



**Heritage Asset Assessment at
8 Halls Lane, Brackley
Northamptonshire
November 2014**

Report No. 14/234

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OAS/S REPORT FORM

PROJECT DETAILS		OAS/S molanort1-196603	
Project title	Heritage Asset Assessment at 8 Halls Lane, Brackley, Northamptonshire		
Short description	MOLA carried out a heritage assessment at 8 Halls Lane as part of pre-planning requirements ahead of a proposed re-development of buildings on the site. The survey area comprised three adjoining structures of a mid-18th century origin which were historically associated with the Crown Inn, formerly serving as stabling, coach houses or barns. For much of the 20th century, the site has functioned as a greengrocers with the first floors having latterly been converted into flats.		
Project type	Heritage Assessment		
Previous work	Unknown		
Future work	Unknown		
Monument type and period	Mid-18th century outbuildings associated with a 16th-17th century hotel / inn		
PROJECT LOCATION			
County	Northamptonshire		
Site address	8 Halls Lane Brackley		
NGR	SP 58340 36890		
Area	0.01 ha		
PROJECT CREATORS			
Organisation	MOLA Northampton		
Project brief originator			
Project Design originator	MOLA Northampton		
Director/Supervisor	Amir Bassir		
Project Manager	Amir Bassir		
Sponsor or funding body	Neil Tanner Associates		
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Heritage Asset Assessment at 8 Halls Lane, Brackley Northamptonshire November 2014

Abstract

MOLA carried out a heritage assessment at 8 Halls Lane, Brackley as part of pre-planning requirements ahead of a proposed re-development of buildings on the site. The survey area comprised three adjoining structures of a mid-18th century origin which were historically associated with the Crown Inn, formerly serving as stabling, coach houses or barns. For much of the 20th century, the site has functioned as a greengrocers with the first floors having latterly been converted into flats.

1 INTRODUCTION

MOLA was commissioned in November 2014 by Mr Neil Tanner to carry out a heritage asset assessment of buildings at 8 Halls Lane, Brackley, Northamptonshire, as part of pre-planning requirements ahead of the proposed re-development of the property (NGR SP 58340 36890, Fig 1).

The assessment area comprises three adjoining structures of mixed use that front Halls Lane. It is proposed that the buildings be converted into several domestic dwellings. The structures lie within the Brackley Conservation Area and are within the historic core of the town (Fig 1). Along with its adjacent buildings, the site forms the northern extent of a former burgage plot and is associated with the Crown Inn, a Grade II listed structure, dating to the 16th/17th centuries.

The underlying geology has been mapped by the British Geological Survey as comprising Middle Jurassic limestone and mudstone (<http://www.bgs.ac.uk/geoindex>).

2 LEGISLATION

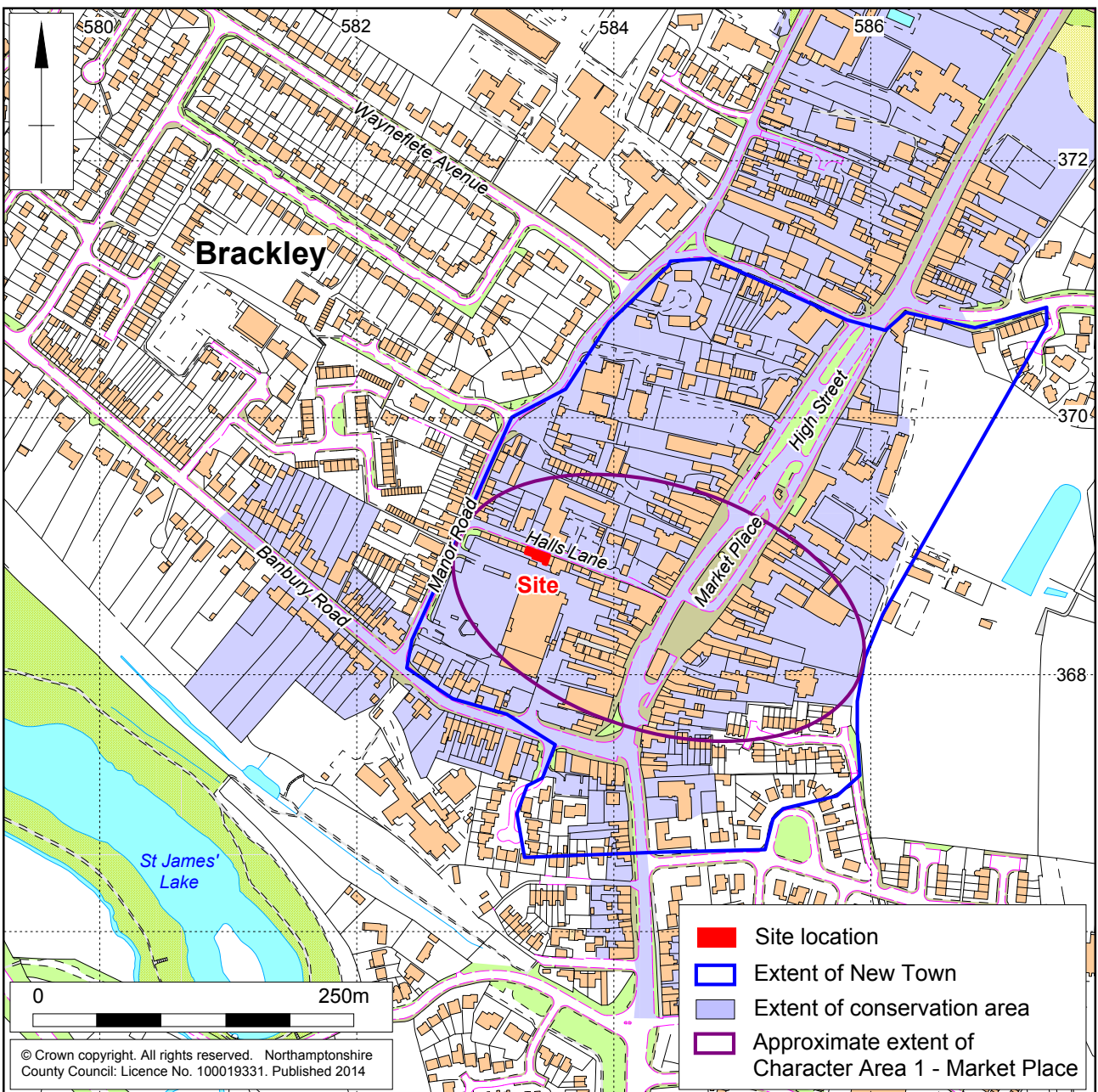
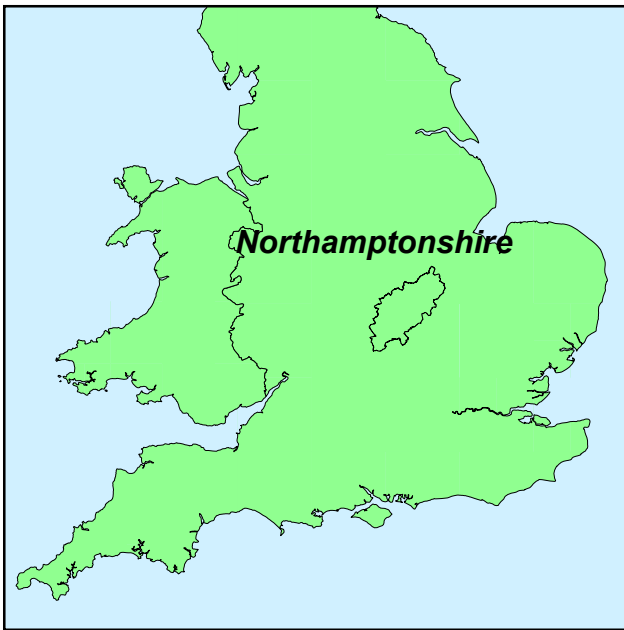
This assessment conforms to the relevant legislation and guidance, including:

