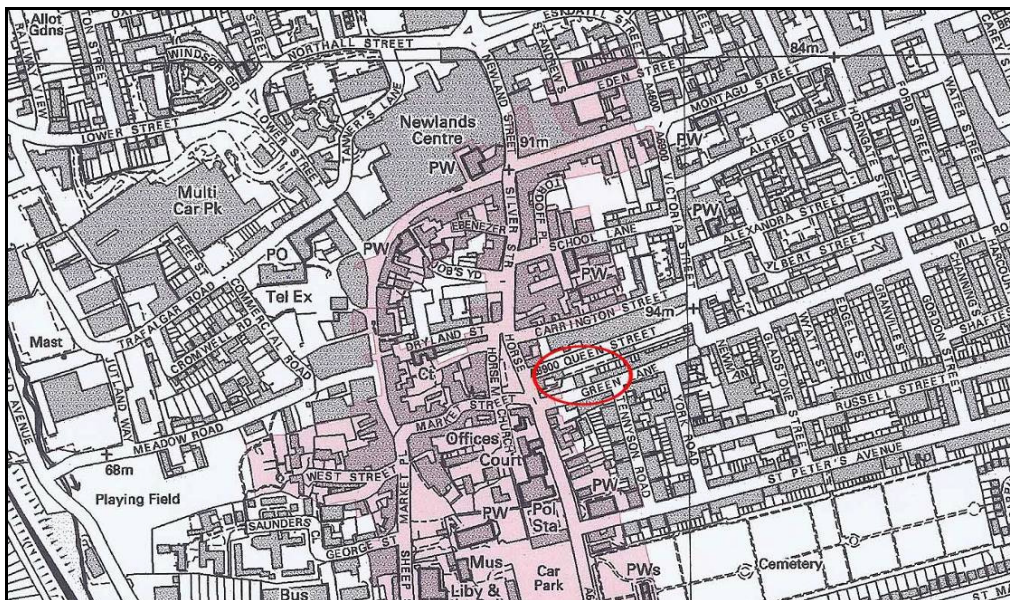


Figure 2: Kettering Conservation Area with approximate location of site marked. © Reproduced from Kettering Borough Council. With the permission of the controller of Her Majesty's Stationary Office (Licence Number WL1005212)

- 2.1.2 In considering any planning application for development, the local planning authority is bound by the policy framework set by government guidance, in this instance PPS5, current Development Plan Policy and by other material considerations.
- 2.1.3 Structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest. The listing of buildings is carried out by the Department of Culture, Media and Sport under the **Planning (Listed Buildings and Conservation Areas) Act, 1990**. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance. The main purpose of the legislation is to protect buildings and their surroundings from negative changes, which would materially alter the special historic or architectural value of the building or its setting. This necessitates the granting of formal Conservation Area Consent for all works undertaken to or within the designated curtilage of a Conservation Area.
- 2.1.4 **Planning Policy Statement 5 - Planning for the Historic Environment (PPS 5)**, which was released on 23 March 2010, sets out the Government's planning policies on the conservation of the historic environment. In short, this government statement provides a framework which:

- requires applicants to provide proportionate information on heritage assets affected by the proposals and an assessment of the impact of the proposed development on the significance of the heritage asset;
 - has a presumption in favour of the conservation of Designated Heritage Assets (which include Listed Buildings and Conservation Areas);
 - protects the settings of such designated heritage assets;
 - takes into account the desirability of sustaining and enhancing the significance of heritage assets; and
 - where the loss of whole or part of a heritage asset's significance is justified, provides for the recording of assets and for publication of the resulting evidence.
- 2.1.5 The North Northamptonshire Local Development Framework (LDF) consists of a suite of documents, including a Core Spatial Strategy (Adopted 2008), Area Action Plans (Kettering Town Centre Area Action Plan at the time of writing is in consultation), Local Development Documents and 'saved' policies from the Kettering Local Plan. Policies relating to Conservation Areas, Archaeology and Listed Buildings have not been 'saved' from the Kettering Local Plan, as such the Core Spatial Strategy and the Kettering Conservation Area (2007) provide the bases for local planning policy and guidance.
- 2.1.6 Policy 13 of the North Northamptonshire Core Spatial Strategy states that development should: 'Conserve and enhance the landscape character, historic landscape designated built environmental assets and their settings' (North Northamptonshire Joint Planning Unit 2008, 62).

Kettering Conservation Area Appraisal (2007)

- 2.1.7 Kettering Conservation area was designated by Kettering Borough Council in March 1982 and extended, following approval by the Council, in December 1985. In September 2006 Kettering Borough Council appointed Donald Insall Associates to undertake an appraisal of Kettering Conservation Area. This document provides planning guidance for developments within the Conservation Area and the potential impacts of archaeological assets. The Kettering Conservation Area Appraisal can be viewed on line (<http://www.kettering.gov.uk>), though relevant parts are included in Appendix B.
- 2.1.8 As stated in the **Summary of Special Interest** and the **Assessment of Special Interest** in the Kettering Conservation Area Appraisal, the significance of the town relates to its town centre buildings and the medieval market town street pattern, as well as the well preserved 19th century suburban expansion of the town (see Appendix B).
- 2.1.9 Three separate localities are identified within the Conservation Area Appraisal. The proposed development site falls within the **Town Centre**, which is described as the historic core and southern half of the old town centre. The character of the Town Centre, including building scale, height and type; building materials; architectural decoration and detailing; paving materials; private areas; trees; and vacant sites are outlined (Appendix B - Section 8.2.1 – 8.2.9).
- 2.1.10 A number of deficiencies in the quality of previous new developments within the Town Centre of Kettering Conservation Area have been identified. From this a number of policies have been developed, which aim to avoid such deficiencies occurring in the future (Appendix B). These policies relate to:

- Excessive Bulk;
- Loss of Historic Plots;
- Inappropriate Materials;
- Arbitrary Setbacks;
- Superficial, Fussy and Contrived Design;
- Lack of Respect for the Hierarchy of Buildings and Streets;
- Additional Storeys; and
- Over-Development of Sites.

2.1.11 The development site is discussed within the Kettering Conservation Area Appraisal (2006) within the section **Opportunities for Beneficial New Development**:

'Sites on the East side of the Horse Market, including the derelict blocks by Queen Street and the car sale plot, will again provide a unique opportunity for development which could contribute positively to the town centre and restore the sense of enclosure to the Horse Market – now partly compromised by the gap site at the South East corner.' (Donald Insall Associates, 2007, Section 14.4).

