



Iain Soden Heritage Services Ltd

Modern living in an historic environment

**The Old Fire Station, High Street
Brackley, Northamptonshire**

**Archaeology and heritage
impact assessment**

February 2015

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The Old Fire Station, High Street, Brackley

Archaeological and Heritage Impact Assessment

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Summary

Proposals have been put forward by Brackley Town Council for the redevelopment of the former fire station buildings on High Street, Brackley to ensure its long-term re-use. Current plans involve the building's change of use into a community café.

An examination of readily available archaeological, historical and land-use information indicates that the site does not contain any statutorily designated historic environment assets, nor are any located adjacent to the site. There are a number of Listed Buildings situated mainly along the High Street.

There is scant evidence of prehistoric activity in this area, probably since much of it was still heavily forested during this period. There is evidence for a significant Roman settlement to the east of the site, but it is currently poorly understood. Also to the east of the site lies Brackley 'Old Town'; the plan of this part of the settlement indicates that it probably pre-dates the late Saxon period. In the early 12th century, Brackley 'New Town' was laid out to the south-west of the site. The increasing prosperity of the town during this period led to expansion north along the High Street and the area of the site was probably occupied by the late 12th or early 13th century.

A fire engine house is recorded as early as 1884, but this was demolished in 1887 and a new building constructed to the south. The area of the former buildings was incorporated into the park. The fire engine house was extended to the rear and side to provide a further engine bay and better facilities during the 20th century.

INTRODUCTION

Background

Iain Soden Heritage Services Ltd was commissioned by Brackley Town Council to conduct an archaeological desk-based assessment of the former fire station, High Street, Brackley (NGR: SP 586 371; Fig 1). The project will involve the renovation and modification of the former fire station buildings to create a café, community space and related facilities.

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This assessment has collated readily available information about the archaeological, historical and landscape use of the site from public and published sources in accordance with paragraph 128 of the National Planning Policy Framework (DCLG 2012). The work has also been undertaken in accordance with *Standard and guidance for archaeological desk-based assessment* (IfA 2011).

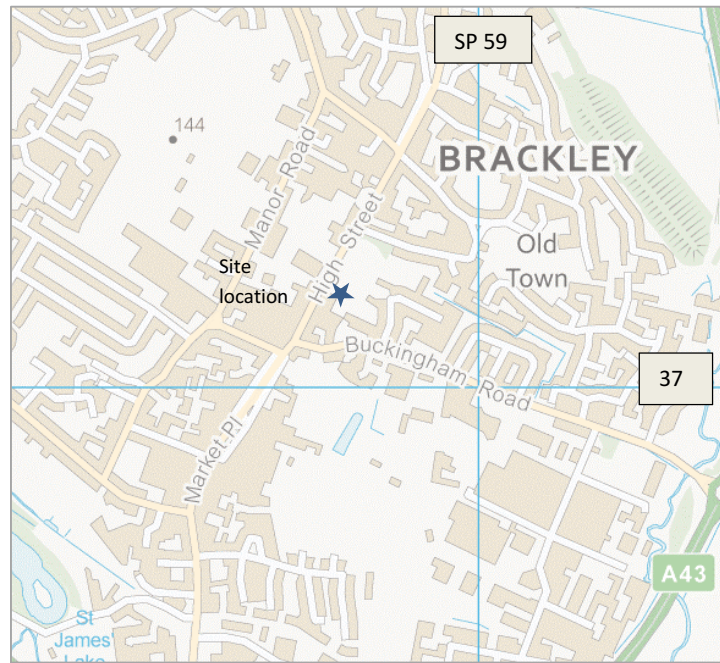


Fig 1: Site location. Contains Ordnance Survey data

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Planning policy context

National policy

The government published the National Planning Policy Framework (NPPF) in March 2012 replacing previous national policy (that part relating to heritage was Planning Policy Statement (PPS) 5: Planning for the Historic Environment). 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.

The framework covers those heritage assets, whether a building, monument, site, place, area or landscape, positively identified as having a degree of significance meriting consideration in planning decisions. These include those 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

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there should be a presumption in favour of their conservation. The significance of a heritage asset may be derived not only from its physical presence, but also from its setting.