National Planning Policy Framework, Department of Communities and Local Government, March 2012

The Historic Environment Planning Practice Guide, English Heritage 2010

Environmental Impact Assessment: A Guide to Good Practice and Procedures, DCLG June 2006

Code of Conduct, Institute for Archaeologists, 2010



Scale 1:5000

Site location Fig 1

3 NATIONAL GUIDANCE

The National Planning Policy Framework (NPPF 2012) replaced Planning Policy Statement 5 in March 2012. Of particular relevance are the following chapters which state:

Chapter 128

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Chapter 129

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Chapter 132

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

Chapter 135

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. 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.

Chapter 141

Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost ((wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

4 HISTORICAL BACKGROUND

4.1 Local history

Brackley lies in the south-west of the county astride the main medieval road from Oxford to Northampton and is one of two planned towns in Northamptonshire in which an urban settlement was constructed on a new site away from an existing village. In 1086 Brackley was an agricultural village with two manorial holdings which appears to have been an estate and ecclesiastical centre.

In the early 12th century a planned town was built to the south-west of the original village of Brackley. This new development was known as the New Town, to distinguish it from the village, which was referred to as the Old Town. The new town, which was founded by the de Beaumont Earls of Leicester, was laid out around a broad market place situated on the principal route between Northampton and Oxford; it is possible that this road was diverted to serve the new town at this time. The town was probably preceded by a short-lived castle which was built in the late 11th century by the first Earl of Leicester, Robert de Beaumont (d 1118), and may have served as the original focus for the new development.

The town expanded rapidly in the late 12th/early 13th centuries, with much of its wealth deriving from the wool trade. Burgage plots were laid out along the main road in the first half of the 13th century, extending the town northwards along High Street. Brackley received borough status in a charter of 1260.

The collapse of the wool trade in the 14th and 15th centuries led to a rapid decline in the town's fortunes and Leland, writing in the 16th century, reported that the town was in a ruinous state, with many streets abandoned and derelict. Between the 17th and early 19th centuries the town became a major coaching centre, due to its favourable position on the Oxford to Northampton and Banbury to Buckingham turnpike roads, and it witnessed a period of recovery. The street plan and much of the fabric of the town dates to this period. With the advent of the railways in the mid-19th century and the demise of the old coaching routes, Brackley reverted to a relatively unimportant market town and avoided the process of large-scale urbanisation that transformed many of the towns in the central part of the county.