2.1.12 In relation to the design of new development, the Management Policies set out in the 2006 Conservation Area Appraisal state that permission for new development will only be granted where it respects the scale, form and density of the historic pattern of development, where it protect views and roofscapes and where it preserves or enhances the character and appearance of the conservations area (Donald Insall Associates, 2007, Section 14.2.1)

2.1.13 The Conservation Area Appraisal Management Policy lists seven considerations to take into account during future development works of the current site. The relevant policies stated are included in Appendix B, however in summary these include consideration related to:

- The scale and mass of new buildings;
- The maintenance of historic plot boundaries;
- The plan form, elevational treatment and materials of new buildings;
- The maintenance of street frontage building lines;
- The maintenance of the hierarchy of the historic street pattern;
- The height of new buildings; and
- Car Parking.

Archaeology

2.1.14 Paragraph 14.1.7 of the Kettering Conservation Area Appraisal (Donald Insoll 2007) states that:

In the area of the former medieval town centre, (generally all sites within the town centre locality) redevelopment of sites, if agreed, will only be permitted after

provision of a full desk top archaeological survey and with planning conditions likely to include a requirement for archaeological monitoring of work in progress.

2.2 Non-designated Constraints

- 2.2.1 The Kettering Conservation Area Appraisal (Donald Insoll 2007) states that there is a requirement to expand the existing statutory list of significant buildings in Kettering and that a list of buildings of local interest and significance not covered by the national listings should be produced. To date such a list has not been produced. As such a search was undertaken of the Northamptonshire Historic Environment Record (NHER), to identify any buildings of historic significance within the surrounding area. The search also served to identify the archaeological potential of the site.
- 2.2.2 A 100m search of the Northamptonshire HER was conducted (1st March 2011), centred on NGR 486817, 278640. 33 cultural heritage features were identified within 100m of the study area, two of which related to structures within the site boundary: Hogs Head Inn, Queen Street (NHER 7198/207) and a three storey industrial or domestic building adjacent to the Hogs Head Inn on Queen Street (NHER 7198/208).
- 2.2.3 The majority of the cultural heritage features identified (23 of the 33) relate to the 19th century development of the area. Of these the following extant structures have been identified as having potential local significance (the Grade II Listed Dalkeith Works is also recorded in the NHER (NHER 7198/93)):
- The Liberal Club (NHER 7198/333) to the north of the Horse Market – also mentioned in the Conservation Plan as significant;
 - Bakers Arms Public House, Queen Street (NHER 7198/209) - one of only a few early structures surviving on Queen Street;
 - The Sportsman's Arms, Carrington Road (NHER 7198/211) - dates to 1899;
 - National School, Horse Market (NHER 7198/302);
 - The Angel Public House, Carrington Road (NHER 719/33); and
 - A two storey workshop to the side of house on Carrington Road, with small workshop behind it (NHER 7198/129).

2.3 Historic Background

Horse Market, Kettering

- 2.3.1 This reports archaeological and historical background covering the site of proposed development is aided by two important sources: the Northamptonshire Extensive Urban Survey (EUS) for Kettering (Foard & Ballinger, 2000) and the Northamptonshire Historic Environment Record (NHER).
- 2.3.2 There is no clear evidence for Prehistoric occupation in Kettering, although an unstratified Neolithic find spot was recorded within the Northamptonshire HER within 100m of the proposed development.
- 2.3.3 The Roman settlement at Kettering appears to have focused on a road connecting Irchester to the Gartree Road, with its core lying c 1.5km north-east of the development site. Little is known of the exact size and character of this settlement.

- 2.3.4 Kettering is mentioned in several Saxon Chapters and, in c 963 AD, Bishop Aethelwold granted Kettering to Medhamstede, which later became Peterborough Abbey. Saxon place-names suggest the presence of dispersed farmsteads and hamlets in the area. The Saxon settlement is described as 'an ordinary, albeit large and wealthy village' (Foard & Ballinger, 2000, p.6).
- 2.3.5 The settlement remained in the shadow of the larger Rothwell until, in 1227, the Abbot of Peterborough obtained a grant of a Friday market at Kettering. Although fairly modest in size, the medieval settlement of Kettering was sufficiently established to survive the recession of the 14th century with its market intact (Foard & Bellinger, 2000, 6).
- 2.3.6 The extent of the early 15th century settlement of Kettering was reconstructed (conjecturally) as part of the Northamptonshire EUS (Foard & Ballinger, 2000, Fig 5a). The site is located to the east of the main settlement, which is centred on Sheep Street, Market Place, Market Street and Montague Street. The proposed development site is not far from the Rectory and Rectory Gardens, to the south of Market Street. Archaeological investigations at the Rectory (Northamptonshire Archaeology 1998) demonstrated that much of the area had been truncated.
- 2.3.7 The extent of the 16th century settlement of Kettering was reconstructed from cartographic sources for the Northamptonshire EUS (Foard & Ballinger, 2000, Fig 5b). This shows that London Road has been formed, which serves to define the eastern limit of the Horse Market. There are, however, no structures within the vicinity of the site. The town of Kettering has not grown substantially since the 15th century, although field boundaries to the west of the town demonstrate the wider agricultural use of the landscape. The town developed further in the second half of the 17th century due to the re-establishment of woollen cloth production in the town.
- 2.3.8 By 1721 the settlement remains closely tied to the medieval layout; however, development has occurred to the north and north-west of the historic core. The site lies in an area that partially falls within 'Hogs Leys' – an open area believed to have been where pigs were fed, accounting for the lack of development in this area in the past (Foard & Billinger, 2000, 49). The area to the east of London Road has been enclosed within a large square field. therefore, the majority of the proposed development site is located within what were agricultural lands, with a small portion falling within the 'Hogs Leys'. No structural remains are recorded within the site boundary dating to this period, although a rectangular structure is noted close to the site boundary on the east side of 'Hogs Leys', which appears to run north from Queen Street.
- 2.3.9 The town experienced a period of relative stagnation in the late 18th century due to a collapse in the woollen industry, which continued until the mid-19th century. The mid-19th century marked the arrival of the railways, which saw large scale development and the growth of the boot, shoe and iron industries. The size and importance of the town grew at a rapid pace and by the end of the 19th century Kettering was the second largest town in Northamptonshire.

