



**Archaeological desk-based heritage assessment
of 66 College Street, Higham Ferrers
Northamptonshire**

October 2018

Report No. 18/134

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OASIS REPORT FORM

PROJECT DETAILS		OASIS ID: molanort1-330910	
Project name	Archaeological desk-based heritage assessment of 66 College Street, Higham Ferrers, Northamptonshire, October 2018		
Short Description	MOLA (Museum of London Archaeology) conducted an archaeological desk-based heritage assessment of The Shrubbery Care Home, 66 College Street, Higham Ferrers, Northamptonshire. The site lies on the eastern side of College Street at the northern end of Higham Ferrers. There are three Scheduled Monuments, two Grade I, one Grade II* and eight Grade II Listed Buildings within the 250m Historic Environment Record (HER) search radius of the site. No prehistoric remains are known from the immediate area around the site and Roman remains are represented by two coins and a small amount of pottery that have been found nearby. The town saw the construction of Higham Ferrers castle, Chichele College and Saffron Moat during the medieval period and after the castle was abandoned, a series of developments took place, infilling the spaces between these monuments and College Street. The site lies within an area of late medieval and post-medieval tenements on the west side of the castle. Cartographic evidence suggests that at least four buildings have been sequentially constructed on the western part of the site from the end of the 16th century until the present		
Project type	Archaeological desk-based heritage assessment		
Site status	None		
Previous work	None		
Current land use	Care home		
Future work	Unknown		
Monument type/period	None		
Significant finds	None		
PROJECT LOCATION			
County	Northamptonshire		
Site address	66 College Street, Higham Ferrers		
OS Easting and Northing	NGR 496027 268883		
Height OD	c.71m above Ordnance Datum		
PROJECT CREATORS			
Organisation	MOLA Northampton		
Project Design originator	Mary Ellen Crothers, MOLA		
Director/Supervisor	Mary Ellen Crothers, MOLA		
Project Manager	Jim Brown, MOLA		
Sponsor or funding body	CC Town Planning		
PROJECT DATE			
Start date	October 2018		
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Archaeological desk-based heritage assessment of 66 College Street, Higham Ferrers Northamptonshire October 2018

Abstract

MOLA (Museum of London Archaeology) conducted an archaeological desk-based heritage assessment of The Shrubbery Care Home, 66 College Street, Higham Ferrers, Northamptonshire.

The site lies on the eastern side of College Street at the northern end of Higham Ferrers. There are three Scheduled Monuments, two Grade I, one Grade II and eight Grade II Listed Buildings within the 250m Historic Environment Record (HER) search radius of the site.*

No prehistoric remains are known from the immediate area around the site and Roman remains are represented by two coins and a small amount of pottery that have been found nearby. The town saw the construction of Higham Ferrers castle, Chichele College and Saffron Moat during the medieval period and after the castle was abandoned, a series of developments took place, infilling the spaces between these monuments and College Street. The site lies within an area of late medieval and post-medieval tenements on the west side of the castle.

Cartographic evidence suggests that at least four buildings have been sequentially constructed on the western part of the site from the end of the 16th century until the present.

1 INTRODUCTION

1.1 Background

MOLA was commissioned by CC Town Planning to produce an archaeological desk-based heritage assessment of land proposed for development at The Shrubbery, 66 College Street, Higham Ferrers, Northamptonshire (NGR 496027 268883; Fig 1).

The aim of the assessment was to collate information about the known or potential archaeological resource within the development site, including its presence or absence, character and extent, date, integrity, state of preservation and relative quality. The work has been undertaken in accordance with the guidelines of the ClfA Code of Conduct (ClfA 2014a) and *Standard and Guidance for Archaeological Desk-Based Assessment* (ClfA 2014b). Historic England guidance documents concerning the setting of heritage assets were also consulted (HE 2017).

1.2 Policy background

National policy

The *National Planning Policy Framework* (NPPF) provides national guidance on the preservation, management and investigation of the parts of the historic environment that are historically, archaeologically, architecturally or artistically significant and are known as heritage assets (MHCLG 2018). The NPPF replaced PPS5 in March 2012, which in turn replaced Planning Policy Guidance Notes 15 and 16 (PPG 15 and 16) in March 2010.

The framework covers those heritage assets that possess a level of interest sufficient to justify designation as well as those that are not designated but which are of heritage interest and are thus a material planning consideration. Where nationally important archaeological remains are affected by development then there should be a presumption in favour for their conservation.

Paragraph 189 states that *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 asset's 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 developer to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

Paragraph 190 states that *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 evidence and any necessary expertise. They should take into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.*

Local Policy

The *North Northamptonshire Joint Core Strategy* (JCS) was adopted in July 2016 and sets out the long-term vision and objectives for the area.

Policy 2 – Historic Environment

The distinctive North Northamptonshire historic environment will be protected, preserved and, where appropriate, enhanced. Where a development would impact upon a heritage asset and/or its setting:

- a) Proposals should conserve and, where possible, enhance the heritage significance and setting of an asset or group of heritage assets in a manner commensurate to its significance;
- b) Proposals should complement their surrounding historic environment through the form, scale, design and materials;
- c) Proposals should protect and, where possible, enhance key views and vistas of heritage assets, including of the church spires along the Nene Valley and across North Northamptonshire;

- d) Proposals should demonstrate an appreciation and understanding of the impact of development on heritage assets and their setting in order to minimise harm to these assets and their setting. Where loss of historic features or archaeological remains is unavoidable and justified, provision should be made for recording and the production of a suitable archive and report;
- e) Where appropriate, flexible solutions to the re-use of buildings and conservation of other types of heritage assets at risk will be encouraged, especially, where this will result in their removal from the 'at risk' register.

In addition to Policy 2 of the JCS, guidance on non-designated heritage assets is as follows:

3.15 Whilst not having statutory status, non-designated heritage assets are identified as having a degree of significance that merits consideration in the determination of planning applications. Non-designated heritage assets are an important component of North Northamptonshire and are at risk from the impact of development, or the cumulative loss of structures. These locally identified heritage assets can include buildings of local architectural or historic interest, locally important archaeological sites, undeveloped areas of visual importance and parks and gardens of local interest. Industrial heritage, including that of the boot and shoe industry, modern built assets, including 21st century architecture, can also contribute towards a sense of place and identity, and it may be appropriate to preserve these as future historic assets through local listings. Local Lists provide a positive way for the Councils to identify non-designated heritage assets against consistent criteria.