Paragraph 128 states that *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.*

Paragraph 129 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.*

Local policy

The new South Northamptonshire local plan will replace the previous system of Local and Structure Plans and will be produced in the coming years. The former local plan was adopted in 1997; some of the policies from this plan were 'saved' in 2007. The saved policies include those relating to Registered Historic Parks and Gardens and Registered Battlefields, listed buildings and Conservation Areas, although policies relating to archaeology have not been saved.

The West Northamptonshire Joint Core Strategy (JCS) sets out the long-term vision and objectives for the area covered by Daventry District, Northampton Borough and South Northamptonshire Councils for the period up to 2026, including strategic policies for steering and shaping development. The West Northamptonshire Joint Core Strategy Local Plan (part 1) was adopted in December 2014. Policy BN5 relates to the historic environment.

Policy BN5 - The Historic Environment

Designated and non-designated heritage assets and their settings will be conserved and enhanced in recognition of their contribution to West Northamptonshire's sense of place. In environments where valued heritage assets are at risk, the asset and its setting will be conserved and managed in proportion to the significance of the asset. In order to secure and retain the significance of the area's heritage assets and their settings development in areas of known historic importance will be required to:

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1. *Sustain and enhance the features which contribute to the character of the area including:*

- *conservation areas;*
- *significant historical landscapes;*
- *the skyline and settings of towns and villages;*
- *sites of known or potential historical significance;*
- *locally and nationally significant buildings and structures*

2. *Demonstrate an appreciation and understanding of development on surrounding heritage assets and their setting;*

3. *Be sympathetic to locally distinctive landscape features, design styles and materials in order to contribute to a sense of place the retention and sensitive re-use of disused or underused historic assets and structures is encouraged in order to retain and reflect the distinctiveness of the environment, contribute to the sense of place and promote the sustainable and prudent use of natural resources; proposals to sustain and enhance the area's understanding of heritage assets, for tourism and historic interest as part of cultural, leisure and green networks will be supported*

Proposed main modifications to the JCS include the addition of the following specific objective regarding heritage:

Objective 16- *To conserve and where possible enhance, through carefully managed change, the heritage assets and their settings of West Northamptonshire, and to recognise their role in providing a sense of place and local distinctiveness.*

Site location, geology and topography

The Old Fire Station is located on the eastern side of High Street, Brackley. Immediately to the north of the fire station buildings is Brackley Park, in the same ownership. North of the park is Pebble Lane. The remainder of the High Street frontage is built up, mainly comprising historic buildings, and to the rear of the fire station is further, more modern development along Westminster Croft.

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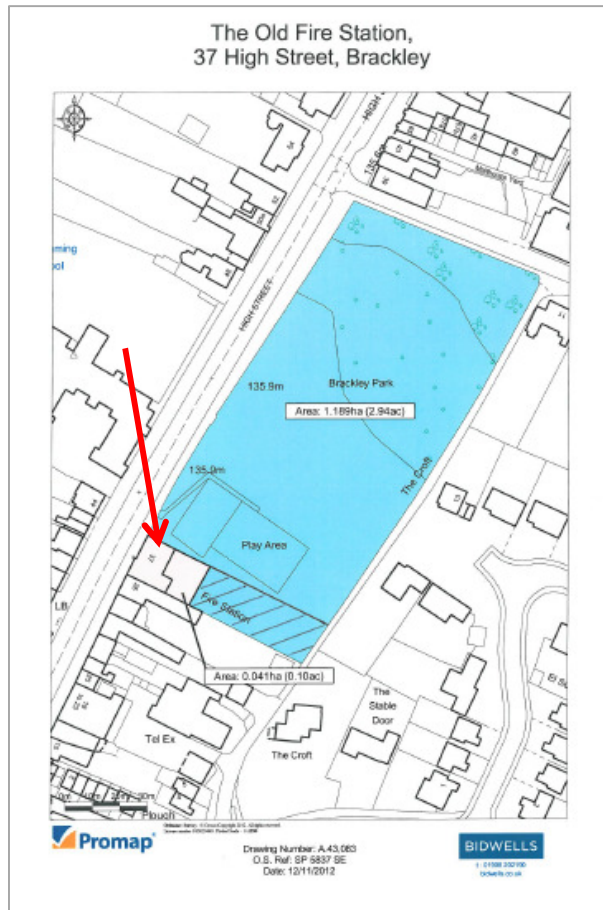