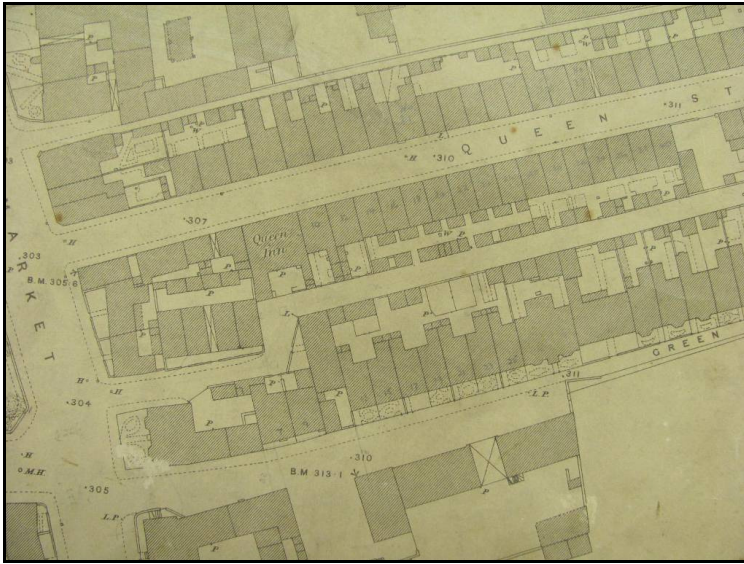
1886 OS Kettering, 1:500 (Figure 3)

Figure 3: OS 1886, Kettering 1:500 © Northamptonshire Archives

- 2.3.10 The 1:500 First Edition Ordnance Survey shows the form of development within the site boundary and the immediate area in great detail. Rather than gradual development the urban environment was developed over a relatively short period of time in this area. It appears that the properties fronting the Horse market are residential, with a step back from the main road. To the east there are two rows of artisan terrace houses, with communal enclosed courtyards to the rear. The layout includes a small lane which would later be referred to as Hogs Lane Service Road.

1900 OS Kettering, 1:2,500

- 2.3.11 No substantial alterations were noted on this Ordnance Survey Map from the map of 1886.

1926 OS Kettering, 1:2,500 (Figure 4)

Figure 4: OS 1926, Kettering 1:2,500 © Northamptonshire Archives

- 2.3.12 The 1926 Ordnance Survey demonstrates little substantial alterations within the site boundary and surrounding townscape. However, the terraced properties immediately to the east of Horse Market are now recorded as directly fronting onto this area, rather than being set back slightly as they were on the 1886 OS Survey. This represents the construction of the one storey shops, which are still extant to the present day.

1968 OS Kettering, 1:2,500

- 2.3.13 By 1968 substantial alterations had occurred both with the site boundary and the land surrounding it. Within the site boundary the majority of the terraced artisan dwellings in the east had been demolished. Buildings that survived included various structures fronting on to Horse Market and those buildings on Queens Street, up to and including the Hogs Head Inn, Queen Street (Figure 5 & 6). One of the terraces at the eastern edge of the site on Green Street also survived.
- 2.3.14 As mentioned substantial alterations to the surrounding area also occurred, including the demolition of the majority of the domestic terraced housing to the north and south of Queen Street, to the north of the site. Carrington Iron Works was also demolished and replaced with a shoe factory.



Figure 5: The Hogs Head Public House (NHER 7198/207). © Ballinger J 1999



Figure 6: Industrial building on Queen Street (NHER 7198/208). © Ballinger J 1999

Summary

- 2.3.15 The site was undeveloped until the end of the 19th century, having being located on the periphery of the towns historic core and most likely utilised for agricultural land, prior to the expansion of the town. The site was originally developed as part of what appears to be a single phase of development during the late 19th century. By the mid-20th century the majority of terraced dwellings that occupied the eastern end of the site had already been demolished. Further changes between the 1968 OS and the current layout include the demolition of the 19th century structures to the south of the site (adjacent to Horse Market) and the construction of the garage and forecourt, which survives to date. The street plan of the original late 19th century development in this area appears to have been largely retained.

2.4 Site Visit

- 2.4.1 This assessment included a site visit, the purpose of which was to gain further information on any potential heritage considerations surrounding the site that may need to be taken into account during progression of proposed design works for the site.
- 2.4.2 The site visit was carried out on the 1st March 2011. As mentioned above the demolition of structures within the site boundary has already been approved and do not feature within this report.
- 2.4.3 Re-development of the Horse Market were underway, which did impede views to and from the site in relation to this location.

Historic Character of Site Setting

- 2.4.4 The historic character of the area surrounding the site is somewhat mixed. The western part of the site is located within the Kettering Conservation Area Town Centre zone, overlooking the open square of the Horse Market (Figure 7 & 8). The historic core of the Town Centre is visible to the west, down Market Street (Figure 9), while the site lies in close proximity to many of the main civic buildings of the town. The site is also located to the north of London Road, a major thoroughfare into the town, with many large Victorian residential properties (Figure 10).



Figure 7: View towards site from west side of the Horse Market



Figure 8: View towards site from north edge of Horse Market



Figure 9: View down Market Street from Horse Market



Figure 10: General view towards Horse Market from London Road

- 2.4.5 To the south of the site is the impressive, Grade II Listed Dalkeith Works (Figure 11). The structure, constructed of red brick, is believed to be the first three storey shoe factory to be built in Kettering. It was built by Abbot & Bird in 1873 and changed from a shoe factory to a print works in 1924. It has now been re-developed as residential properties. Its significance lies in its history as one of the earliest and most impressive boot and shoe factories to survive, resulting in its designation as a Listed Building. Any development within the site would have to respect the setting of this structure.



Figure 11: Grade II Listed Dalkeith Works Green Lane

- 2.4.6 Further east along Green Street the area is dominated by residential Victorian development. The style and quality of the architecture along this route is variable and includes small artisan dwellings adjacent to the site (Figure 12). These structures are likely to resemble those that originally stood within the site boundary but were subsequently demolished in the mid-20th century (Figure 3 & 4). There are, however, also large Victorian properties in particular down Tennyson and York Roads.