4.2 Historic map evidence and development of the site

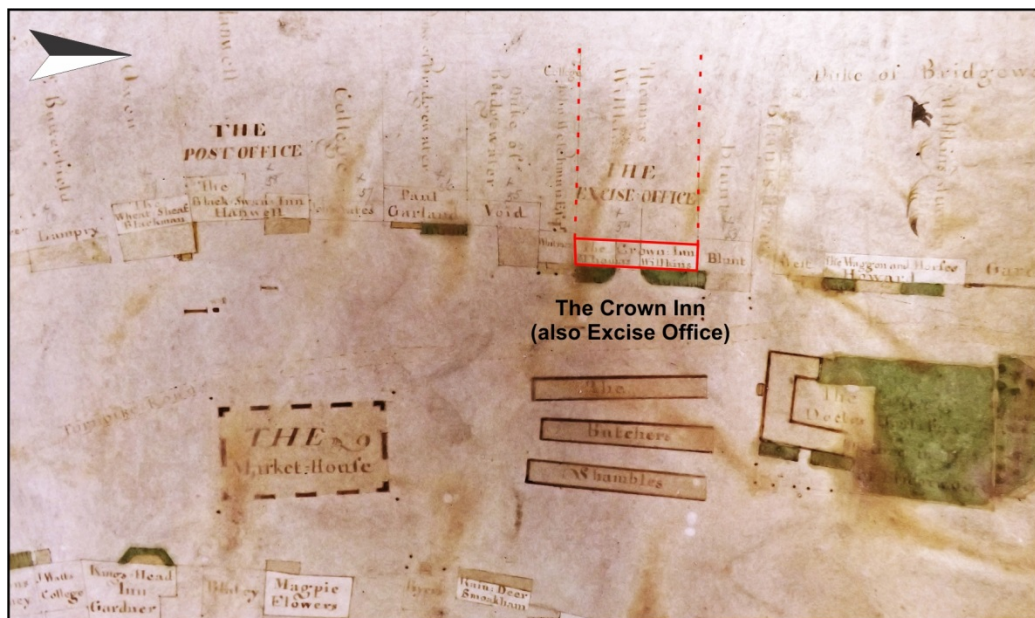
As part of this assessment, historic maps dating back to the mid-18th century were examined to determine the age and phasing of the site and to place the structures within the context of local development. A visit was made to the Northamptonshire Records Office to access historic documents held there.

One of the earliest available maps of Brackley obtained during this assessment is a map of 1760 showing the *Estates belonging to Magdalen College at Brackley* (Fig 2). This map shows the full extent of the town of Brackley at this time as well as assigning ownership to the various parcels of land. The Crown Inn / Hotel and its associated outbuildings can be seen, contained within the narrow Burgage plot of the property. Unfortunately, a high resolution version of this map could not be obtained so it was not possible to make out the detail of the buildings, however, it can be seen that a long row of small structures mark the north edge of the property with a lane running adjacent to the them. A mid-18th century date of construction does appear to be likely for these structures and similar arrangements of buildings within the long, narrow Burgage plots can be seen within the historic core of Brackley. It is likely that at this time, the row of buildings of which 8 Halls Lane are a part, were in use as coach houses and stabling for the Inn. Another map of Brackley dating to 1760

shows the length of the historic core of the town and depicts the main buildings fronting High Street and the Market Place (Fig 3). The Crown Inn is shown to be under the ownership of Thomas Wilkins and is also shown to have housed Excise Offices at this time. Adjacent to the Inn is another building shown to be under the ownership of "Blunt". This structure was incorporated into the Crown Inn between 1922 and 1973 and forms part of the current hotel. This map does not depict any of the structures to the west of the Inn.



Plan of the estates belonging to Magdalen College, 1760 Fig 2



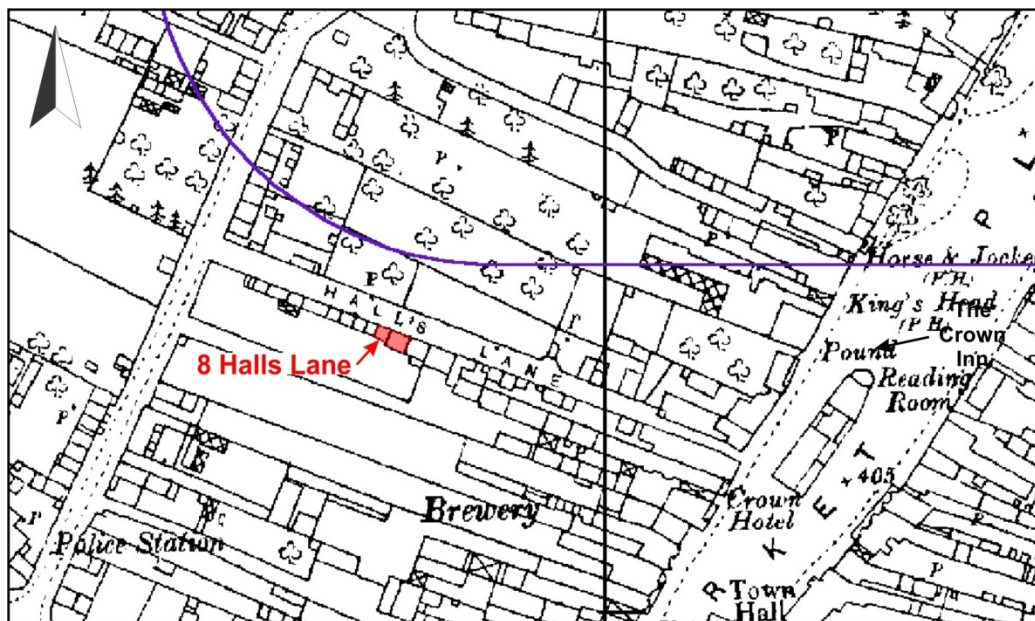
Map of Brackley, 1760 Fig 3

The draft Inclosure map of 1830 shows the Crown Inn and associated structures, including 8 Halls Lane, to still be part of the same property, under the ownership of Thomas Wilkins (Fig 4).