Fig 2: Detailed site location (arrowed); after Bidwells

The bedrock geology of the site is recorded as part of the White Limestone Formation (bgs.ac.uk). No superficial deposits are recorded within the site.



Fig 3: The old Fire Station buildings, looking south

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Fig 4: The rear of the buildings, looking south-west

Sources

The Northamptonshire Historic Environment Record (HER) was consulted for documented historic environment assets within and around the proposed development area (Appendix 1). A search area of 250m radius surrounding the proposed development area was applied for HER records and statutorily designated heritage assets. Visits to Northamptonshire Record Office and Local Studies Library were undertaken in order to check historic maps of the area, as well as any other relevant documents and local history books.

The online English Heritage resource *National Heritage List* was consulted in order to identify designated heritage assets within the proposed development area (heritage.org.uk/professional/protection/process/national-heritage-list-for-england). The English Heritage document *The Setting of Heritage Assets* (EH 2011) provides a basis upon which the assessment of impact upon the setting of heritage assets can be evaluated.

Significance Criteria

The categories used to assign a value to cultural heritage assets are drawn from those outlined in the Cultural Heritage chapter of the *Design Manual for Roads and Bridges* (DMRB 2007; vol 11, section 3). Paragraph 132 of the National Planning Policy Framework recognises that those heritage assets with the highest level of significance comprise scheduled monuments, registered battlefields, grade I and

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II* listed buildings, grade I and II* registered parks and gardens and World Heritage Sites. In paragraph 139 it states that non-designated heritage assets that are demonstrably of equivalent significance to scheduled monuments, be considered subject to the same policies.

Table 1: Criteria for Assessing the Sensitivity (value) of Cultural Heritage Resources

Level of Sensitivity	Definition
Very High/High	Sites of international importance: World Heritage Sites, other historic sites, buildings or landscapes of international importance whether designated or not. 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, landscapes or buildings of regional importance may include grade II listed buildings, grade II registered parks and gardens, conservation areas and those sites which are considered to be significant regional examples with well-preserved evidence of occupation, industry etc, sites that have the potential to contribute to regional research objectives
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;
Unknown	The value of the site is unknown

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ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

Prehistoric

Palaeolithic 450,000 BC-10,000 BC

Mesolithic 10,000 BC- 4,000 BC

Neolithic 4,000 BC- 2,500 BC

Bronze Age 2,500 BC- 600 BC

Iron Age 800 BC- 42 AD

Historic

Roman 43 AD- 409 AD

Anglo-Saxon/early medieval 409 AD- 1066 AD

Medieval 1066 AD- 1485 AD

Post-medieval 1485 AD- 1800 AD

Modern 1800 AD- Present

Designated heritage assets

There are no Listed Buildings, World Heritage Sites, Scheduled Monuments, Registered Parks & Gardens or Registered Battlefields within or immediately adjacent to the proposed development area. However, many of the buildings along the High Street are listed; in the vicinity of the fire station these are all Grade II listed. Opposite the fire station and park are 36 High Street, the Manor House (Winchester House School), the Manor House Lodge, the Gateway to the Manor House, the garden wall to the same, 48 and 50 High Street and 52 High Street. On the same side of the street 27, 29, 31 and 33 High Street are all listed. Away from the historic street frontage there are few listed buildings. The site lies within Brackley Town Conservation Area.