Figure 12: Terraced housing to east of site on Green Lane

- 2.4.7 Historically the area north of Queen Street was dominated by large industrial buildings, i.e. Carrington's Iron Works and, a little later, the shoe factory, printing and coach works. Little remains of this 19th century industrial activity and the associated character influence it would have had on this area, which has been replaced by modern red brick residential developments (Figure 13).



Figure 13: View from Hogs Lane Service Road south towards Queen Street

- 2.4.8 The area north of the Horse Market is predominately occupied by shops. Of particular note is the former Liberal Club (Figure 14). Although not Listed the building is considered of local significance. The area of the site is visible to the south of this structure.



Figure 14: Former Liberal Club on corner of Carrington Street

3 STATEMENT OF SIGNIFICANCE

- 3.1 The significance and character of the area within which the site of proposed development is located, from a heritage perspective, is focussed mainly on the location of the Horse Market. This is reflected in this area, and the western most part of the site, falling within the area designated in the Kettering Conservation Area as the historic Town Centre.
- 3.2 The site is located within a residential / industrial area developed in the late 19th century. The late 19th century urban topography of Kettering is described as 'exceptionally good' (Foard & Ballinger, 2000, 6). As such the historic plan layout of the site is of some significance, as are the views into and out of the site in relation to the Conservation Area and the Grade II Listed Dalkeith Works.
- 3.3 The Kettering EUS and the Northamptonshire HER provide a fairly robust picture of the development of Kettering, which provides confidence in understanding the historical development of the site. Overall it appears that the site remained on the periphery of the historic core of the town until the 19th century, possibly being used for agricultural purposes.

4 CONCLUSIONS & REFERENCES

4.1 Overview

- 4.1.1 The development site at the Horse Market is located at NGR SP 868 786. The site is of mixed use, with late-19th century structures fronting the Horse Market and Queen Street (which are currently being demolished), a car park, and a garage / car sales room and forecourt. Consideration of the heritage issues associated with the current features within the site do not form part of the remit of this report, as planning permission for the demolition of these has been granted.
- 4.1.2 The sources consulted as part of the production of this report provide a fairly comprehensive picture of the development of the town of Kettering, which affords a robust understanding of the historical development of the site.
- 4.1.3 The site is located on the periphery of the historic core of the town of Kettering and was most likely utilised for agricultural purposes until at least the 19th century.
- 4.1.4 The issues of setting significance, from a heritage perspective, relate to part of the sites position within the westerly portion of the Kettering Conservation Area, associated with the location of the Horse Market in this area. In addition, immediately to the south of the site is the Grade II Listed Dalkeith Works.

4.2 Design Guidance

- 4.2.1 Any works that occur within the limits of proposed development should take into account setting issues associated with developing in the Kettering Conservation Area, as well as the location of the Grade II Listed Dalkeith Works to the south of the site.
- 4.2.2 The Kettering Conservation Area Appraisal (Donald Insall Associates, 2007) provides good guidance for the development of sites within the Conservation Area (Appendix B). The guidelines contained in this document would also reflect works in proximity to the Grade II Listed Dalkeith Works, given this too is a 19th century development and contemporary with the original construction phase in this area.
- 4.2.3 Overall it is concluded that, where future works are progressed, good design should reflect the guidelines highlighted in this document, in combination with open communication with the local authority conservation officer. Such a strategy would ensure a successful compromise between the heritage issues and future use of the site.

4.3 References

Ballinger J 1999 Photographic archive for the Kettering Conservation Area (held at the Northamptonshire Historic Environment Record).

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4.4 Cartographic Sources

1886 OS Kettering, 1:500. Northamptonshire Archives

1900 OS Kettering, 1:2,500 Northamptonshire Archives

1926 OS Kettering, 1:2,500 Northamptonshire Archives

1968 OS Kettering, 1:2,500 Old Maps UK

Appendix A

Dalkeith Works, Kettering: Listed Building Description

Building Name: Dalkeith Works	LBS Number: 728/0/10007
Locality: Kettering	Grade: II
Local Authority: Northampton	Date Listed: 23 April 2004
County: Northamptonshire	

Listing Text:

728/0/10007 GREEN LANE
23-APR-04 Dalkeith Works
GV II

Boot and shoe factory. 1873, extended in similar style by 1884. For Abbot and Bird. Orange-red brick with stone ashlar dressings. C20 concrete tile hipped roofs with deep eaves supported on shaped stone eaves brackets. Italianate style. 3 storeys with 2-storey and single-storey elements on right end. Main range has 17-window front of cast-iron framed windows with round-arched heads to ground and first floors and segmental above. Raised storey bands and quoins. Doorways in slightly projecting 2- and 3-window elements to centre and far right (the latter the pre-1884 extension). The right end has the 2-storey element of 2 windows over doorway in moulded stone surround and small window, and a single-storey 3 windows and doorway element. Rear walling has brick window heads.

HISTORY.

This factory was built for Abbot and Bird in 1873 and they are noted as still operating here until c.1914 when it was bought by James Partridge, a shoe mercer and manufacturer. By 1924 it had become a printing works.

SOURCES.

EH Northamptonshire Boot and Shoe Survey, Site Report No.51.

Morrison, Kathryn A., with Bond, Ann, 'Built to Last? The Boot and Shoe Buildings of Northamptonshire', forthcoming, pp.12-14.

This well-detailed factory was one of the earliest large boot and shoe factories in Kettering and was built in the Italianate style, the fashionable one for factories in the town, no doubt recalling the splendid Manfield factory in Northampton of 1857 (demolished 1982). This example is one of the earliest and most impressive boot and shoe factories to survive and it retains its fine external appearance.