Draft Inclosure map of Brackley, 1830 Fig 4

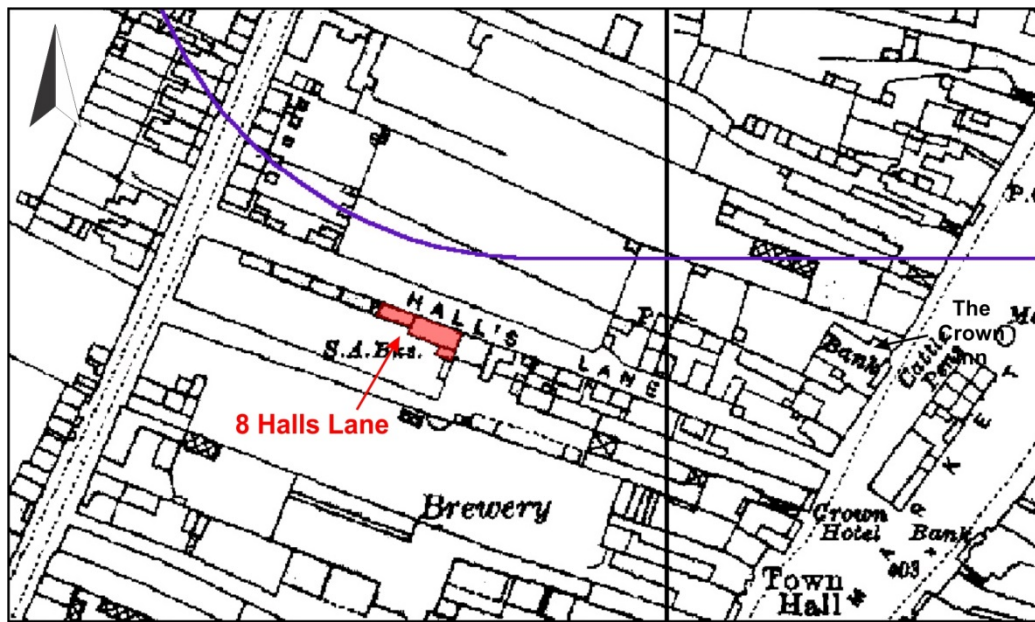
The Ordnance Survey map of 1883 shows that the space to the rear of the Crown Hotel as it is now known, has been subdivided and several new structures have been constructed (Fig 5). The row of former coach houses and stables, including number 8 have been divided from the Crown Hotel as it is now called, indicating that they are no longer under the same ownership. It is likely that by this time, the buildings have been converted away from their former function as coach houses and stables and are in use in new functions including workshops, blacksmiths and retail units.



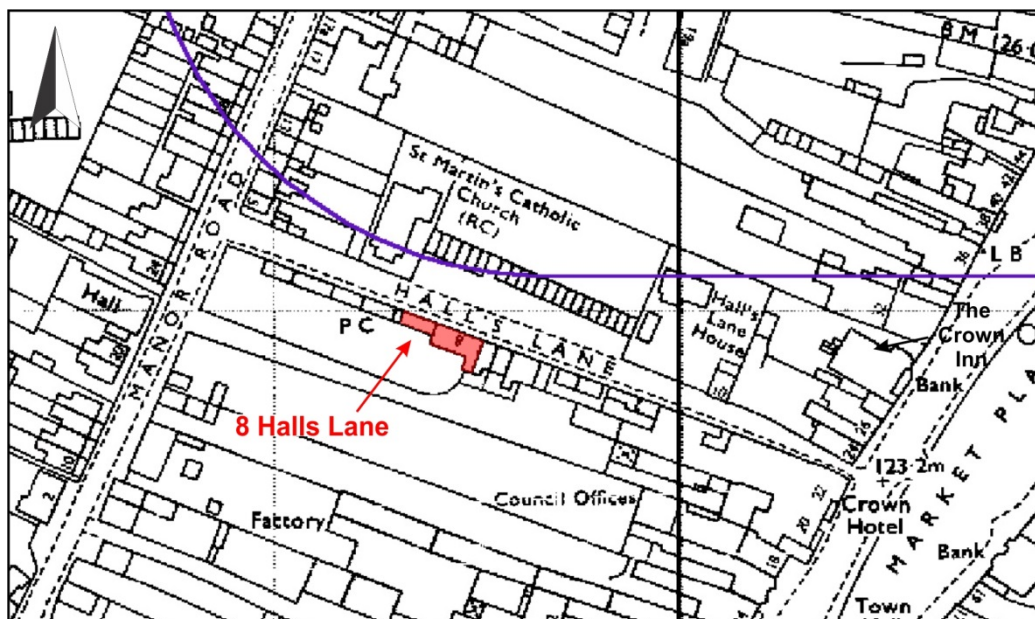
1st Edition Ordnance Survey map of 1883 Fig 5

Between 1883 and 1922, the site has undergone fairly minimal redevelopment, though it can be seen that several of the smaller divisions seen along the row of former coach houses have been lost as they have been merged into larger units (Fig 6). By 1973, the Crown Hotel has been substantially enlarged by incorporating the adjacent, northern property into the hotel (Fig 7). Several of the western outbuildings

appear to have also been opened up into the main hotel structure as well. An area immediately north of the site has been developed with a row of houses and an adjoining church, St Martin's Catholic Church. The houses were fairly short-lived and were cleared to allow for the construction of Goodwin Court by 1978. The largest development south of the site was the construction of Rossiter House and associated carpark between 1985 and 1992 (Fig 8). This development resulted in the removal of the former Burgage plot boundaries throughout the development area which extend to the immediate south of the site and adjacent buildings, separated only by a narrow strip of undeveloped land below the level of the new car park surface. Until early 2014, 8 Halls Lane functioned as a greengrocers and has been under the ownership of the current owners' family since the 1940s. The upper floors of the buildings have been converted in recent times into two flats



Ordnance Survey map of 1922 Fig 6



Ordnance Survey map of 1973 Fig 7

4.3 Heritage Assets

A number of listed buildings are within a close proximity of the site, the most relevant one being the Crown Hotel which is Grade II listed (Fig 8). Although the site and the adjacent row of buildings are historically associated with the hotel, formerly functioning as coach houses and stables, they are no longer within the same property and are not listed as curtilage.