Previous archaeological investigation

There have been a number of archaeological investigations in the vicinity. A watching brief was undertaken in the park area during ground-works associated with improvements to the park (NA 1998). No significant archaeological remains were uncovered. Another small-scale watching brief was undertaken during the excavation of a trampoline pit in Brackley Park playground (Leigh 2008). Though three small sherds of medieval pottery were found, the area appeared to have been truncated prior to the dumping of rubble, possibly used to level the ground. Evaluation at Winchester House School on the western side of the High Street found a number of heavily truncated medieval features and the remains of post-medieval structures (Thorne and Yates 2003). Several small-scale investigations have been carried out on Pebble Lane; archaeological remains were found at only one (Ivens 2001). This comprised a possible Roman ditch and post-medieval pit. Further large-scale excavation on the western side of the High Street was undertaken on the former Cantor and Silver site, prior to residential development (Murray 2002). Though heavily truncated by later post-medieval activity, the remains of 12th-14th century activity included ditches, pits and post-holes. To the north,

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again on the western side of the street, excavation at The Elms found evidence for occupation from the 12th century onwards, including a bake- or malt-house (Atkins *et al*).

Earlier prehistoric

There is relatively sparse evidence for activity of this period in the area of the site, probably because the entire area was still heavily forested. A single barbed and tanged arrowhead has been recovered from the parish.

It is considered that there is a low potential for any finds or features from the prehistoric period within the site.

Iron Age/Roman

The remains of a settlement including what appeared to be a relatively high status stone building near St Peter's Church were partially excavated in the area of the Old Town near the church between 1971 and 1974. The settlement appears to have been relatively large although it is poorly understood. A possible Roman ditch found at Welbeck, Pebble Lane suggests it may have extended further west (Ivens 2001). Foard has suggested that the Halse Road, which is thought to be one of the earliest elements of the Saxon settlement, may in fact have had Roman origins.

In the surrounding area, however, there is a relative lack of evidence for either Iron Age or Roman activity; this is likely to be due to the fact that the area was still heavily forested at this date.

It is considered that there is a fairly low potential for significant Roman remains within the site, given its distance from the known settlement and apparent lack of other activity in the area. It is possible that boundary ditches located away from the main settlement to the east may be present.

Saxon/Medieval

The portion of Brackley known as the Old Town appears to have Saxon origins with a small nucleated settlement probably concentrated along Goldwell Lane, west of St Peter's church. The distinctive oval enclosures of Goldwell Close and the churchyard and radiating roads are plan components observed at other settlements in the county and is a plan-form that is considered by some to pre-date the late Saxon re-planning of many settlements. The name of the town, Brackley, appears to mean Bracca's clearing, which could indicate that it was originally an assart (deforestation) from the still heavily wooded area of the time.

A *sceatta*, late-Saxon coin, held at Northampton Museum was thought to have been found in Brackley and various other finds, including coins, a spearhead and part of a shield boss have also been found.

At Domesday in 1086, Brackley was held as two separate holdings by Earl Aubrey from the king:

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Two hides in Halse, two hides in Syresham and one hide in Brackley, with a church and a mill at 10s. In these five hides, land for twelve and a half ploughs. In lordship two; six slaves. Twenty villagers with a priest and ten smallholders have six ploughs. Meadow, twenty acres; woodland two and half furlongs long and one and a half furlongs wide. Osmund holds the third part of two hides in Syresham. Value of the whole when acquired £12; now £9. Azor held it freely.

In Brackley two hides. Land for five ploughs. In lordship two; six slaves; ten villagers and eight smallholders with three ploughs. Meadow ten acres. Value when acquired, 100s; now £4.

The capital messuage (manor) of the first Brackley holding is thought to have been in Halse. Since demesne land (dependent land) and slaves formed part of the second holding, it is considered that a capital messuage (the principal dwelling) was located in Brackley. The first holding is thought to have been equivalent to what became the parish of St Peters (and thus the Old Town) especially since it included a church.

A castle, probably constructed by the Earl of Leicester, appears to have been constructed in the early 11th century and was probably intended to control the important route between Oxford to Northampton. A New Town was subsequently founded by the Earls, probably at some point in the first half of the 12th century, with the town expanding along the road northwards during the later 12th century and early 13th century. The current site appears to lie within this area of expansion, rather than being part of the original planned town. Rental assessments of 1520 appear to indicate a single phase of planned expansion rather than piecemeal growth northwards.