Appendix B

KETTERING CONSERVATION AREA ADOPTED APPRAISAL DOCUMENT – SELECT TEXT

3.0 SUMMARY OF SPECIAL INTEREST

- 3.1 Kettering remains an attractive and cohesive town with its town centre buildings and street pattern reflecting their medieval, market town origin, dominated by the medieval Parish Church of St Peter and St Paul, and with suburbs still little altered from their creation in the nineteenth century when Kettering rapidly expanded, particularly in connection with its thriving shoe industries. Reminders of this are all around, whether it be the former shoe factories in the suburbs, the rows of nearby artisan housing, or the more lavish residential areas laid out for wealthy managers and factory owners. This boom time is marked also in the handsome town schools and community facilities of the time – the churches and chapels, parish rooms and cooperative society shops and stores – and most famously in the later Wickstead Park of 1921. It was the era of the great business families of Kettering such as the Timpson's and Gotch's of shoe fame and Toller, leading solicitors.
- 3.2 Kettering was the birthplace of the Independent Baptist Missionary Society, no mere accident of history given the fervour of non conformity in the borough in the nineteenth century – with several local evangelical figures including William Carey, missionary; William Knibb, missionary and emancipator (responsible for the liberation of some 300,000 slaves) and Andrew Fuller, Baptist minister. Sites or buildings connected with all three figures remain in Kettering together with a rich variety of churches and chapels.
- 3.3 There is a surprisingly rich stream of artists and architects connected with the town: John Alfred Gotch, leading architect and president of the RIBA and his brother Thomas Cooper Gotch a leading artist, both sons of the Gotch shoe family. Above all looms Alfred East, metaphorically and physically. He was an important artist nationally of the late nineteenth century, knighted in 1901 and his gift of a gallery (with paintings) still graces the centre of the town, a memorial both to him and an important era of civic pride.

4.0 ASSESSMENT OF SPECIAL INTEREST

- 4.1 The nineteenth century development of the town centre – with several buildings by interesting and nationally important, locally based architects, is complemented by suburbs of the same date including several high quality residential areas with leafy roads and villas, as well as significant areas of terraced housing to a much higher density but of no lesser interest. These areas, with their surviving industrial and community buildings, are especially significant because of their completeness and because of their distinctive localised regional details – with stone dressings and decorative embellishments and frequent use of the motif of three linked doors in a common frontage (two doors as house entrances, one door for yard access). These are the types of neighbourhoods which in other industrial towns and cities have been greatly altered or eroded with demolition and new unsympathetic construction. But here at Kettering whole late Victorian neighbourhoods remain intact with seemingly only superficial twentieth century alterations.
- 4.2 The Northamptonshire Extensive Urban Survey: Kettering notes that even beyond the designated Conservation area “The survival of the urban topography of the process of late 19th century urbanisation is exceptionally good and there are areas to the north east of the town that are of national significance requiring direct conservation action to ensure the survival of their distinctive

character representative of a key phrase and industry in the urbanisation of Northamptonshire in the modern period”.

- 4.3 Significant also are two distinctive building types: firstly the late nineteenth century former shoe factories, never more than four storeys high and rarely more than say ten bays in length with regular patterns of windows – sometimes round headed – a much more domestic scale of industrial building than say the traditional cotton and woollen mills of the north or the engineering factories of the west midlands. Altogether the factories in Kettering are much more integrated into their streetscape without the barriers offered by mill yards, detached office/engine room buildings or mill reservoirs found elsewhere.
- 4.4 Secondly Kettering exhibits quite distinctive school buildings – owing to their late building date and the decision to use these to act as landmark beacons in the Kettering townscape with several designed on key sites with splendid lofty towers.

8.2 TOWN CENTRE

8.2.1 General

The part of the town centre within the Conservation Area is the southern part of the historic medieval core of the town from which the main centre developed ‘organically’ in a northwards direction. The plan form is thus ancient with plot boundaries and irregular curving streets and setbacks still reflecting this heritage, together with the overlying layers of later more regular building forms and improvements, particularly of the late nineteenth century when the town expanded in grid-iron fashion. The widening of the southern end of the High Street, redevelopment of Market Street in the early twentieth century and the comprehensive removal in the mid twentieth century of former buildings, delineating the southern edge of the Market Place, being radical interruptions in the otherwise gradual progress of development and change of the town centre.

Sir Nikolaus Pevsner was unfairly dismissive of Kettering town centre when he said “there is remarkably little of architectural note in Kettering” but his remarks were written almost fifty years ago when there was minimal appreciation of Victorian and Edwardian architecture, and still less of their 1930s successors in traditional styles and the study of townscape was in its infancy. Later historians will undoubtedly revise this view in the anticipated new edition of *The Buildings of England: Northamptonshire* for the town centre offers much that is of interest, with buildings testifying to Kettering’s transformation from medieval market town to Victorian industrial centre, with Georgian frontages interspersed with grand Victorian Banks, public houses and the occasional smart 1930s classical or modern interloper.

Of the many buildings in the town centre pre-dating Kettering’s industrial boom years there remain, for example, the two storey, eighteenth century (?) domestic buildings in George Street and the three storey Thornton Jewellers at 1-7 High Street. In some cases an earlier history is only indicated by rear walls and wings, such as this late medieval, stone-building to the rear of buildings on the Market Place.

The great rebuilding of the town in the late nineteenth century bequeathed however a fund of good buildings, buildings such as 15-17 High Street, with rusticated stone pilasters and decorative cornice and festoons, or 12-14 High Street with its chequeboard parapet and moulded arched window heads.

Sadly the architects of two later simple but attractive arts and crafts designs in the town centre remain unknown: the simple shop front at 66 High Street ('RARE'), with projecting pegged window frames, a design of almost Voysey-like simplicity and the incomplete row of workers cottages in St. Andrews Street which retains bold original arts and crafts ironmongery and cast iron window hood brackets.

Equally good though understated are the classical frontages of 59-65 Gold Street and 11 Market Place both probably in the 1920s -30s – that to Gold Street suggestive of the work of Clough Williams Ellis.

8.2.2 Topography

The town centre has developed on the flattish high level between two small rivers – the Slade Brook running north-south to the west and the Ise Brook a similar stream running parallel to it to the east. Between these the highest part is marked by the Parish Church from where the land gently falls to the south. The valley of the Slade in particular results in modest climbs up to the town centre from the west, such as the hill forming Northampton Road and Meadow Road with e.g. West Street terrace and Westfield House taking full advantage of their raised position to benefit from long views across the valley to the west.

8.2.3 Building Scale, Height and Type

From a distance, for example approaching Kettering from Northampton, the centre is dominated by the spire of the Parish Church but within the town centre itself – the main shopping streets – it is only really visible from the Market Place and Horse Market – the tightness of the buildings otherwise restricting views, though it is glimpsed occasionally – such as at the top end of West Street. From the south it is more noticeable with views of it across the former cattle market, up Station Road, when approaching the town from the south-west, or along the Headlands. Nothing challenges it as the principal high feature of the town – not even the modern developments to the north of the centre which are far enough away to avoid damaging this relationship, though it may be noted that the large roof of the former cinema in the High Street now compromises the view of the Church from the north.