Higham Ferrers Local Plan 2011-2032

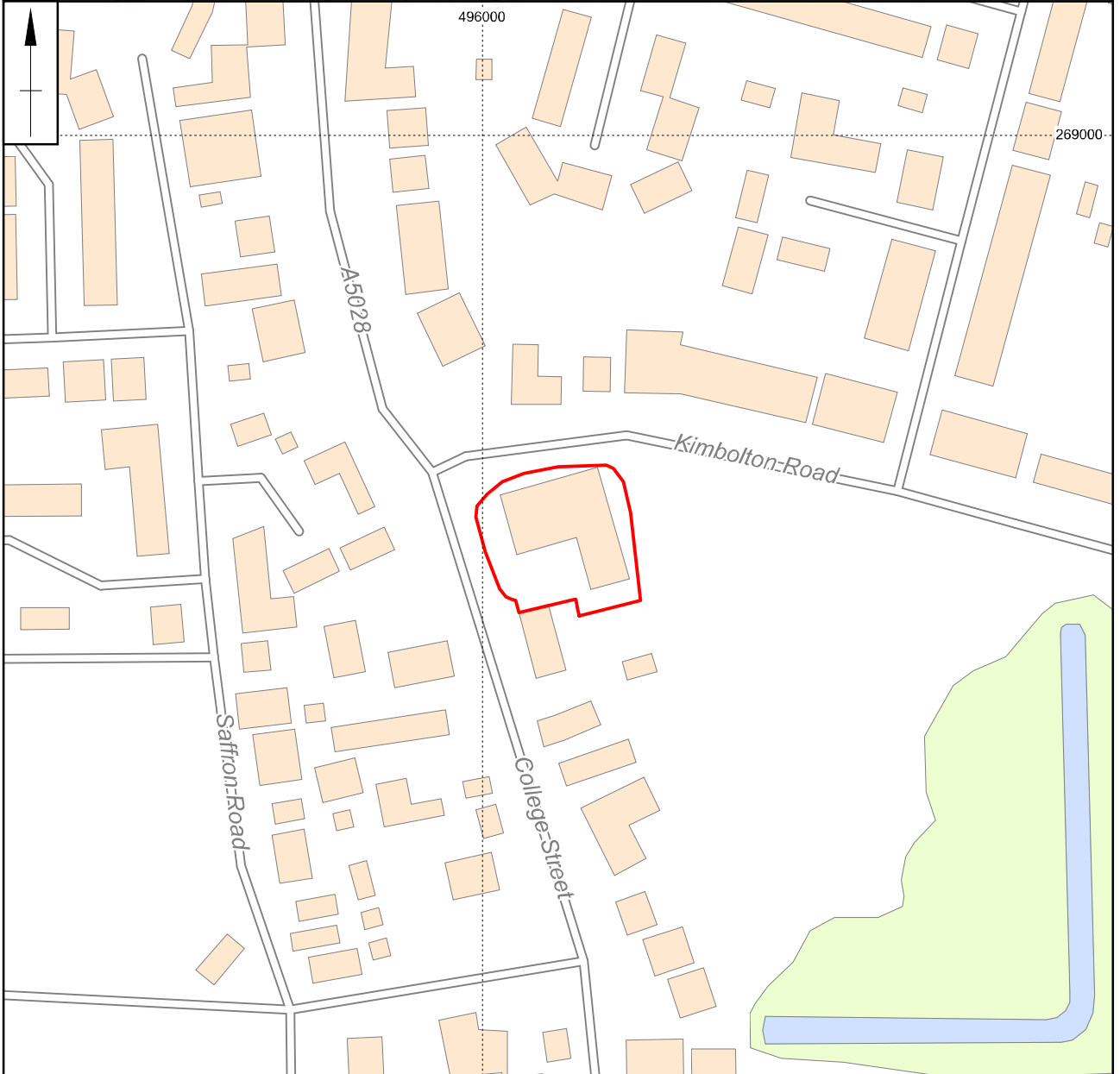
Policy HF.DE2 states that any development must conserve or enhance the heritage assets of the Town and their setting, including both designated and non-designated heritage assets. Besides the nationally Listed Buildings, the Alms Houses, 54-64 College Street are of architectural significance, local distinctiveness and character and historic importance.

Any development must not cause harm or adversely impact on the setting of important heritage sites in the Town. Where proposals have any effect on a non-designated heritage asset a balanced judgement will be applied having regard to the scale of any harm or loss and the significance of the heritage asset.

1.3 Location, topography and geology

The proposed development area lies within Higham Ferrers at the junction between the A5028/College Street and Kimbolton Road. The site lies within the grounds of The Shrubbery Residential Home and is bounded by suburban housing to the south, west and north and by Castle Fields park to the east.

The land is flat and predominantly level (Fig 1). The site lies at c71m above Ordnance Datum (aOD). The bedrock across the site is Blisworth Limestone Formation (BGS geoindex – bgs.ac.uk).



Site location



Western elevation of The Shrubbery and almshouses to the south, looking south-east Fig 2



Western elevation of The Shrubbery, looking north, the northern section to be extended west
Fig 3



The conservatory to be replaced by single-storey flat-roof extension, looking north Fig 4



Southern elevation to be extended southwards into the car park, looking north-west Fig 5

1.4 Sources consulted

The Northamptonshire Historic Environment Record (HER) was consulted for documented historic environment assets within and around a centre point in the proposed development area (Figs 6 and 7). A search area of 250m radius surrounding the proposed development area was applied, which returned 147 results for analysis. A visit to the Northamptonshire Record Office (NRO) was undertaken to check historic maps of the area, as well as any other relevant documents and local history books.

The online Historic England resource *National Heritage List for England* was consulted in order to identify designated heritage assets within the proposed development area (english-heritage.org.uk/professional/protection/process/national-heritage-list-for-england). The Historic England document *The setting of heritage assets: historic environment good practice advice in planning note 3 (second edition)* (HE 2017) provides a basis upon which the assessment of impact upon the setting of heritage assets can be evaluated.

2 HERITAGE ASSET ASSESSMENT

2.1 Designated heritage assets

There are three Scheduled Monuments, two Grade I, one Grade II* and eight Grade II Listed Buildings within the 250m Historic Environment Record (HER) search. The site also lies within Higham Ferrers Conservation Area. However, there are no World Heritage Sites, Registered Parks and Gardens or Registered Battlefields in the vicinity of the site.

2.2 Previous archaeological work

No archaeological work is known to have taken place within the proposed development site. However, a large synthesis of work has been undertaken in the area.

Archaeological observation was carried out to the north-east of the site to the rear of 8, Lancaster Street (ENN101813), which revealed unstratified pottery (HER1679/0/64). No archaeological finds or features were observed during a watching brief at 11a Lancaster Street (ENN100501, Jones 2000)

A trial trench evaluation (ENN101950) took place close to the south-west of the site which revealed walls, pits, ditches, drains and boundaries which dated from the 12th and 13th centuries (Morris 2002). The subsequent excavation (ENN103728) revealed a medieval oven base and further tenement plots (Jones and Chapman 2003).

Watching briefs were undertaken at Castle Fields in 2002 (ENN101866), 2012 (ENN107033) and in 2014 (ENN108134) to the south-east of the site. However, no archaeological finds or features were encountered (Carlyle 2002, Leigh 2013, Wolframm-Murray 2014). Minor excavations took place at the castle in 1967 (ENN11381; RCHME 1975).

A watching brief took place on land adjacent to 34, College Street in 2002 (ENN103423). Although no features were observed, a small quantity of 19th century pottery was recovered (Flitcroft 2002).

Watching briefs were undertaken at Chichele College in 2004 (ENN103690), 2007 (ENN105900) and at Saffron Road in 2017 (ENN108845). A watching brief on the

north side of Saffron Moat (ENN107903) did not reveal archaeological deposits (Sharman 2015).

An excavation has taken place at Cemetery Lane in 2018 (ENN109100) to the south-west of the site, although no information on the findings has yet been made available.

2.3 Summary and significance of heritage assets

The known archaeological information has been summarised by period as follows (Figs 6 and 7):

Prehistoric

No prehistoric remains are known from within the 250m search radius of the site.

Roman

Unstratified Roman pottery (HER1679/0/64) was discovered during building work to the rear of 8, Lancaster Street to the north-east of the site (ENN101813). Two coins have also been found in the local area; one of Licinius dating to the 4th century AD (HER3208/0/0) was discovered to the south-east of the site and a second coin was of Constantine I (HER3209/0/0) was found at North End to the north-west.

Saxon

Saxon remains are not known from the area around the proposed development and Higham Ferrers is not mentioned in *The Anglo-Saxon Chronicles*. However, Higham Ferrers was a thriving town by the end of the Saxon period and was probably one component of the polyfocal centre of the middle Saxon royal estate of Irthlingborough (Foard and Ballinger 2000). Kings Meadow Lane (HER6615/1) lies to the north-west of the site and it is thought that this may have been an important route which connected Higham Ferrers and Irthlingborough before the Abbot of Peterborough constructed the bridge over the River Nene.

A small quantity of middle Saxon pottery was found during an excavation close to the south-west of the site (ENN103728), on the west side of College Street.

Medieval

The Domesday Book of 1086 records Higham Ferrers as being quite large, with 30 households. It had 16 villagers, 9 smallholders, 4 slaves and a priest. It also had ploughlands for 12.5 plough teams, 10 acres of meadow, one furlong of woodland and a mill. The village had been held by Countess Gytha of Hereford but passed to William Peverel after the Norman Conquest (opendomesday.org).

Higham Ferrers Castle

The site of Higham Ferrers Castle lies immediately to the east and south-east of the proposed development (HER1679/5). and is a Scheduled Monument (SM13607). William Peverel built an early motte and bailey castle at some point during the 11th century. It was substantial stone structure with an inner and outer bailey and had complex defences with inner and outer gateways with a drawbridge and a moat. The castle also included a variety of buildings and lodgings, a garden, a rabbit warren, a dovecote and a fishpond. The castle began as a motte and bailey but may later have been formed of two baileys; the smaller lay to the south and the larger lay on the

northern side, which became the warren. The west gate lay to the south-east of the proposed development, opposite the entrance to Chichele College (HER1679/4) (Foard and Ballinger 2000). By the 1360s the manor and house (HER7196/89) passed to the Duchy of Lancaster but was demolished in 1523. Norden's map of 1591 (Fig 8) shows a large irregular mound although this has been interpreted as a mound into which rabbits could burrow (Foard and Ballinger 2000).