During the early 14th century, the town experienced a period of rapid decline, firstly due to the famine of 1316-20 and the brief collapse of the international wool trade in the 1330s, upon which it was heavily dependent, and subsequently by the plagues of the mid-14th century.

A detailed documentary analysis of the town was undertaken by Glenn Foard. Surveys of the later 15th and the early 16th centuries show the ownership of the plots making up the park (plots are marked on the 1760 map (Fig 5):

- a) Owned by St John's Hospital Brackley
 - 1486 tenements held by the lord of Whitfield
 - 1506 tenements and dovecote held by Edward Cope
- a) and b) Owned by St John's Hospital
 - 1520 close and dovecote
- b) Owned by St John's Hospital
 - 1506 toft held by William Stuttesbery

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- c) 1486 two messuages owned by Lord Lovell
1506 two messuages owned by Lord Derby
1520 two messuages owned by Lord Derby and Wm Maior
- d) Owned by St Peters Church
1486 messuage
1506 cottage
1520 house held by Hew Bonell

Slight linear earthworks extending back from the road frontage in the northern part of the park suggest this area may also once have been divided up into narrow tenements, although by the late 14th century the area was a single large close. The fire station may have been part of the plot d) and therefore has been occupied since at least the late 15th century, but probably as early as the late 12th. Survival of the medieval remains of Brackley has been demonstrated during two set-piece excavations on the western side of the High Street at The Elms (Atkins *et al*) and the former Silver and Cantor site (Murray 2002). Although two watching briefs undertaken within the area of the park have not revealed any archaeological evidence this is likely due to the small nature of the investigations. It is considered highly likely that medieval remains will survive within the area of the fire station and park. Any such remains will likely be truncated in areas of known post-medieval or later activity; these areas are concentrated in the southern part of the park along the street frontage. Away from the street frontages, evidence of 'back-plot' activity may be present.

Post-medieval

Two maps of Brackley were drawn in 1760. The first was for the Magdalene College showing its estates in the town (Fig 5). The second was a large-scale map showing the New Town only. On it Brackley Park was known as *Dove House Close*, but also labelled *Bartholomew Durrants Garden*. It was owned by Magdalene College, as was the building immediately to the south which was labelled *The Old Horseshoe now The Bell*, the landlord was named as *Turvey* (Fig 6). A further four buildings to the south lay another inn, known as *The Horseshoe*. Five years earlier, the 1755 Alehouse recognisances recorded 33 alehouses in Brackley, including four inns. The number of inns had remained fairly stable from the 15th century onwards; these provided a wider range of facilities than alehouses. The Bell and The Horseshoe, though known as inns, appear to have fallen within the alehouse category. By 1830, the site was under the ownership of the Duke of Bridgewater who was expanding his estate within the town.

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In Pigot's Directory of Northamptonshire, 1841 The Bell is listed under the name of Edward Taylor; it is not clear whether this was the same inn or whether it was the inn still known as The Bell, located further north along the High Street.