Heights generally range from two to three storey, though there is a surprising number of key buildings of single storey form only – even in the centre of the town – such as the stone market building at the south end of the Horse Market; the 1920s single storey shops in the middle of the north side of Market Street, Carpetwise on Station Road, the group on the corner of Market Street and Horse Market and the single storey Parish Hall (formerly the Parish church school) on the Market Place. Elsewhere there are unattractive single storey later additions in front of the main building line – such as on the west side of the Horse Market and to the block on the east side facing.

A characteristic of some of the older public houses is that they are of three storeys e.g. the Old Market Inn and the George Inn on Sheep Street, The Royal Hotel, the Watercress Wine Bar, (a former public house on Market Street), and the former public house on the west side of the Horse Market inscribed on the gable "Hopwell & Co Ale & Stout Stores".

However at the turn of the last century there were a number of buildings near to the 1985 conservation area of four storey height – and of far greater scale and ambition than the generally small scale of buildings presently in the town centre: the factories and warehouses of the various shoe and clothing industries, such as the Kettering Cooperative Clothing Co on the corner of Dryden St and Upper Field Street, or the factory of Charles East and Sons. This is a building type now

almost wholly missing from the immediate central area – a rare remaining example being the former Abbott and Bird shoe factory in Green Lane (i.e. immediately outside the 1985 Conservation Area), of 1873, currently (2006) under conversion to domestic accommodation and recently listed, also the nearby factory in Newman Street of similar design and scale, also recently listed.

In contrast the 7-8 storey telephone exchange and multi storey car park in Trafalgar Road appear as aberrations threateningly looming over the town in the distance.

A characteristic of a number of streets is how effectively they are terminated by a well designed building feature or interrupted by an offset – never a bold aggressive front but rather a canted bay or a simple entrance and gable. Such examples include the angled bay with mullioned upper windows at 8-10 Huxloe Mews, the curve of the south side of Market Street - the former Sun Hotel, and Parkstile Chambers and (beyond the boundaries of the Conservation Area) KLM taxis in Dalkeath Court; Davis Optometrists in Crispin Place; the former Cross Keys Temperance Hotel now Abacus, on the Horse Market, and Lloyds Bank at the southern end of the High Street. It is galling to see where such key features have been lost – such as the former simple but effective block at the corner of West Street – now replaced by a tree.

A further special feature of the town centre is the existence of quite modest residential streets or buildings right in the heart of the town – relics of Kettering's late industrialisation and growth or of recent infill development. Within the conservation area are the terraces of West Street and the houses overlooking the valley to the west and just outside the boundaries, Dalkeith Avenue, while Rectory Gardens and houses in George Street offer examples of modern infill.

8.2.4 Building Materials

Stone, that is local Northamptonshire ironstone and limestone, is to be found on many of the surviving late medieval buildings – including the two storey Henry's on the Horse Market, The Red Pepper on Market Street, cottages on the north side of West Street and the Old Corn Stores Parade on the Horse Market, with finely jointed Ketton ashlar generally reserved for the later key buildings such as banks – The former Midland bank, now HSBC (by Gotch and Saunders) and the former Northamptonshire Union Bank, now NatWest (By Blackwell and Thomson), on the High Street, as well as a few other individual blocks, including Westfield House in West Street. In the case of nos 18-22 West Street, brick is used for the window and door surrounds to an otherwise coursed ironstone frontage.

Render is similarly to be seen on a number of town centre buildings. It appears for example on the frontage of A.A. Thornton's store in High Street, a late eighteenth century, three-storey building with domestic sash windows at upper levels – and also the solicitors on the Horse Market.

But by far the most common material is the local orange brick – generally used in conjunction with Ketton stone dressings, - window mullions, string courses and parapets and the occasional date stone or decorative feature such as the strapwork decoration over the doorway entrance to Parkstile Chambers, Market Street.

Traditional pitched roofs are much the predominant roof form throughout the central area with ridges almost always parallel to the street front, with natural slate predominating, though frequently with rear wings and ranges with pitched roofs at right angles to that of the main front.

8.2.5 Architectural Decoration and Detailing

A characteristic of a number of commercial buildings in the town centre of the last century is the use of a robust strapwork decorative feature or open balustrade at rooftop parapet level – seen at its most developed in some of the buildings on the south side of Market Street e.g. over Xtreme and to the former Liberal Club on The Horse Market (now the public house, XTRA). A more dramatic parapet roofline is evident in the antler-like broken pediment at ‘Speight Corner’ between Bowling Green Road and London Road in The Headlands locality.

Fronts of buildings tend to be fairly flat, relieved only by projecting detail: the first floor projecting bay windows, for example over Piazza on the Market Square or to the wine bar in Market Street, or in the form of a canted angled bay within the general wall depth, such as in the first floor to Piccadilly Buildings (over Picadilly Classics) and the gentle bow of the upper floors of Parkside Chambers in Market Street or narrow, flatish angular bays as on Shiplay’s Amusements in the High Street and above ‘Select’ in Gold Street.

Decorative stonework detailing is used to great effect at doorways – a particular feature being some of the carved decorative overdoor details at entrances.

Chimneys form important features seen at their most effective on the face of the elevation – such as those on the Gotch designed former Sun Hotel on Market Street, with their vigorous moulded stacks and (beyond the Conservation area boundary) Attica/Abacus – the former Temperance Hotel, but elsewhere they are an important element in usefully breaking up roof lines and giving additional accent and articulation to the main body of the structure. Regrettably some have lost their chimney pots – but these still remain to e.g. the terraced houses on West Street and those listed above:

Where chimneys have been lost, for example at the north end of the High Street beyond the Conservation area boundary, the buildings look bland and much weaker as a result.

There are few good shopfronts in the central area of Kettering Conservation Area – almost all are bland modern replacements lacking both the style and vigour associated with traditional forms or the simplicity and sophistication of good contemporary design. This is a pity and new design must generally look elsewhere for inspiration. However a few traces of original shopfronts do remain and these provide some useful pointers to how some new shop fronts might be considered:

The upper leaded lights and mouldings of the shop fronts in the Piccadilly Buildings on Sheep Street (architects Gotch and Saunders); the 1930s timber framing to the Baguet/Away on the High Street (with its remnants of a Dunne & Co type shop front) and the modern reproduction of a traditional bow-fronted shop at Henderson Connellan in the Market Place – lacking however the lambs tongue mouldings expected in this type of period joinery detail. Attractive multi coloured geometric tile thresholds are a feature of some of the shop entries on Market Street celebrating their doorway entrances in an individual and colourful way.