The rabbit warren (HER1679/7) attached to the castle lies adjacent to the east of the site and was first mentioned in 1314. Prior to this, a garden and fishpond were associated with the manor and it is thought that the warren was created on the site of this earlier feature (Foard and Ballinger 2000). Accounts from the 14th and 15th centuries mention a warrener and describe the warren as being enclosed by a wall and gate, although the warren was broken into in 1372 and thieves made off with rabbits, hares, pheasants and partridges (Steane 1974). It is not clear whether the warren still functioned after the demolition of the castle but the land had earned the name *Coneygarth* by 1649 and incorporated several fishponds with scarped banks (HER1679/6, HER1679/6/1, HER1679/6/2; Foard and Ballinger 2000).

The fishponds were examined during a watching brief close to the south-east of the site at Castle Fields in 2012 (ENN108134), although no archaeological finds or features were encountered (Leigh 2013). A large ditch, a curvilinear ditch, possible postholes, Lyveden ware dating to the 13th and 14th centuries and late medieval pottery were found during an evaluation at the castle in 1992 (Shaw and Steadman 1992). A possible pond and a number of buildings were discovered during minor excavations at the castle in 1967 (ENN11381), comprising limestone foundations, a wall and a small rectangular enclosure, which were located close to the south-east of the site (RCHME 1975, Brown 1967). Pottery has also been discovered in the area (HER1679/7/0) and a ditch (HER1679/7/6), a possible ditch (HER1679/7/8), possible enclosures (HER1679/7/9) and possible linear feature (HER1679/7/9) have been identified close to the east of the proposed development through aerial photography.

Chichele College

Chichele College (HER1679/4) lies to the south of the site on the west side of College Street and survives as a series of standing structures and exposed building foundations, forming a closed courtyard with a chapel and kitchen. It is both a Scheduled Monument (SM22702) and a group of Grade I and II Listed Buildings. The north range and attached foundations (DNN3149) and the south and east ranges (DNN3338) are both Grade I, further foundations (DNN3201), the perimeter wall and gateway (DNN3202) and an outbuilding (DNN3203) are all Grade II Listed Buildings. The college was founded in 1422 by Henry Chichele, Archbishop of Canterbury from 1414 to 1443 and was a chantry college for eight secular canons, four clerks, six choristers and a matron (Hobson 1926). It is thought that a group of medieval tenements had been cleared to make space for the construction of the college, which was funded by an income from the manor of West Mersea and from property within Higham Ferrers. After the dissolution of the monasteries, the college lands were granted to Robert Dacre but the buildings remained in the Crown manor until 1564 (Foard and Ballinger 2000) and parts of the south and east ranges were adapted to form a smaller L-shaped building which became The Saracen's Head Inn in the 18th century. It was used as a farm and granary in the 20th century.

The college also had a dovecote, which was located during an archaeological investigation at 44 Saffron Road (ENN108845), which revealed that the structure lay further to the south than previously thought. Buried soils dating to the 12th and 13th centuries were also found, overlain by 13th-14th century demolition rubble (Wilson

2017) which confirms the presence of earlier tenement plots. An outbuilding (DNN3203) also belonged to the college. It is a Grade II Listed Building and was probably constructed in the early 18th century.

A watching brief was carried out during the dismantling of the western boundary wall and gateway of the college (ENN105900), which revealed that the gateway may not have been in its original position, possibly having been relocated from one of the college buildings (Patenall 2007). A further watching brief was undertaken in 2004; ENN103690), although no archaeological deposits were encountered (Leigh 2004).

Saffron Moat

Saffron Moat lies to the south-west of the site, at a short distance to the north-west of Chichele College. It is a Scheduled Monument (SM13645). The rectangular moat surrounded a small island which was sunken in the centre. The moat was fed by a spring and was surrounded by a bank. It may have served primarily as a fishpond rather than as a domestic moated site and its name derives from the surrounding fields, named Saffron Close, which were cultivated by the canons of the college for the production of saffron.

College Street lies along the route of a medieval road (HER1769/1/1) that formed the main route through the town during the period, which led to Raunds from the north and to Rushden and Bedford from the south (HER7196/1). The site lies inside a bend in the Coventry to Peterborough road route (HER622/1), which lies along Kimbolton Road adjacent to the north of the site and along College Street to the west.

Cartographic evidence suggests that a medieval or post-medieval tenement group lies on both sides of College Street, one of which (HER1679/44) lies on the site and occupying the land between Castle Fields to the east, Kimbolton Road to the north, College Street to the west and extending southwards a little beyond Cemetery Lane. A further two groups (HER7196/130, HER1679/28) lie beyond to the south and two further tenement groups (HER1679/42, HER1679/45) lie immediately to the north, on the northern side of Kimbolton Road. A much larger group (HER1679/43) lies on the west side of College Street. 'Le North Ende', formerly Bond End (HER1679/143) lies further to the north on the west side of the A5028 and was fully formed by 1543. This end may have been the focus of occupation for the agricultural tenants. (Foard and Ballinger 2000). A bakehouse (HER1679/48) stood at Bond End and was one of three in the town in 1298, although the only one to lie outside the market square and was sited specifically to serve the Bond End tenants. The tenement groups show how the land between the roads and the castle had become infilled after it fell out of use. A group of tenements (HER1679/28) also lie to the south-west of the site, both to the north and south of Chichele College.

A trial trench excavation (ENN101950) was undertaken close to the south-west of the site, on the west side of College Street. It revealed widespread medieval activity across the area, including foundations, boundaries, pits and drains, which formed tenements (HER1679/21). Some of the boundaries had continued to be in place until the 15th century. A possible trackway and a large medieval or post-medieval quarry pit (HER1679/22) was also found, which contained 18th-century pottery, tile and brick (Morris 2002). The subsequent excavation (ENN103728) showed that it had not been developed during the early medieval period, at the time the castle was occupied. Significant quantities of 12th-century pottery were discovered with a detached kitchen range and an oven, suggesting a row of tenements lay on the western side of College Street. The plots were abandoned during the 15th century and then levelled and may suggest the decline of the town at this time (Jones and Chapman 2003).

Post-medieval

While Higham Ferrers had been a locally dominant town during the 13th and 14th centuries, it was eclipsed by Wellingborough during the post-medieval period. This had been initially due to a transfer of general commercial functions but during the 17th and 18th centuries, this was carried forward through large-scale specialisation in the textile and shoe-making industries (Hall 2004).

An area of land on the south-west side of Bond End became known as Hog Fair Piece (HER1679/40) by 1737 and is visible on Colbeck's map of that date (Fig 10), although it may well have medieval origins.

There were several inns and alehouses throughout Higham Ferrers in the later medieval and post-medieval period and appear to have been distributed from North End to the southern end of Newlands (Foard and Ballinger 2000). The Red Crown Inn (HER1679/41) stood close to the north-west of the site and The White Hart Inn (HER1679/46) lay close to the south.

The Barton Seagrave to Westwood Gate turnpike (HER7375/1) lay along College Street adjacent to the west of the site and the Wellingborough to Great Stoughton turnpike (HER9385/1) occupied the route of Kimbolton Road adjacent to the north.

A number of post-medieval Listed Buildings lie within the vicinity of the site. College House (DNN3328) in a Grade II* Listed Building with a datestone of 1633 and lies on College Street to the south of the site. The remaining Listed Buildings are Grade II and comprise numbers 14, 16 and 16a College Street (DNN3325), 19 College Street and attached barn to the west (DNN3337), 20 College Street (Bottle Cottage) (DNN3332), 22 College Street (Peartree Cottage) (DNN3336) and Walnut Tree Farmhouse (DNN6202) which all date to the 18th century.

A small quantity of pottery dating to the 19th century was recovered from land adjacent to 34 College Street to the south of the site (ENN103423; Flitcroft 2002).

Modern

A row of almshouses (HER1679/0/1) lies adjacent to the south of the site on the east side of College Street. They had been constructed in 1866 with money from George Newman's will and were for housing six widows or spinsters of the parish. The almshouses are noted in the Higham Ferrers Local Plan as having architectural significance, local distinctiveness and character and historic importance.