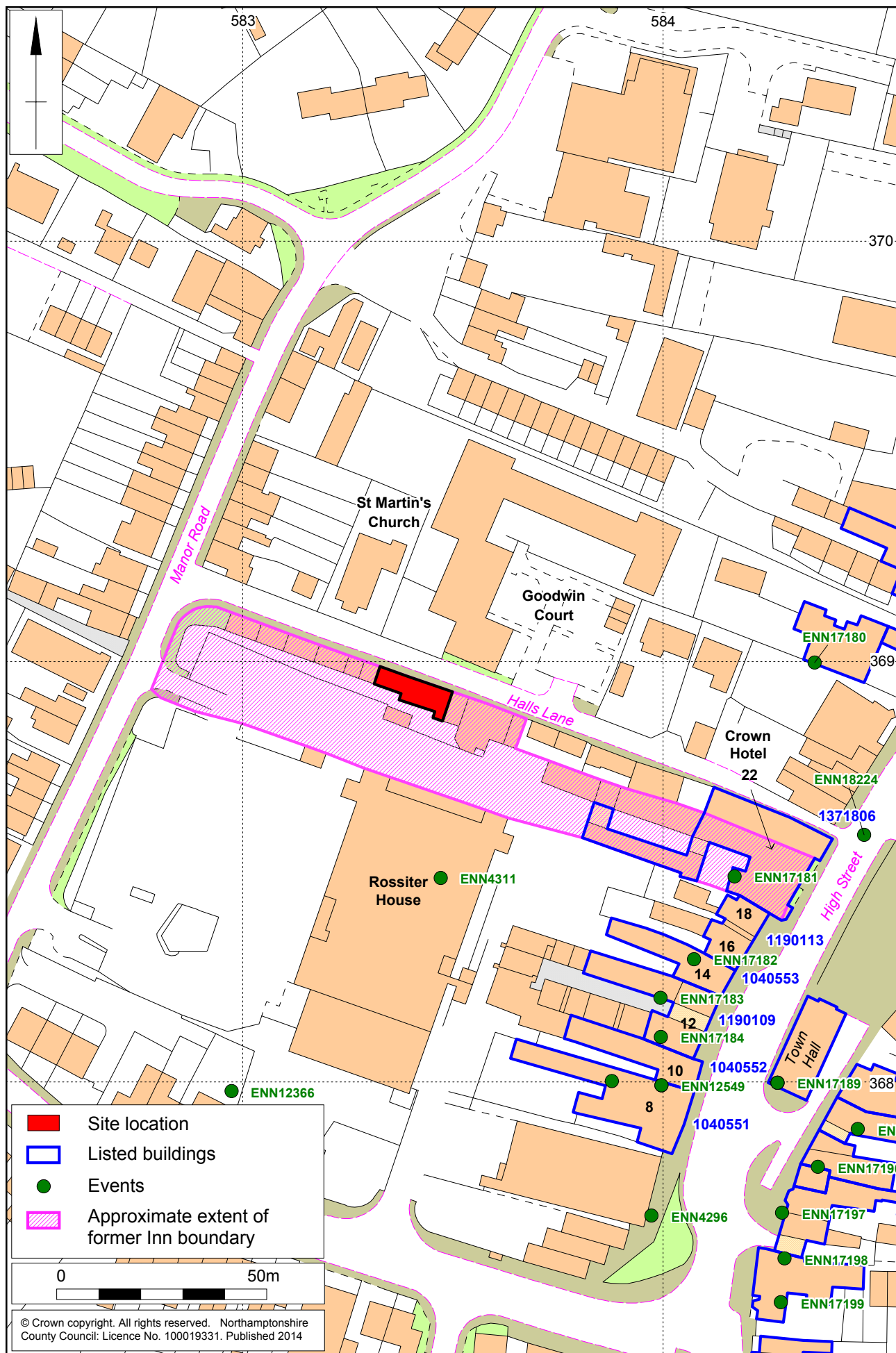
Table 1: Listed buildings

Listing number	Listing description
1371806 – The Crown Hotel	BRACKLEY MARKET PLACE 1. 5328 (West Side) Nos 20 and 22 (Crown Hotel) (formerly listed as No 22 [Old Crown Hotel]) SP 5836 1/18 22.4.50.II GV 2. An early-mid C18 3 storeyed front on a C16-17 core. The front is modernised but retains the original sash windows and is rendered in modern roughcast; there is, on the north side, a wing projecting to the east. Moulded wood cornice. Small parapet. Painted pilaster strips. Band at 1st floor. In the centre of the 1st floor, over a carriageway, is a Venetian window, with moulded pilasters, on each side of which are 2 sash windows in moulded frames. At the back a wing on the north-west has some original sash windows in a 3-sided bay and some renewed casement windows. Interior: the ground floor room in the north-west wing contains a C16-17 moulded 4-centre headed stone fireplace with moulded jambs, which may well belong to the original house.
1190113 – 16 & 18 Market Place	BRACKLEY MARKET PLACE 1. 5328 (West Side) Nos 16 and 18 SP 5836 1/19 II GV 2. C18 and originally 2 houses. 2-storeyed variegated brick under one Welsh slate roof in which there are 4 modern dormers. No 16 has 2 wide C18-19 sash windows in 1st floor and 2 3-sided bays to the ground floor offices, which have a continuous dentilled cornice above them. No 18 has 3 mid C18 sash windows in the 1st floor.
1040553 – 14 Market Place	BRACKLEY MARKET PLACE 1. 5328 (West Side) No 14 SP 5836 1/20 II GV 2. An early C19 front of 3 storeys, stucco with rusticated quoins and a Welsh slate roof in which are 2 gabled attic dormers. Brick stacks. A 3-sided bay to ground floor. Stucco porch with an achievement of arms (2 bars between 6 mascles 3, 2 and 1 [For Barnes family?]) Crest: a demi-rampant horse. Motto indecipherable), on the keystone of the semi-circular head to doorway.
1190109 – 12 Market Place	BRACKLEY MARKET PLACE 1. 5328 (West Side) No 12 SP 5836 1/21 II GV 2. Probably mid C18. Shows 2 buildings at the front; said to have been once an inn. 3-storeyed variegated brick with projecting eaves and a Welsh slate roof. 3 brick stacks. There is a central carriage way under a rusticated keystone arch. Two 3-sided 2-storeyed bays of unequal size. The north build has 3 small sash windows in 3rd storey. The south build has 2 larger sash windows.
1040552 – 10 Market Place	BRACKLEY MARKET PLACE 1. 5328 (West Side) No 10 SP 5836 1/22 II GV 2. C18/19. Of 2 builds. 3 storeys; modern shop fronts to ground floor. Variegated brick; Welsh slate roof. Left-hand part with 3 sash windows, the central one blank and smaller than the others. Wooden eaves cornice. The right-hand part with two 3-light sash windows. Modillioned wood eaves cornice.
1040551 -	BRACKLEY MARKET PLACE 1. 5328 (West Side) No 8 SP 5836 1/25 II GV 2. 2-storeyed variegated brick front on an ancient house, probably C17, which has a stone stack and steep pitched roof of Welsh slate; the back is of coursed rubble. The front has a shop front to ground floor.