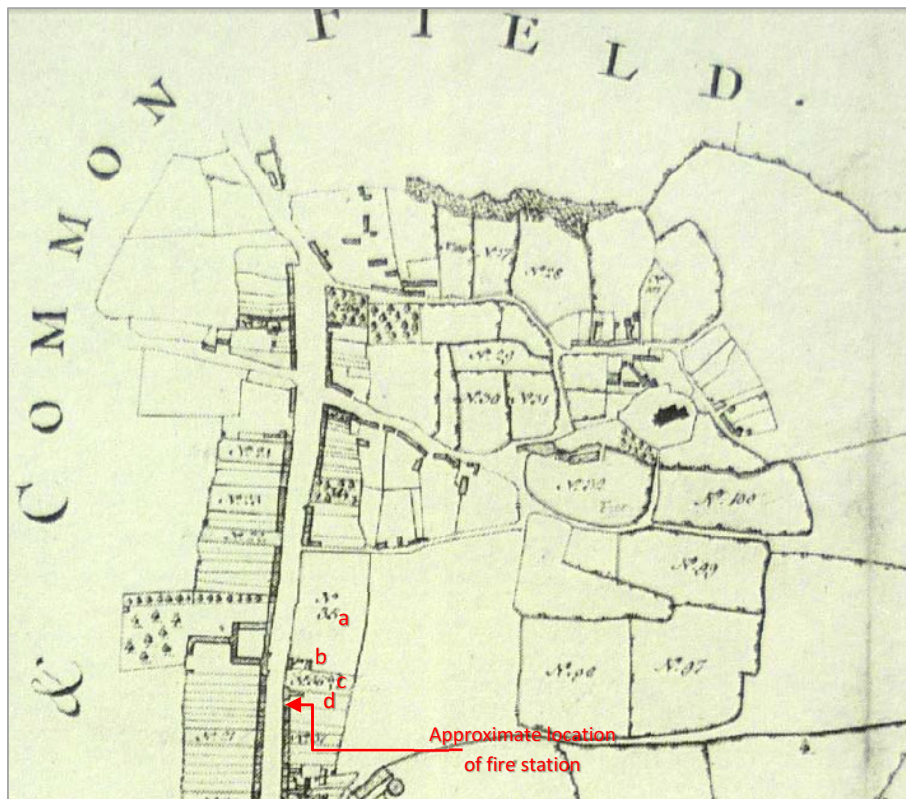


Fig 5: A plan of the estates belonging to Magdalene College at Brackley in the County of Northamptonshire, 1760

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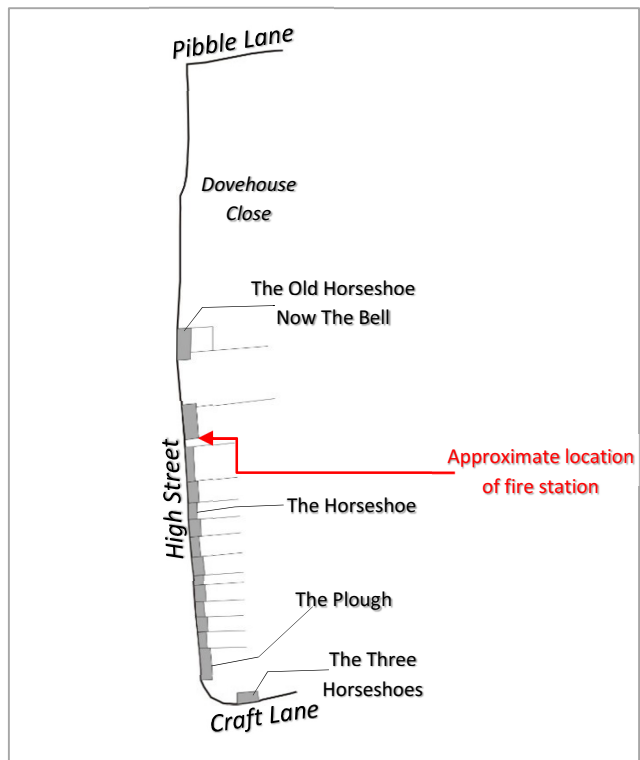


Fig 6: 1760 map of the 'New Town', showing inns



Fig 7: Ordnance Survey map, 1814

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Fig 8: Brackley Inclosure map, 1830

(The approximate location of the fire station is marked)

The 1830 Inclosure map shows more detail of the individual buildings (Fig 8). A small lane, known as Croft Lane on the 1760 map, had been turnpiked in the intervening years and widened. It was now known as the Buckingham Road. By this date Dove House Close is known as Bull or Bill Close and is held by the Duke of Bridgewater's Trustees.