Higham Ferrers Cemetery (HER1679/8) lies to the south-west of the site. It was formed in 1898 and contains a mortuary chapel and gate lodge.

Higham Ferrers was home to a number of leather and shoe factories during the 19th and 20th centuries, when the industry was at its peak. The Victoria Leather Company building (HER1679/33) stood to the south-east of the site, beyond Castle Fields and a factory stood in Grove Street (HER1679/35) until they were both demolished. The former A E Wright's Shoe Factory, later to become Combined Rubber Components Ltd (HER1679/38) was founded in 1896 and lies close to the south-west of the site on the west side of College Street.

Undated

The foundations of a building of unknown date (HER1679/0/4) and a possible wall or bank (HER1679/0/5) have been identified at the southern edge of the castle fishponds.

Table 1: Historic Environment Record (HER) data

References in **bold** lie within the area of proposed development

Ref	Description	Location	
622/1	Coventry to Peterborough road route	477081	266956
1679/0/1	Newman's Charity almshouses	496018	268845
1679/0/37	House, formerly The Red Cow Inn, North End	495958	269103
1679/0/4	Foundation of undated building	496107	268712
1679/0/5	Possible wall or bank, undated	496102	268698
1679/0/64	Unstratified Roman and medieval pottery	496160	268930
1679/4	Chichelle College	495990	268657
1679/4/0	Unstratified medieval floor tile	496010	268660
1679/4/1	Chichele College, south and east ranges and attached foundations	496020	268647
1679/4/2	Chichele College perimeter wall, gateway and attached foundations	495948	268655
1679/4/3	Chichele College north range and attached foundations	495995	268665
1679/4/4	College kitchen	496010	268660
1679/4/5	Outbuilding 5m west of south range of Chichele College	496002	268640
1679/4/6	Former medieval/post-medieval dovecote (Chichele College)	495974	268685
1679/4/7	Saffron Moat	495830	268694
1679/4/8	Possible medieval/post-medieval formal garden	495972	268656
1679/4/9	Saffron Close	495870	268661
1679/4/10	Chichele College foundations	496002	268660
1679/5	Duchy of Lancaster Manor: Higham Ferrers Castle	496120	268610
1679/5/1	Higham Ferrers Castle	496120	268610
1679/5/5	Possible building relating to castle	496120	268860
1679/5/6	Possible medieval pond	496120	268660
1679/5/13	Medieval features (postholes, ditches, pottery and tile)	496130	268710
1679/5/17	Higham Ferrers Castle: outer bailey	496130	268620
1679/5/19	Higham Ferrers Castle: moat	496070	268610
1679/5/20	Higham Ferrers Castle: west gate	496100	268673
1679/5/21	Sheepcote Close (possible former manorial sheepcote)	495927	268984
1679/6	Fishponds adjacent to Higham Ferrers Castle	496140	268785
1679/6/1	Fishponds	496100	268700
1679/6/2	Scarped banks around fishponds	496160	268740
1679/7	Medieval rabbit warren adjacent to Higham Ferrers Castle	496118	268808
1679/7/0	Medieval finds (pottery)	496140	268830
1679/7/6	Medieval ditch	496090	268840
1679/7/8	Possible ditch	496110	268840
1679/7/9	Possible linear feature	496110	268820
1679/7/10	Possible enclosure	496120	268840
1679/8	Higham Ferrers cemetery	495851	268792
1679/8/1	Late 19th century cemetery gardens	495852	268760
1679/8/2	Mortuary chapel and gate lodge for Higham cemetery	495919	268747
1679/21	Group of medieval tenements fronting onto the west side of College Street	495971	268783
1679/21/1	Medieval buildings (Building 1)	495993	268766
1679/21/2	Medieval stone-lined drain	495994	268770
1679/21/3	Medieval oven	495993	268772
1679/21/4	Possible medieval building	495994	268776
1679/21/5	Possible medieval building	496000	268767
1679/21/6	Possible medieval boundary wall	495962	268772
1679/21/7	Probable medieval tenement plot boundary ditches	495962	268772
1679/21/8	System of medieval stone-lined drains	495979	268785
1679/21/9	Possible medieval backyard areas within tenements	495954	268785
1679/21/10	Possible medieval stone building	495970	268780
1679/21/11	Medieval make-up layers	495979	268785
1679/21/12	Medieval yard surface	495993	268768
1679/22	Possible medieval/post-medieval limestone quarrying industry	495960	268800
1679/22/0	Residual finds (medieval) from quarry	495940	268800
1679/22/1	Post-medieval limestone pit	495988	268810

HIGHAM FERRERS, 66 COLLEGE STREET

1679/22/2	Possible medieval/post-medieval trackway	495985	268806
1679/22/4	Post-medieval Features cut into quarry backfill	495930	268790
1679/22/5	Possible post-medieval pit	495932	268798
1679/28	Medieval tenement group	495989	268637
1679/29	Medieval/post-medieval tenement	496045	268709
1679/33	Victoria Leather Company, Midland Road	496254	268764
1679/35	Factory on Grove Street	496233	268916
1679/38	Combined Rubber Components Ltd (formerly A E Wright's shoe factory)	495956	268804
1679/40	Hog Fair Piece	495789	268948
1679/41	Red Crown Inn, post-medieval	495978	268972
1679/42	Medieval/post-medieval tenement group east of College Street	465994	269052
1679/43	Medieval/post-medieval tenement group west of College Street	495943	268930
1679/44	Medieval/post-medieval tenement group south of Coventry Road and east of College Street	496030	268810
1679/45	Possible medieval/post-medieval tenement north of Coventry Road	496023	268930
1679/46	The White Hart Inn	496033	268827
1679/47	The Victory Boot Co. Ltd	495900	268800
1679/48	Medieval bakehouse at Bond End	495940	269110
1679/143	'Le North End' tenement group (formerly Bond End)	495929	269168
1679/1/1	Main medieval road through Higham Ferrers	496023	268767
3208/0/0	Roman finds (coin)	496170	268700
3209/0/0	Unstratified late Roman coin	495910	269000
6615/1	King's Meadow Lane, Higham to Irthingborough	495876	269189
7196/1	Medieval road to Bedford	496205	268870
7196/130	Medieval tenement group	496050	268600
7196/89	Duchy of Lancaster Manor: manor house	496100	268600
7375/1	Barton Seagrave to Westwood Gate turnpike	495934	269873
9385/1	Wellingborough to Great Stoughton turnpike	499332	269663

Scheduled Monuments

SM13607	Higham Ferrers motte and bailey castle	496118	268722
SM13645	Saffron Moat	495831	268694
SM22702	Chichele College	495988	268655