Nevertheless despite their often poor design, on the whole the town centre shopfronts respect the bay width of the building on which they are fixed. Only rarely do these overrun across several different blocks, an objectionable feature which always challenges the architecture and integrity of the building.

There are surprisingly few hanging signs in the town centre though there are many fixed, projecting, standard commercial signs, e.g. the logo on the Natwest Bank in High Street. However the hanging lamp of the Watercress Wine Bar (a former Public House) in Market Street, The Market Street Mews

sign and the projecting clock on the front of Thorntons in the High Street show that there is some tradition of projecting detail.

8.2.6 Paving Materials

There are depressingly few examples of good paving in the town centre – small setts at the entrance to the Royal Hotel service yard and at the entrance to West Street off the Market Place, other setts at the archway entrance by Central Chambers and under the archway to the HSBC Bank and some fragmentary brick pavements in the derelict/open car park behind the western buildings of the Market Place.

Otherwise, use of high quality traditional materials, such as Yorkstone, is markedly lacking and concrete materials are much in evidence in several new paving schemes - neat and crisp in the case of the Market Place, the landscaping of the Horse Market of the 1990s and Crispin Place (not in Conservation Area) but dull and monotonous in the northern reaches of the High Street – and everywhere somewhat monolithic, lacking the sparkle and interest of traditional setts generated by their polish and faceted finish which gives endless varied and changing textures and reflections. There is a wonderful opportunity here to reintroduce good paving using a limited palette of well-chosen, high quality paving materials.

8.2.7 Private Areas

Among special features of the town centre which have been eroded over a long period are the tightly planned rear yard and service ranges. Some still remain however, in the form of the stable and carriage court and service buildings (complete with steel frame roof canopy) to the Royal Hotel; the 1920s former fire station on the north side of Market Street and the fascinating, partly stone-built range at the rear of 12A Market Street, a relic of earlier rear workshops and possibly stables, dating back perhaps to the late eighteenth century (complete with an early twentieth century petrol pump) and now a rare survival.

Giving access to these spaces often are archways: Archways of single storey height are a common feature in the town centre – these include the round headed arch at the south end of the George Hotel on Northampton Road and in the frontage of the former Midland Bank on High Street, and square headed – The Watercress Wine Bar in Market Street; that adjoining the Red Rose Indian Restaurant on the Marketplace; the former 'Central Chambers' on the Market Place and the now blocked archway to the Old Corn Stores Parade, facing onto the Horse Market.

8.2.8 Trees

By the very nature of the location trees are not as common here as in the other localities but by their placing have a major impact on the streetscape. Of greatest significance are the four mature trees forming a row opposite Piccadilly Buildings creating a most effective approach to the town centre as well as a dignified setting for the library behind. Otherwise trees are restricted to the few recently planted in the Market Place, those in the Horse Market and one planted at the junction of High Street and Market Street. Outside the Conservation Area on Northampton Road is a mature Ilex oak greatly benefiting an otherwise dull streetscape approaching the bus depot, while a few individual trees have been planted in Gold Street and High Street where they serve to help conceal some of the poorer quality more recent buildings and break up the monotony of the concrete pavements, though they do conceal some of the more historic frontages.

8.2.9 Vacant Sites

An unfortunate characteristic of the town centre is the number of cleared, semi-derelict sites. At its worst this can be seen in the vast cleared area immediately north of the town centre conservation area in an area formerly packed with workshops, houses and factories between the two historic streets of the town and of which only fragments now survive.

Within the Conservation area itself these are generally limited to areas immediately behind key frontage buildings and are used for car parking – e.g. behind the buildings on the west side of the Market Place or for car sales as on the east side of the Horse Market.

These have a negative impact on the Town Centre giving an impression of untidiness, decay and a lack of care – while generally offering unflattering views of rear elevations, not designed to be exposed to general view.

12.2 Quality of New Development

With a few exceptions most new developments in the town centre have been of a poor quality of design which neither relates well to the adjoining buildings nor is of an acceptable standard in itself. This largely arises from defects such as:

- **Excessive Bulk:** primarily because of height and size of footprint. Historically development in most of the conservation area was of two or three storeys.
- **Loss of Historic Plots:** similarly amalgamation and subsuming of historic plots creates a scale of development generally unrelated to its context and to the historical development of the urban grain within the Conservation Area.
- **Inappropriate Materials:** a characteristic of the Conservation Area is the dominance of a limited palette of traditional materials, generally local orange/red brick or stone and blue/grey Welsh slate. Indiscriminate and seemingly arbitrary use of other materials and colours fits uncomfortably into this context.
- **Arbitrary Setbacks:** another key feature of the Conservation Area part of the Town Centre is the way main frontages of buildings are built hard-up to the back of pavements maintaining a tight urban quality. Arbitrary setbacks and breaks in formerly continuous frontages weaken the townscape qualities and conflict with the character of the area.
- **Superficial, Fussy and Contrived Design:** contrived and fussy architectural design is at variance with the generally robust and straightforward quality of the traditional domestic buildings in the Conservation Area which are generally of a clear, restrained and unambiguous form.
- **Lack of Respect for the Hierarchy of Buildings and Streets:** the subtle hierarchy of main-street with subsidiary streets leading off and with major corner buildings ‘fronting’ the main street is characteristic of the Conservation Area, a subtlety lost in large monolithic developments.
- **Additional Storeys:** these are out of context in the predominately 3 storey shopping streets or the predominantly domestic scale of the Headlands. An increase in height alters the character of an existing building, it may block views and it also has the undesirable effect of levelling off rooflines the variety and contrast of which adds so much to the character of the Conservation Area.

- **Over-Development of Sites:** pressures to maximise returns have led not only to schemes with many of the faults listed above but also to the use of poor and contorted plans to fill in the site area.

12.4 Other Issues

Retention of Views: views to and from the Parish Church spire, local schools and roads out to nearby countryside, contribute significantly to the character of the Conservation Area. These are at risk with insensitive new development.