Historic Environment Record (HER) data indicates that a number of archaeological works have taken place in the vicinity of the site. These have been in the form of standing building recordings to the listed buildings that front Market Place and archaeological observations during ground works relating to local developments.

Table 2: Archaeological works

HER Number	Description
ENN17180	Standing Building Recording
ENN17181	Standing Building Recording, Crown Hotel
ENN17182	Standing Building Recording, 16 & 18 Market Place
ENN17183	Standing Building Recording, 14 Market Place
ENN17184	Standing Building Recording, 12 Market Place
ENN12549	Standing Building Recording, 10 Market Place
ENN4311	Archaeological Observation, Rossiter House
ENN4269	Archaeological Observation
ENN12366	Archaeological Observation



Scale 1:1250

The site and surrounding heritage assets, showing Historic Environment Record (HER) data

Fig 8

5 BUILDING ASSESSMENT

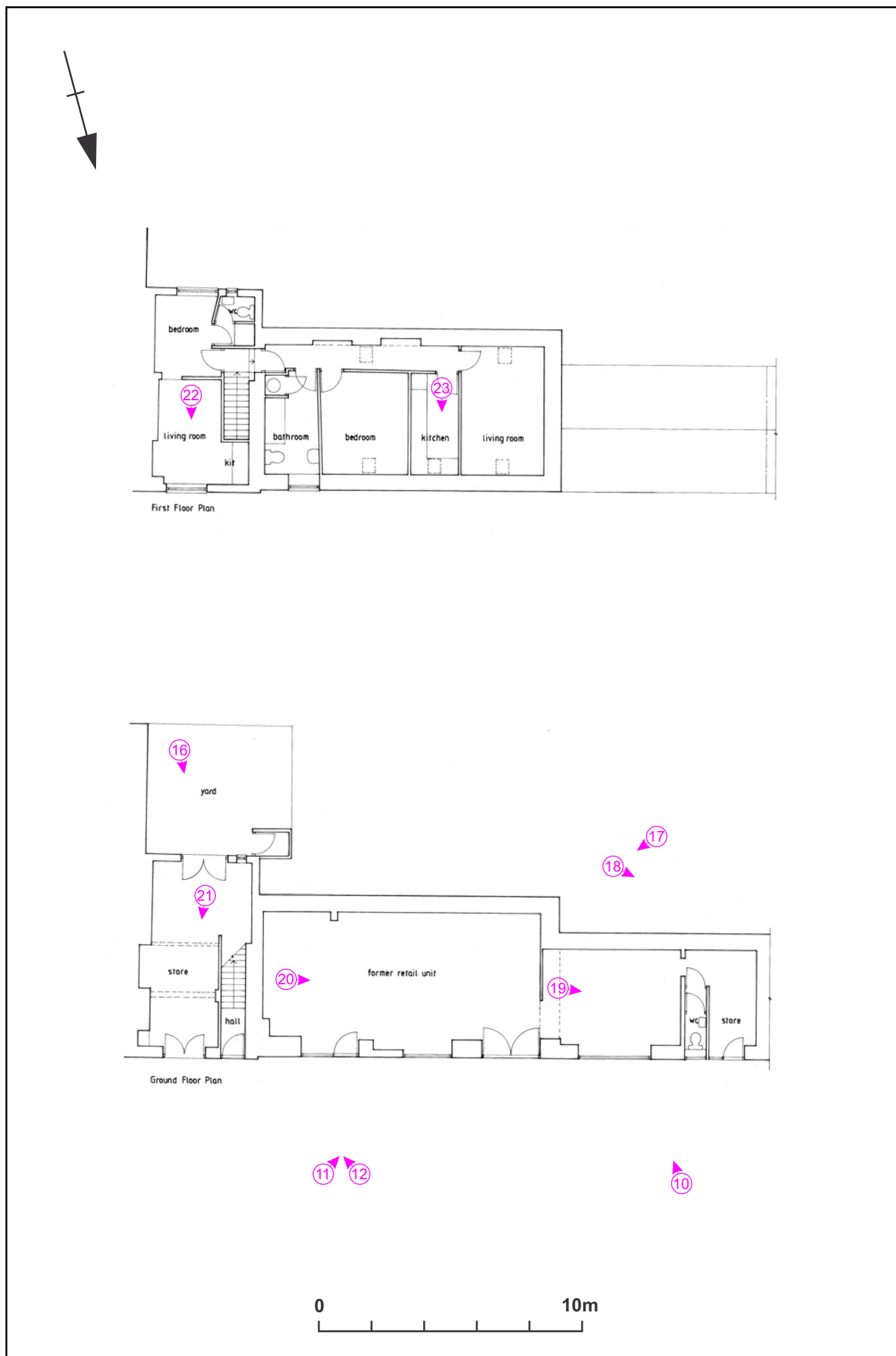
The site comprises three adjoining structures, the westernmost being a single storey structure constructed of coursed limestone rubble (Fig 10). It is a subdivision of a continuous range of buildings that run from the site to Manor Road at the west (Fig 13). These buildings likely formerly served as coach houses and stabling for the Crown Inn until the mid – late 19th century when they were sold and converted into other functions including workshops, blacksmith, stores and retail. The whole range was re-roofed with corrugated iron sheets which have subsequently been re-clad in places as the original sheets rusted or corroded. The surveyed building has been entirely re-roofed with modern corrugated sheeting. It is likely that this form of roof has been in place since the mid – late 19th century, perhaps contemporary with the selling of the buildings from the Crown Hotel. Latterly, this building functioned as an office for the grocery and housed a staff toilet, welfare facilities and store room (Fig 9). Internally, the original stone wall is hidden behind light stud partitions and the roof is obscured by a ceiling of suspended panels hung from the ceiling joists (Fig 19). Above the suspended ceiling, it can be seen that the roof structure is of machine sawn pine trusses. A large portion of the original north wall including the original door and window openings have been lost with the insertion of new door and window openings and the wall has been rendered externally. No fixtures or fittings relating to an earlier function of the building are evident.