Listed Buildings

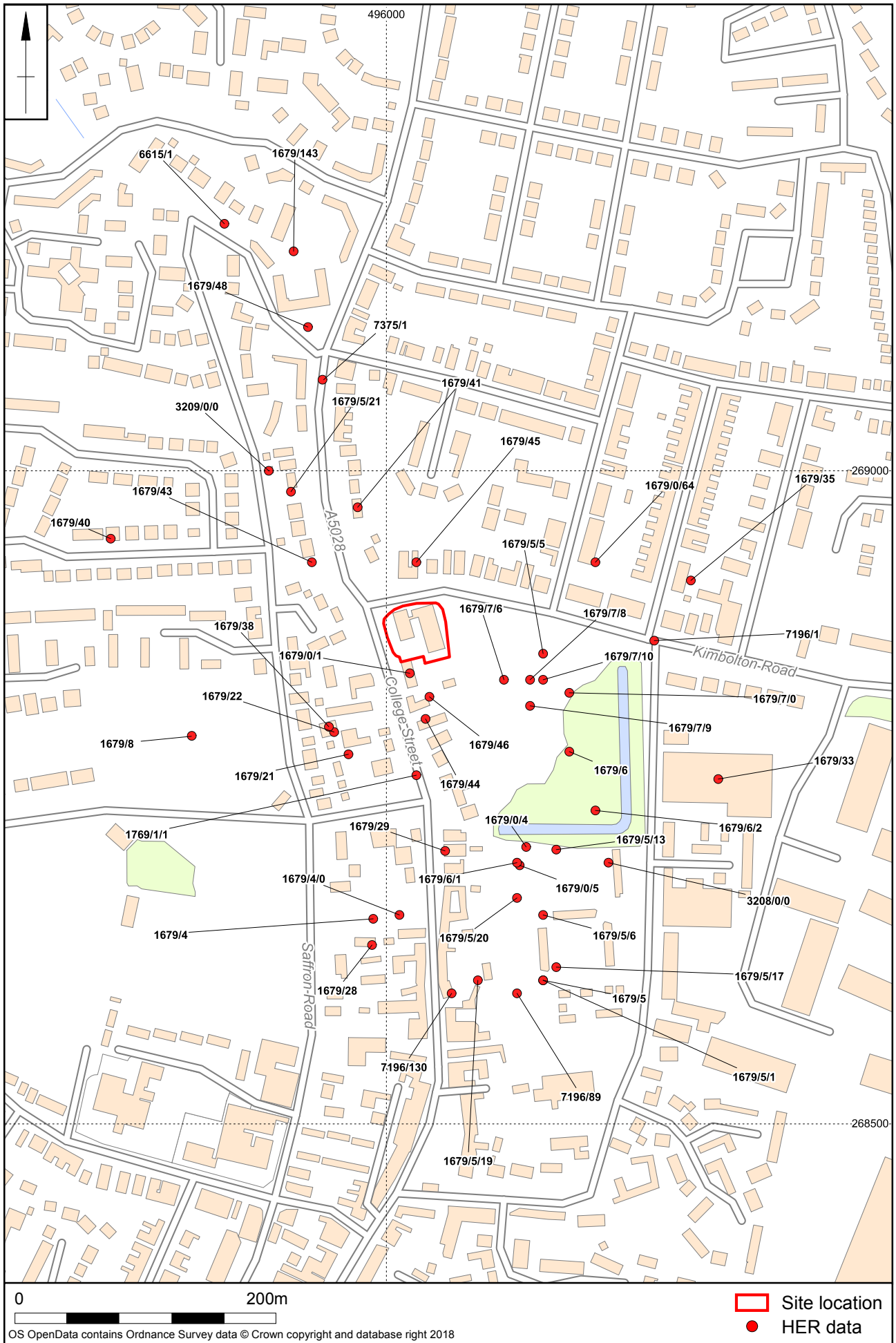
DNN3149	Chichele College, north range and attached foundations	I	495996	268665
DNN3201	Chichele College, group of foundations	II	496002	268661
DNN3202	Chichele College, perimeter wall gateway and attached foundations	II	495948	268655
DNN3203	Outbuilding 5m west of south range of Chichele College, 18th century	II	496002	268640
DNN3325	Nos. 14,16 and 16a, College Street, 18th century	II	496040	268620
DNN3328	College House, College Street, 1633	II*	496040	268650
DNN3332	No. 20 College Street (Bottle Cottage), 18th century	II	496040	268660
DNN3336	No. 22 College Street (Peartree Cottage), 1709	II	496040	268670
DNN3337	No. 19 College Street and attached barn to the west, mid and late 18th century	II	496010	268620
DNN3338	Chichele College, south and east ranges and attached foundations	I	496016	268647
DNN6202	Walnut Tree Farmhouse, 18th century	II	495930	269070

Events

ENN109100	Cemetery Lane, Higham Ferrers, 2018, SMS	495970	268760
ENN108845	44 Saffron Road, Higham Ferrers, 2017, watching brief	495960	268690
ENN107903	Land north of Saffron Moat, 2015, watching brief	495850	268720
ENN108134	Castle Fields, Higham Ferrers, 2014, watching brief	496160	268850
ENN107033	Castle Fields, 2012, watching brief	496140	268790
ENN105900	Chichele College boundary wall, 2007, watching brief	495940	268840
ENN103690	Chichele College, Higham Ferrers, 2004, watching brief	496030	268650
ENN103728	College Street, Higham Ferrers, 2003, excavation	495996	268771

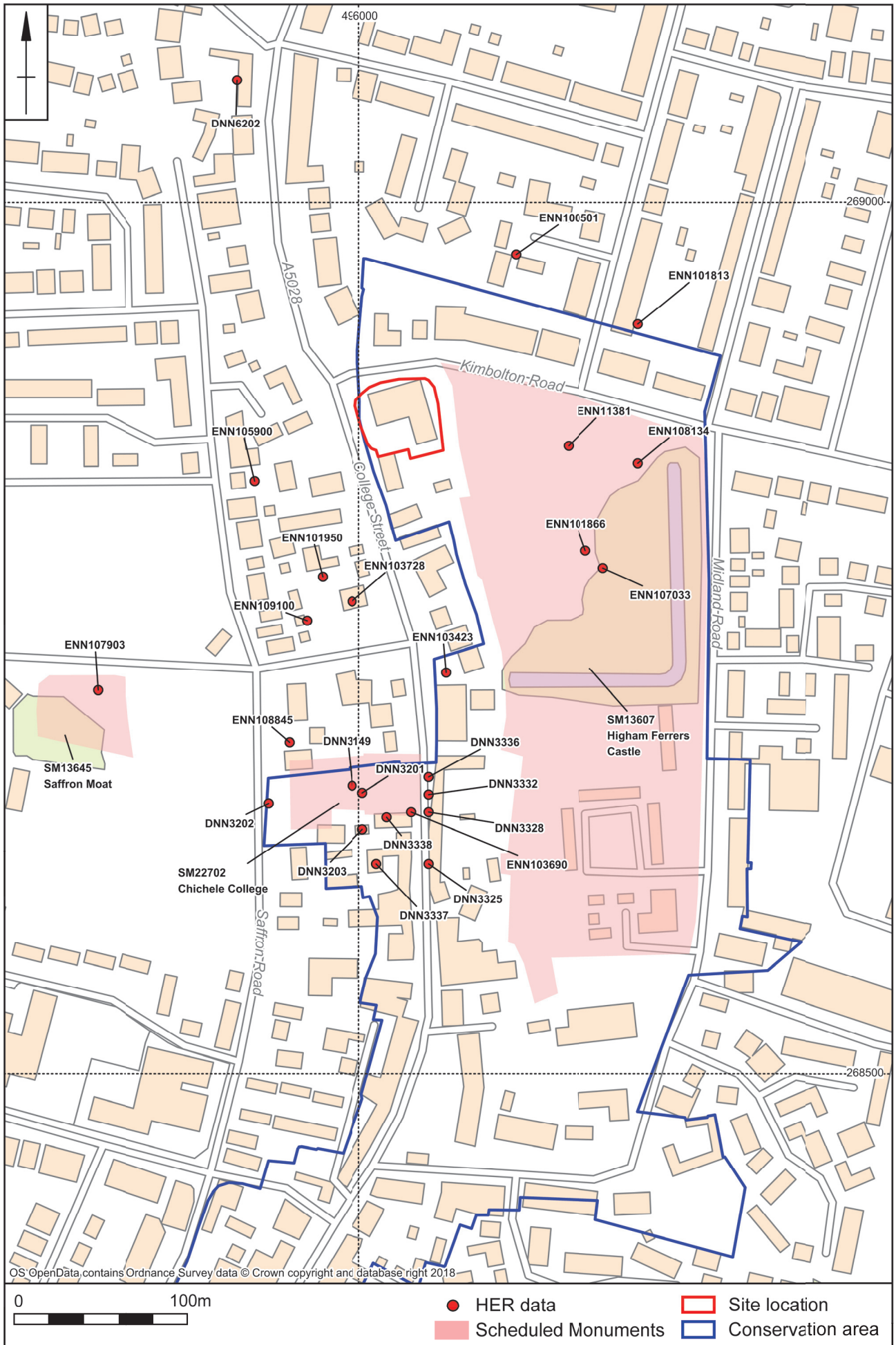
HIGHAM FERRERS, 66 COLLEGE STREET

ENN103423	Land adjacent to 34 College Street, 2002, observation	496050	268730
ENN101950	Land off College Street, Higham Ferrers, 2002, trial trenching	495979	268785
ENN101866	Castle Fields, 2002, watching brief	496130	268800
ENN101813	8, Lancaster Street, 2002, observation	496160	268930
ENN100501	11a Lancaster Street, watching brief	496090	268970
ENN11381	Higham Ferrers Castle, 1967, excavation	496120	268860



Scale 1:4000

Historic Environment Record (HER) Monuments Fig 6



Scale 1:3000

Historic Environment Record (HER) Designations and Events Fig 7

2.4 Cartographic evidence

John Norden's plan of Higham Ferrers, 1591 (Fig 8)

This map is the earliest cartographic evidence for Higham Ferrers. It depicts the buildings of the town around College Street, Saffron Road and Midland Road in great detail, including the plot boundaries of the town houses. Although a compass is illustrated on the map, it is inaccurate and north lies towards the right. College Street is illustrated as a wide thoroughfare through the town with the market cross in the centre. Chichele College is depicted as a large building on the west side of the street with gardens to the rear and the dovecote to the north of the gardens. Saffron Moat is also marked and appears to have been planted with trees at this time. The site is shown at the junction of College Street and Kimbolton Road, marked *the way to Bedford*. A building can be seen on the site adjacent to College Street and outbuildings are marked to the rear. A footpath is also illustrated along the southern boundary of the site, winding through the gardens and across the site of the castle. The only elements of the castle visible on the map are parts of the moat system, although it is possible that ruins are shown on the north side of the church.