MANAGEMENT POLICIES

14.1 Protecting the Existing Historic Fabric

14.1.1 Planning Guidance

The purpose of the draft Supplementary Planning Guidance set out in the Kettering Conservation Area Management Plan is to preserve and enhance the character and appearance of the conservation area. The conservation area appraisal also highlights the need to manage the significant levels of new development in the area which, if unrestricted, will adversely affect the special character the designation was intended to conserve. In order to mitigate the effects of harmful change, policies which set out appropriate standards for new development and for alterations to existing buildings, including specific design guidance, are central to the management plan.

The policies contained in this appraisal plan accord with Government Planning Policy Guidance Note 1 (PPG1), *General Policy and Principles* (1997). PPG15, *Planning and the Historic Environment*, 1994; *The Future of the Historic Environment*, produced for the Government by English Heritage in 2000 and *Towards an Urban Renaissance*, in 2001. It is also intended to complement the *Kettering Masterplan* of May 2005.

14.1.2 Listed Buildings

The Council will seek to expand the existing statutory list of significant buildings in Kettering and will prepare a list of buildings of local interest and significance not covered by the national listings.

14.1.3 Historical Research

The Council will require historical documentary research to be carried out in support of proposals for significant alteration or demolition within the conservation area.

14.1.5 Demolition

The Council will not normally permit the demolition of buildings in the Kettering Conservation Area.

14.1.6 Alterations

There will be a presumption against alterations to buildings which adversely affect their character and appearance or that of the conservation area.

The historic buildings of Kettering Conservation Area are its primary asset. A few are statutorily listed as being of special architectural or historic interest while others contribute to their setting or to the group value of an ensemble of buildings.

Few buildings within the conservation area fail to make a positive contribution to its character and appearance. Those with external architectural decoration most easily catch the eye but others are of equal importance, because of what their interiors contain or because of the special type. All of these factors contribute to the richly varied architectural and historical character of the conservation area. These unique qualities will be best maintained by keeping the buildings in good repair and in use. Proposals to alter buildings in ways which diminish their special character pose the greatest threat to the integrity of the conservation area.

The Appraisal recommends that the Council implement an Article 4 Direction on specific details throughout the Conservation Area to encourage retention of the high quality features of the buildings and to enhance the environment of which they are a key part. Repairs and replacements of original features in details and materials matching the original will be encouraged as also will be the removal of earlier unsympathetic alterations.

The Council will seek to control changes in the conservation area where proposals are seen to conflict with the significance of the area and conflict with Council policy. Specific areas of control which, it is recommended, should be introduced by Article 4 Direction are:

- a) Shop front design
- b) Roller Shutters
- c) Windows and doors
- d) Frontage cladding
- e) Painting facades
- f) Dormer windows
- g) Roofing materials
- h) Satellite dishes/television aerials
- i) Removal or alteration to garden walls and gates
- j) Extent of new paving in gardens or yards/car parking in garden

14.1.7 Archaeology

In the area of the former medieval town centre, (generally all sites with the town centre locality) redevelopment of sites, if agreed, will only be permitted after provision of a full desk top archaeology survey and with planning conditions likely to include a requirement for archaeological monitoring of work in progress.

14.1.8 Changes of Use

The Council will not normally permit changes of use to a building where the new use would adversely affect its character and adversely affect the appearance of the conservation area. The special architectural and historic character of the Town Centre part of the conservation area reflects the historic development of Kettering and the trades of the town centre. These have produced the

pattern of building types and forms which characterise the centre. Equally in both the Civic Quarter and Headlands localities each has its own very distinctive quality derived from scale, building material, layout and use. The retention of existing uses contributes to character, quality and interest and is an important part of conservation policy that addresses the character of the area and the quality of the townscape in the broadest sense as well as protecting individual buildings.

14.2 New Design and Development

14.2.1 The Design of New Development

Permission for new development will only be granted where it respects the scale, form and density of the historic pattern of development, where it protects views and roofscapes and where it preserves or enhances the character and appearance of the conservation area.

14.2.2 Gap Sites

The Council will encourage the development of vacant sites. In particular, the Council will have regard to:

a) The scale and mass of new buildings –

The Council will require new buildings to respect the scale and mass of traditional buildings within the locality.

b) The maintenance of historic plot boundaries –

The Council will require new development to respect the historic pattern of plot boundaries within the conservation area.

c) The plan form, elevational treatment and materials of new buildings –

The Council will require the plan form, elevational treatment and materials to complement the historic and architectural character of the conservation area. In particular, principal elevations should always front the street.

d) The maintenance of street frontage building lines –

The Council will require new development to follow the historic street frontage line.

e) The maintenance of the hierarchy of the historic street pattern –

The Council will require new development to follow the hierarchy of the historic street pattern.

f) The height of new buildings –

The Council will require new buildings to respect the height of traditional buildings within the locality. This will normally limit new developments to a three storey maximum.

g) Car Parking –

The Council will not normally permit development of car parking spaces where this involves demolition or part demolition of buildings. Further development of car parking spaces on forecourts in gardens or on former rear yards will not normally be permitted.

The council will seek to publish design guidance for the town centre, in particular the larger vacant sites.

The presence of uncharacteristic buildings in the Conservation Area does not provide grounds for allowing more like them and a further erosion of historic character. By seeking to conserve traditional buildings and adding new ones that reinforce historic character, the relative impact of negative elements will be diminished.

14.3 Other Policies

14.3.1 Links and Views

The conservation area has visual, historical and traditional links with the immediate surrounding areas which are evident on the roads and streets leading into the area – particularly those giving views of the Parish Church. The views and links will be protected and where appropriate enhanced. The Council will also seek to protect other key views which contribute to the character of the conservation area.

14.4 Opportunities for Beneficial New Development

- 14.4.1 Several key sites exist within the town centre part of the conservation area and Civic Quarter locality which would benefit from sensitive development to remove eyesores and to provide sympathetic new buildings and uses which will have a beneficial effect on the rest of the conservation area. Uses will need to be consistent with those given in the Kettering Plan and opportunities identified within the Kettering Masterplan (May 2005).
- 14.4.2 Chief amongst these are the central area of cleared sites off Meeting Lane between the High Street and Dalkeith Place. This is an important area in the centre of the town whose sympathetic development could exert benefits across the whole of the town centre.
- 14.4.3 Sites on the East side of the Horse Market, including the derelict blocks by Queen Street and the car sales plot, will again provide a unique opportunity for development which could contribute positively to the town centre and restore the sense of enclosure to the Horse Market – now partly compromised by the gap site at the South East corner.