The central building housed the former retail unit at ground floor and is a two storey structure with gabled roof aligned east-west, fronting onto Halls Lane (Fig 11). It too is rendered externally at the north and is constructed of coursed limestone rubble. Two large window openings and a double doorway are present at ground floor level in the north wall and a small two light casement with obscure glass is at first floor, looking north. The south facing wall is plain with no door or window openings and no obvious blockings. Internally, at ground floor, modern stud partitions hide the original walls and there is a ceiling of suspended panels (Fig 20). The floor is of modern PVC tiles over concrete. No original fixtures or fittings were evident within this room. At first floor the space is entirely of a modern date with stud partitions separating the various rooms including bathroom, kitchen, bedroom and living room (Figs 9 & 23). A modern lath and plaster ceiling hides a roof structure of machine sawn pine, a replacement of an earlier roof structure. Externally, the roof is of modern slate tiles and has three small roof lights opening into the first floor rooms (Fig 11). Access to the first floor is via the adjacent, eastern building (Fig 9). It is possible that this structure was originally a single storey barn, open to the roof which later had a floor inserted.

Farthest east, the property incorporates the western half of a single building which has been divided centrally (Figs 9 & 12). The external, north elevation has modern pebble dash render. The west gable shows that the original fabric of the building is coursed limestone rubble. A patch of modern red brick can be seen in the space between the roof line and the roof of the adjacent building. Central to the building, a chimney breast rises above the roof line, flush with the north wall. At ground floor, a modern door is flanked by a double door and above these is a single modern double glazed window. It is unclear if these occupy original openings or if they are later insertions. The door opens into a hall with stair which allows access to flat over the adjacent greengrocers and also a small first floor flat with a single bedroom with en-suite bathroom and a combined living room and kitchen. The living room is located north of the bedroom and is within the original footprint of the building whilst the bedroom and bathroom is within a modern extension to the rear of the building. A black painted, chamfered timber beam is aligned north-south and spans the living room, off centre to the room (Fig 22). It is likely that this is an original beam and

forms the bottom chord of a truss, though the roof space could not be accessed to confirm this.

At ground floor, double doors allow entry into an open store room which widens beyond the stairs (Figs 9 & 21). A hearth can be seen in front of a blocked fire opening in a chimney breast in the east wall of the store. A small cupboard has been built into the space between the chimney breast and the north wall. A black painted beam, aligned east – west, is supported at its east end by the chimney and a pilaster adjoining the stair partition. It was unclear whether this is a genuine timber beam or an RSJ boxed in with plaster, designed to feel old. To the south, double doors allow entry from the store to a small yard at the south of the building.



Scale 1:200

Ground and first floor plans, showing photograph locations Fig 9



The western and central buildings of the site, looking south Fig 10



The central building, looking south-west Fig 11



The central and eastern buildings, looking south Fig 12



The linear range of 18th-century former coach houses and stables, looking south
Fig 13



General view along Halls Lane, looking west Fig 14



General view along Halls Lane, looking east Fig 15



The modern brick extension and yard to the rear of the site Fig 16



The western and central buildings, looking north-east Fig 17



The rear of the linear range, showing modern steel props and the damage caused by vegetation Fig 18



Interior of the western building, looking west Fig 19



Interior of the central building, the former greengrocers, looking west Fig 20



Interior of the store, looking north Fig 21



First floor Living Room / Kitchen with timber beam over, looking north Fig 22



Interior of the flat over the former greengrocers, showing modern fittings Fig 23

6 CONDITION AND SIGNIFICANCE OF HERITAGE ASSETS

6.1 Condition

The condition of the buildings was recorded using the criteria set by the Lincolnshire Heritage at Risk survey notes where condition is recorded on a four point scale from very bad to good (<http://www.lincshar.org/>).

Table 3: Criteria of condition

Very bad	Ruinous and derelict buildings. It also includes buildings where there has been structural failure or where it is likely to occur, eg the roof covering is largely missing or sagging and those where part of the structure is suspect, eg an unstable, severely cracked gable wall. If it is known that the internal structures have or are liable to collapse it should be classed as very bad.
Poor	A building is in poor condition if there are obvious faults likely to lead to structural failure, eg the roof appears uneven, there is an area of missing slates; the gutters and downpipes are missing or broken. A building that has several faults may be considered poor, eg decayed window frames and blocked gutters and signs of damp.
Fair	A building that is structurally sound but in need of minor repairs or suggests a lack of maintenance of individual elements, eg decayed window frames or blocked gutters or signs of damp or patches of eroded pointing. Overall it would still be assessed as in fair condition.
Good	A building in good condition is structurally sound, weathertight and with no significant problems. Look to see if the building is wind and watertight.