Speed's map of Northamptonshire, 1610 (Fig 9)

Although Speed's map of 1610 does not give much information about the site, it shows the relative significance of each town, village and Hamlet. Again, north is aligned to the right of the map and Higham Ferrers is illustrated here as a large town, comparable in size and status as Thrapston and Wellingborough, within Higham Ferrers Hundred. Like similar county maps of the period, roads are not shown but rivers and their crossings are exaggerated. The boundaries of each Hundred are also illustrated and Higham Park is shown as an open, paled park without trees to the south of the town.

Colbeck's map of the manor or Higham Ferrers, 1737 (fig 10)

Colbeck's map of Higham Ferrers makes reference to land ownership within the town and its surroundings, although the information on the landowners and their tenants has not survived. There are significantly fewer buildings illustrated on the map than on Norden's map of 1591 (Fig 8), due to the clearance of buildings to create larger horticultural plots behind the properties fronting onto the road. An entire row of houses to the north of the college and two courtyard blocks to the north of the church had been demolished by this time, including small houses to the west of College Street. The site lies within plot 62 and is highlighted in yellow. A house is illustrated adjacent to College Street but it occupies a position a little to the south of the house on Norden's map of 1591 (Fig 8). The building to the rear on Kimbolton Road, however, appears to have been under separate ownership. Castle Yard is shown as a large open space to the east of the site although no features are illustrated within its perimeter. Chichele College is marked to the south with orchards and a dovecote to the rear.

Lands in the parish of Higham Ferrers belonging to Earl Fitzwilliam, 1789 (Fig 11)

Earl Fitzwilliam's estates are the lands in colour; the arable land is brown, grassland is green and the burgages are yellow but the freehold properties are left black and white. Plot 333 was occupied by the site and was predominantly under grass at the time this map was produced, although it might also have been used for growing

domestic fruit and vegetables. A large house is shown on the western side of the site which is unlikely to be the building shown on Colbeck's map of 1737 (Fig 10). The house in plot 333a had either been extended or demolished and rebuilt and a large quadrangle building lay opposite the site on the west side of College Street which may have been where the Victory Boot Company (HER1679/47) was later located. Much of the land to the north and south of this large building was used as orchards and a spinney lay to the north. The castle site was known as Coney Garth at this time, which made reference to its use as a rabbit warren and a moat is shown at the eastern and southern boundaries.

Higham Ferrers Inclosures map, 1839 (Fig 12)

The building which had occupied the western side of the site had been extended by 1839 to include a northern and eastern wing and a large outbuilding on the southern side had also been built. Houses are normally shown in red on the Inclosure map and agricultural, commercial or outbuildings are normally depicted in grey. The apportionment information states that plot 123 a and b was still owned by Earl Fitzwilliam in exchange received from the Queen and her lessee and is named as 'farm buildings, yard etc'. Plot 124 at the north-eastern corner of the site was also owned by Earl Fitzwilliam and was used as a house and garden. The large building on the west side of College Street had changed significantly and is likely to have been in commercial use.

Sanderson's map of Higham Ferrers, 1842 (Fig 13)

No changes had occurred on the site in the few years before this map was produced.

First Edition Ordnance Survey map, 1888 (Fig 14)

By the time the First Edition Ordnance Survey maps had been produced, the farm buildings in the south-west corner of the site had been demolished. It is unclear what function the plot had but two conifers are illustrated. The plot to the south of the site is plot 122 on the Inclosure map (Fig12). This had been halved and the eastern side of it became part of the site. A group of almshouses and associated outbuildings had been constructed in the remaining western half, fronting onto College Street. The castle site is shown with considerable detail, with the moat and a partial mound inside it. A footpath is marked from the north-east to the south-west corner and a small inclosure or area of hard standing can be seen at the northern boundary. Although very little infilling had taken place in this part of Higham Ferrers, it appears that the large majority of the trees and orchards had been felled since their last clear illustration on the map of 1789 (Fig 11).

Second Edition Ordnance Survey map, 1901 (Fig 15)

The site is illustrated here predominantly as an undeveloped open plot, although the southern boundary appears to have been reinstated by the beginning of the 20th century but the outbuildings to the rear of the almshouses had been demolished. A significant amount of development had taken place to the north of the site with the creation of York Street, Grove Street, Lancaster Street and rows of new terraces. To the south of the site, larger plots had been subdivided and developed as the town began to expand with the arrival of the railway. The cemetery (HER1679/8) is also illustrated to the south-west of the site with a mortuary chapel on the south-east corner

Ordnance Survey map, 1927 (Fig 16)

The northern end of Higham Ferrers had become increasingly industrialised after the construction of housing at the turn of the 20th century. The dominant leather industry is noticeable with leather works and boot and shoe factories centred around Midland Road to the east of the site. A new building is shown in the centre of the site and new boundaries had also been put in place, one of which created a narrow space which may have been an alleyway along the south side.

Ordnance Survey map, 1951 (Fig 17)

The site had not been subject to further changes by the mid-20th century although the town had continued to expand. Further housing had been created in proximity to the factories but a shift towards the creation of larger homes is visible to the south-west of the site around the football ground.



John Norden's plan of Higham Ferrers, 1591 Fig 8



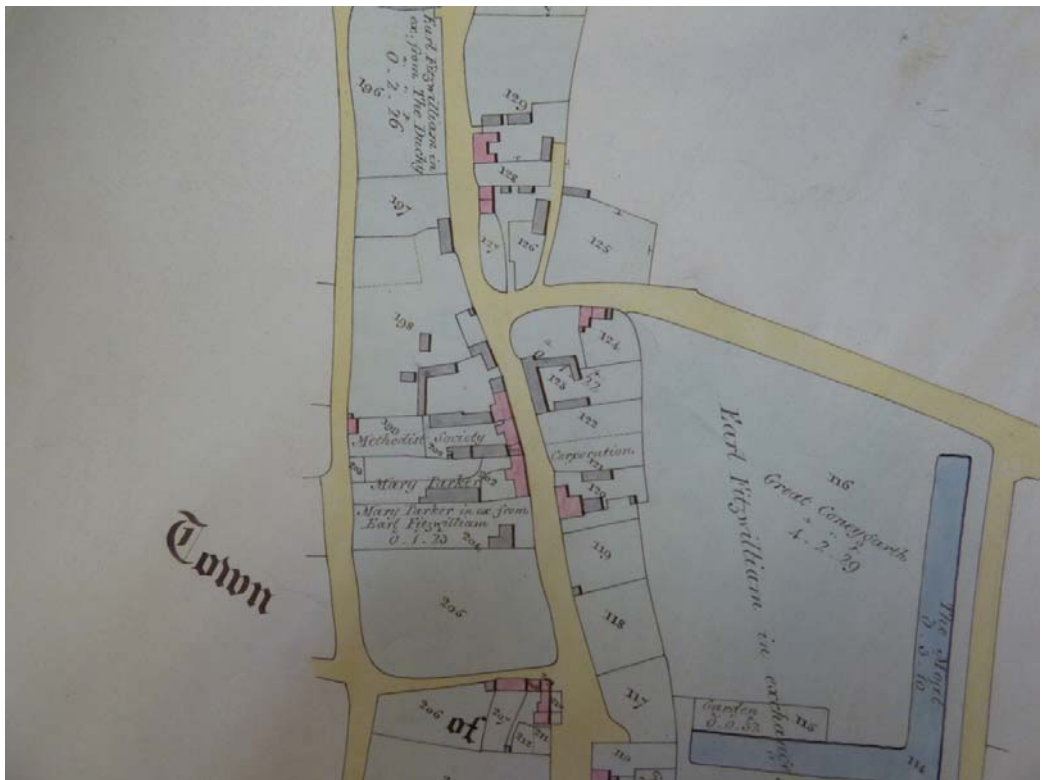
Speed's map of Northamptonshire, 1610 Fig 9



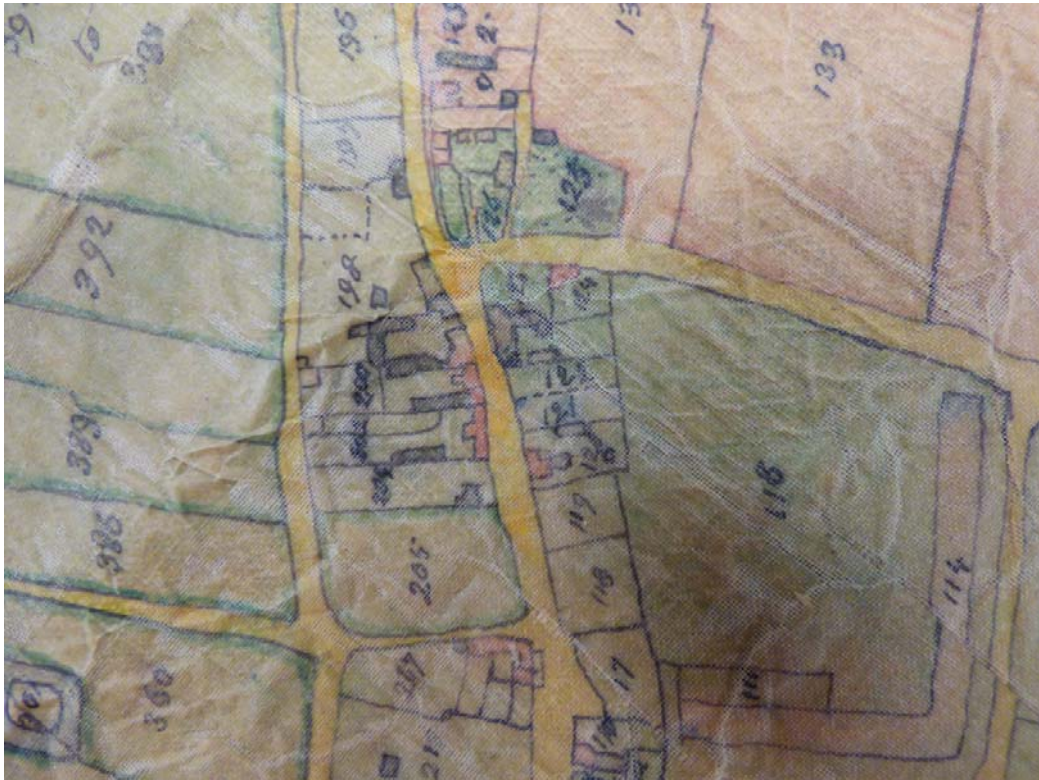
Colbeck's map of Higham Ferrers, 1737 Fig 10



Lands in the parish of Higham Ferrers belonging to Earl Fitzwilliam, 1789 Fig 11



Higham Ferrers Inclosures map, 1839 Fig 12



Sanderson's map of Higham Ferrers, 1842 Fig 13



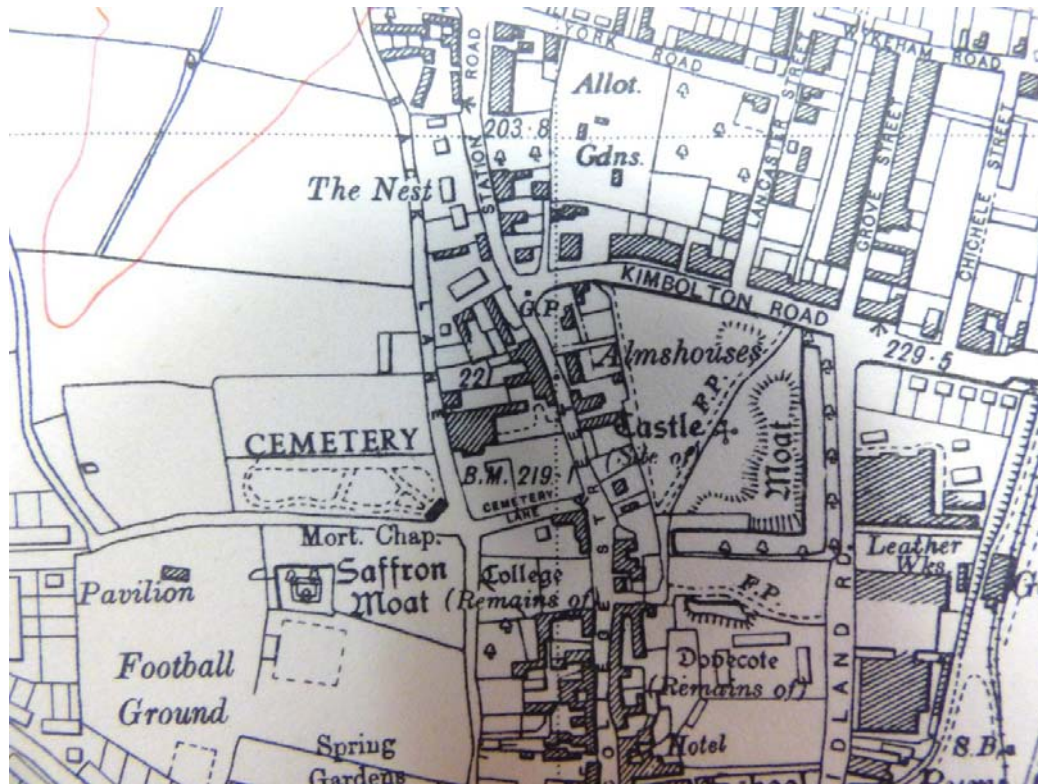
First Edition Ordnance Survey map, 1888 Fig 14



Second Edition Ordnance Survey map, 1901 Fig 15



Ordnance Survey map, 1927 Fig 16



Ordnance Survey map, 1951 Fig 17

3 IMPACT ASSESSMENT

3.1 The proposed development

The proposed development is for the construction of three separate single-storey flat roofed extensions at The Shrubbery Care Home, 66 College Street. The first will be positioned on the north-west corner, facing south-west to create additional dining room space. The second will involve the removal of an existing conservatory and replacing with a new reception, toilet facilities and staff office space. The third is on the southern side of the current building and will create further bedroom space and a fire escape on the new roof to serve the first floor.

Paragraph 184 of the National Planning Policy Framework recognises that heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites. Heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. Paragraph 193 states that 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). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

3.2 Visual Impact Assessment (VIA)

An additional level of assessment is required by the Local Planning Authority in order to assess the effects of the proposals on Higham Ferrers Castle, a Scheduled Monument (SM13607) which lies adjacent to the east and Higham Ferrers Conservation Area inside which the site lies. The proposed development at The Shrubbery care home will have no impact upon Chichele College (SM22702) and Saffron Moat (SM13645), both Scheduled Monuments, as they lie at a sufficient distance from the site.

The following section of this assessment follows Historic England's Good Practice Advice in Planning Note 3 (second edition) (HE 2017) which will assist local authorities, planning and other consultants, owners, applicants and other interested parties in the management of change within the settings of heritage assets. It will also provide information on implementing historic environment policy in the National Planning Policy Framework (NPPF). Historic England recommends the following broad approach to assessment, undertaken as a series of steps that apply proportionately to complex or more straightforward cases. The process involved a site visit to inspect the views towards, from and through the proposed development and to identify any zones of theoretical visibility (ZTVs). Photographs were taken to illustrate the presence or absence of setting issues from various positions within the vicinity. For this specific study, the four-stage approach as set out below, was adopted.

Step 1: Identifying the heritage assets and their settings

The setting of a heritage asset is defined as the surroundings in which a heritage asset is experienced. The extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (NPPF glossary, MHCLG 2018 glossary). No ZTV was established during the site visit as there are no specific significant viewpoints from within Higham Ferrers Castle to consider the impacts of the proposed development.