When using the above criteria for assessing the condition of the site, it is clear that the condition of the buildings can be described as good or fair. The south of the site is most at risk where a narrow strip of ground, below the car park ground level is becoming increasingly overgrown with vegetation which is affecting the structure of the buildings (Figs 17 & 18). In some cases, the vegetation can be seen protruding through the corrugated roofs of the buildings. Steel props have been utilised to stabilise the south wall of one the buildings in the range further west of the site (Fig 18). As the buildings here share a common south wall, this deterioration of the range may eventually impact upon the site.

6.2 Significance

For the purposes of the assessment, the following criteria have been utilised:

Table 4: Criteria of significance

Level of sensitivity	Definition
Very high	Sites of international importance: World Heritage Sites Sites of national importance include those that are designated as Scheduled Ancient Monuments or those

	that are considered to be suitable for scheduling, Grade I and Grade II* Listed Buildings, Registered Battlefields, Registered Historic Gardens, other historic landscapes of international importance whether designated or not
High	Sites of high importance include Grade II Listed Buildings, sites that have the potential to significantly contribute to national research objectives
Medium	Sites of regional importance include Conservation Areas and those sites which are considered to be significant regional examples with well-preserved evidence of occupation, industry etc
Low	Sites which are of less-defined extent, nature and date or which are in a poor or fragmentary state, but which are considered to be significant examples in a local context; important hedgerows; locally listed buildings
Negligible	Sites with little or no surviving archaeological remains, buildings of no architectural or historical note
Unknown	The importance of the site is unknown

Within the above criteria, the site can be described as having a medium significance. It lies within a Conservation Area and forms part of the historic core of the Brackley New Town. The Brackley Conservation Area appraisal, Character Area 1: Market Place (SNC 2011), defines one of the key characteristics of this area as being the historic pattern of burgage plots many of which retain their historic boundary walls (Figs 12-15). It also states that the linear groups of traditional outbuildings are an important element of the conservation area and stresses the importance of retaining these plot boundaries and buildings.

7 THE PROPOSED DEVELOPMENT

It is proposed that the three parts of the site be converted for use as multiple residential dwellings. The western part of the site, comprising the former coach house and stable, will be raised to become a two storey structure, level with the existing two storey buildings to the east. The existing ground floor will be converted into a combined living room and kitchen which will also provide entry to the dwelling. This door will be inserted into the existing window opening. The space will be partitioned and the western part of the ground floor will be utilised as a bin store for the new dwellings. A new stair will be inserted adjacent to the new partition to allow access to the upper floor which will house bedrooms and WC. The proposed internal arrangement will have no significant impact upon the historic fabric as it utilises the existing external walls of the building as well as existing window and door openings. The proposal will have an impact upon the external historic form of the building, converting a single storey structure to a two storey one and raising its roofline. The visual impact of this change is partly mitigated by the new roof line simply following the line of the buildings to the east. The existing roof is modern and there is no merit in its retention.

The central building is to be converted into three two storey dwellings, each with its own entrance to Halls Lane. The interior of the building does not retain any historic partitions, fixtures or fittings and as such, the historic fabric will be largely unaffected by the proposed alterations except at the first floor where two new window openings are to be inserted looking north. The new doors and windows facing Halls Lane are to be inserted into the existing window and door openings which are to be blocked to accommodate the new insertions. The material utilised for the blockings should be sympathetic to the historic fabric of the building. It is also proposed that the roof level be raised to match the buildings to the east, with the eaves remaining at their current level. It is likely that the building has been re-roofed in modern times; therefore this alteration should not impact upon the historic fabric of the building.

The eastern building is to be converted into a single, two storey dwelling, retaining the existing stair. Entry to the building will be from Halls Lane, through the existing door opening. The double doors adjacent to this are to be blocked and a window inserted. The open store room at ground floor will become a kitchen and living room. This will have minimal impact upon the existing layout and historic fabric of this space. A new door to the kitchen is to be inserted into the existing, modern, stair stud partition. The double door opening to the current yard will be retained to allow entry to the proposed garden. The small window adjacent to the double doors is to be blocked. At first floor the existing bedroom / living room area is to be remodelled to accommodate two bedrooms and WC. Any existing historic roof timbers will be preserved in the roof space over these rooms.

7.1 Assessment of the potential effect of the development

None of the three buildings that make up the site retain any historic rooms or partitions and no historic fixtures or fittings were evident during the site visit. The impact of the proposed internal remodelling should have minimal impact upon the historic fabric which is confined to the external walls. The three buildings have been re-roofed in modern times and only the eastern most building appears to contain any of its historic roof structure; and these elements will be retained. The new door and window openings are largely to be inserted into existing openings, thereby minimising disturbance of the historic fabric. The material used for the various blockings should be sympathetic to the existing fabric of the building.

The conversion of the former coach house and stable to a two storey building will alter its character, though this is mitigated by continuing the roof line level with the adjacent buildings to the east.

8 DISCUSSION

The buildings that make up 8 Halls Lane are typical of the vernacular architecture which can be found within Brackley. The core of the buildings date to the mid-18th century and were formerly associated with the Crown Inn, likely serving as coach houses, stabling or barns. The exterior shell of the buildings is in good condition and constructed of coursed limestone which is the dominant building material of the area. All three of the buildings have been re-roofed with modern materials and new doors and windows have been installed.

The buildings can be considered to be of medium significance within their wider context, in which they form part of the character of the area. The site has already been subject to conversion away from its former use and does not appear to retain any fixtures or fittings of historic value. The buildings would benefit from the clearance of vegetation to the south of the site to mitigate future damage to the historic fabric of the structures.

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