Higham Ferrers Castle lies adjacent to the east side of the proposed development and is a Scheduled Monument (SM13607). It was an early motte and bailey castle of stone construction and was a major fortified location which occupied a powerful tenural position over the manors of the Nene Valley. No upstanding structural remains survive although a moat lies along the eastern boundary of the Scheduled area. The northern half of the castle site is currently partially wooded and partially an open flat space, used for public recreation but the southern half has been partially developed. The castle is bounded on the north side by late Victorian terraces and on the west side by a stone wall and the buildings fronting onto College Street. The eastern and southern boundaries are comprised of trees.

Conservation areas are designated for their special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance. Higham Ferrers Conservation Area is dominated by the site of Higham Ferrers Castle and designated or noteworthy buildings of character fronting onto College Street, High Street and the western end of Kimbolton Road.

Step 2: Assessing whether, how and to what degree these settings make a contribution to the significance of the heritage assets

The second stage of the analysis is to assess whether the setting of a heritage asset makes a contribution to its significance and the extent and nature of that contribution. The contribution of setting to the significance of a heritage asset is often expressed by reference to views, a purely visual impression of an asset or place which can be static or dynamic, including a variety of views of, across, or including that asset, views of the surroundings from or through the asset, which may incorporate and intersect with the settings of numerous heritage assets (HE 2017).

The setting of Higham Ferrers Castle is a mixture of Victorian buildings, rooflines and woodland which screen extended views across the townscape and has not been subject to significant change in recent years. The skylines created by the boundaries are a mixture of irregular hard and soft lines, none of which conflict with or distract from the openness of the castle site, as they lie at a proportionately low elevation (Figs 18 and 19).

The Shrubbery lies close to the north-west corner of Higham Ferrers Conservation Area at a slightly elevated position from the road (Fig 20). The building is more modern and of a different style than the neighbouring houses within the conservation area. It makes no positive contribution to the area's setting, although its position, slightly set back from the road with a front garden softens the impact on the boundary of the conservation area.

Step 3: Assessing the effect of the proposed development on the significance of the assets

The third stage of the analysis is to identify the range of effects a development may have on settings and evaluate the resultant degree of harm or benefit to the significance of the heritage assets (HE 2017).

The proposed extensions on the western side and the replacement reception area will have no impact on Higham Ferrers Castle as they will not be visible from Castle Fields. The roof of the proposed southern extension and upper section of the new fire escape will be visible from the castle over the boundary wall (Fig 21), although they will be screened from view from the southern end of the castle site by the roof of an outbuilding and a deciduous native hardwood tree (Fig 22). However, the tree will only provide screening for part of each year and is not considered a reliable or permanent barrier. Although the proposed southern extension will be included within some of the western views from the castle, it will not affect the appearance of the current roofline against the sky because it is limited to a single storey. It is considered that the proposed southern extension will cause less than substantial harm to the significance of Higham Ferrers Castle.

The proposed western extension will encroach onto the boundary of the conservation area. The current façade of the Shrubbery and the almshouses to the south maintain a loose architectural rhythm which will be shortened but not broken by the proposals. The lower part will be screened from view from the western side of College Street by the current fencing and vegetation in the front garden. The extension will not be visible from the adjacent pavement, due to the position of the boundary wall and fence (Fig 2). The proposals will cause less than substantial harm to the conservation area and its setting.

Step 4: Maximising enhancement and minimising harm

Maximum advantage can be secured if any effects on the significance of the heritage assets arising from development liable to affect its setting are considered from the

project's inception. Early assessment of setting may provide a basis for agreeing the scope and form of development, reducing the potential for disagreement and challenge later in the process (HE 2017).

In order to minimise the impact of the southern extension on Higham Ferrers Castle, it is recommended that the current design and position of fire escape is maintained as closely as possible, to not disrupt or alter views from Castle Fields.

In order to minimise the impact of the western extension on the external view of the conservation area, it is recommended that the same palette of materials and architectural style should be incorporated into the new design.



View across Higham Ferrers Castle, looking north-west Fig 18



View across Higham Ferrers Castle, looking south-east Fig 19



View of The Shrubbery and almshouses, looking south-east into the conservation area Fig 20



View of The Shrubbery from Higham Ferrers Castle, looking north-west Fig 21



The Shrubbery, hidden from view from the southern end of Castle Fields Fig 22

3.3 Archaeological potential

There is a low potential for prehistoric remains to be found on the development site, owing to the lack of evidence found in the area.

The potential for remains dating to the Roman period is low, due to the paucity of the evidence found locally.

Limited Saxon evidence has been found in the vicinity, although Higham Ferrers was a significant settlement in the late Saxon royal estate of Irthlingborough. The late Saxon core of the town is likely to lie a little further to the south around the market square and the church.

The potential for remains dating to the medieval period is high. The site lies at the western boundary of Higham Ferrers castle and although the physical remains may have centred around the area of Castle Fields to the east, the site lies in a location which is was subject to late medieval infill of the space between the castle ruins and the road. Tenement groups were constructed adjacent to the majority of College Street and medieval remains have been discovered close to the site on the west side of the road, which demonstrates a pattern of development.

The potential for post-medieval remains on the site is also high. Cartographic evidence suggests that at least four separate sequential buildings had been constructed on the site over the course of the period, between the 16th and the 20th centuries.

Should archaeological remains survive on the site, they are likely to have been significantly truncated by post-medieval development and are likely to be fragmentary.

3.4 Archaeological sensitivity

Table 2: Criteria for assessing the relative sensitivity (value) of cultural heritage sites

Level of sensitivity	Definition
Very high	Sites of international importance: World Heritage Sites, other historic sites, buildings or landscapes of international importance whether designated or not.
High	Sites, landscapes or buildings of national importance including those that are designated as Scheduled Monuments or those that are considered to be suitable for scheduling, Grade I and Grade II* Listed Buildings, Registered Battlefields, Grade I and II* Registered Parks and Gardens, sites that have the potential to significantly contribute to national research objectives
Medium	Sites of regional importance include Grade II Listed Buildings, Grade II Registered Historic Gardens, Conservation Areas and those sites which are considered to be significant regional examples with well-preserved evidence of occupation, industry etc.
Low	Sites, landscapes or buildings 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	Areas in which investigative techniques have produced negative or minimal evidence of antiquity, or where large scale destruction of the archaeological resource has taken place (e.g. by mineral extraction)

The level of archaeological sensitivity can only be assessed against the known or likely presence of archaeological remains on or around the site.

The level of sensitivity for prehistoric periods is not known as remains from this period have not been found in the vicinity.

The level of sensitivity for the Roman period is low, due to the nature of the evidence found locally.

The level of sensitivity for the Saxon period is low, as there are no historical sources for a Saxon town. If remains of the period are discovered on the site, it would aid understanding of the development of the settlement but cannot currently be demonstrated.

The level of sensitivity for the medieval period is high. Higham Ferrers is a motte and bailey castle with important royal connections in the Norman period. Well documented historical evidence shows that it was major fortified location with multiple defences and occupied a powerful tenurial position over the manors of the Nene Valley. Although the original buildings were demolished the preservation of the below ground archaeological remains has not been affected by subsequent development.

The level of sensitivity of post-medieval remains is low, due to the nature of the remains known to have existed on the site.

4 CONCLUSION

The site lies on the eastern side of College Street at the northern end of Higham Ferrers. There are three Scheduled Monuments, two Grade I, one Grade II* and eight Grade II Listed Buildings within the 250m Historic Environment Record (HER) search radius of the site.

No prehistoric remains are known from the immediate area around the site and Roman activity is represented only by two coins and a small amount of pottery. Higham Ferrers was probably founded during the late Saxon period. The town saw the construction of Higham Ferrers Castle, Chichele College and Saffron Moat during the medieval period and after the castle was abandoned, a series of developments took place, infilling the spaces between these monuments and College Street. The site lies within an area of late medieval and post-medieval tenements on the west side of the castle.

Cartographic evidence suggests that at least four buildings have been sequentially constructed on the western part of the site from the end of the 16th century until the present.

A Visual Impact Assessment (VIA) was conducted in order to examine the impacts of the proposed extensions on The Shrubbery Care Home upon the Scheduled Monument of Higham Ferrers Castle and upon Higham Ferrers Conservation Area. The VIA concludes that two of the three separate extensions of The Shrubbery Care Home will have no impact on the Scheduled Monument. The southern extension will be partially visible but will cause less than substantial harm to the setting of the castle. The western extension will also cause less than substantial harm to the setting of the conservation area and view into it from College Street.

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