Fig 9: First Edition Ordnance Survey map, 1880

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Fig 10: Brackley Volunteer Fire Brigade in the late 19th century (post-1892)

The Brackley Volunteer Fire Brigade was in existence by at least 1864, but possibly earlier. In 1884, a fire engine house is marked on the map for the first time (Fig 9), adjoined to a building called Croft House and lying within its own, relatively large, plot of land, probably a former tenement. However, by 1900 (not illustrated, but shown on the 1922 map; Fig 11), there was a marked discrepancy in the location of the two buildings marked as the fire engine house, explaining why a building was present in 1884 when the datestone on the current building is 1887. The building shown in 1884 lies directly opposite the Manor House, now known as Winchester House School, while the later building is situated further south. Comparison of key boundaries that remained unchanged during that period, especially the rectangular plot to the rear of the High Street (marked with an arrow on both maps) indicates that a row of several buildings, including Croft House and the fire engine house, were demolished in the intervening period. The red circle on the First Edition map indicates those buildings that were demolished (Fig 9). The area of the park was subsequently extended south.

An article of 26th March 1887 states:

Volunteer Fire Brigade- the Bridgewater Trustees have decided to pull down the present engine-house and to erect a new one, giving increased accommodation, a short distance from the present site, and adjoining the residence of Mrs Bayly, in the High Street. Whilst the new engine-house is being erected, Mr W H Nichols kindly permits the engine and appliances to be placed in his show room upon the Halse-Road. The new engine-house will be constructed, we learn, by Mr W Hawkins, builder, of Brackley, who has already commenced operations.

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The park area was in the ownership of the Duke of Bridgewater and formed part of the gardens of the manor, which was substantially rebuilt in 1875. It is likely that the demolition of the buildings was to extend the park in order to improve views out from the manor, especially after it was rebuilt. Many of the larger trees within the park appear to date to this period.

The new Fire Engine House was originally a single-bayed stone building, with gable-end onto the street. An inset date-stone reads *Fire Engine House 1887*. Above is a bell-cote, with the inscription *Fire Bell*, although the bell is now gone. Brackley Volunteer Fire Brigade acquired a horse drawn, steam powered water pump in 1892. The two horses were stabled at the Crown Inn and at that time the Town Hall bells were rung in the event of a fire. In 1932 the brigade bought its first petrol engine, named Amos after the officer in charge.



Fig 11: Third edition Ordnance Survey, 1922

The 1887 engine house was doubled in size, probably before the Second World War in a plain Art Deco styling (externally) probably in Hornton Stone. An inspection of the fire station was undertaken in 1964: *This building, of pre-war construction, has been adapted to house a modern dual-purpose appliance carrying a 50ft wheeled escape. There is also accommodation for the housing of a reserve appliance for the Southern Division.*

The erection of a drill tower at the County Surveyor's depot and the recent provision of a recreation room, showers and ablutions, has considerably improved the facilities at this station, and in its present form it will continue to serve the needs of the Brigade. (September 1964)

The park and fire station were under the ownership of the National Trust until recently.

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The current buildings

The current buildings appear to comprise three phases. The first phase was the stone-built fire engine house of 1887 which is gable-on to the road and has a pitched slate roof and bell-cote (Fig 13). To the rear is a brick-built extension with a clay tile roof in a diamond pattern. This extension has a central drill-tower (?), rising a further two storeys above the height of the brick-built extension. The tower has a pitched tile roof and windows at each storey on every elevation. A further extension, likely to have been built in the 1930s based on its architectural style, comprises a second engine house and central entrance. The building is flat roofed with ashlar ironstone masonry to the frontage and rendered to the rear (Fig 14).

Both buildings have concrete floors internally, while in the northern (newer) engine house this includes a long, filled-in vehicle inspection pit. They are bare of historic features and little other than their form indicates their former use.

Open, but unkempt and slightly-overgrown spaces to the rear include neatly- raised yard areas and a long, sloping ramped tarmac access, probably once for laying out and rolling fire hoses, some of which extends east back across the park edge beyond the railings of the current engine-house plot.

There are a number of fine, mature specimen trees some 20-30m from the engine house plot.

IMPACT ASSESSMENT

The proposed development

Proposed plans for the redevelopment of the Old Fire Station are for its conversion into a café, including external terrace, and community space, with the provision of WCs and kitchen (Fig 12).

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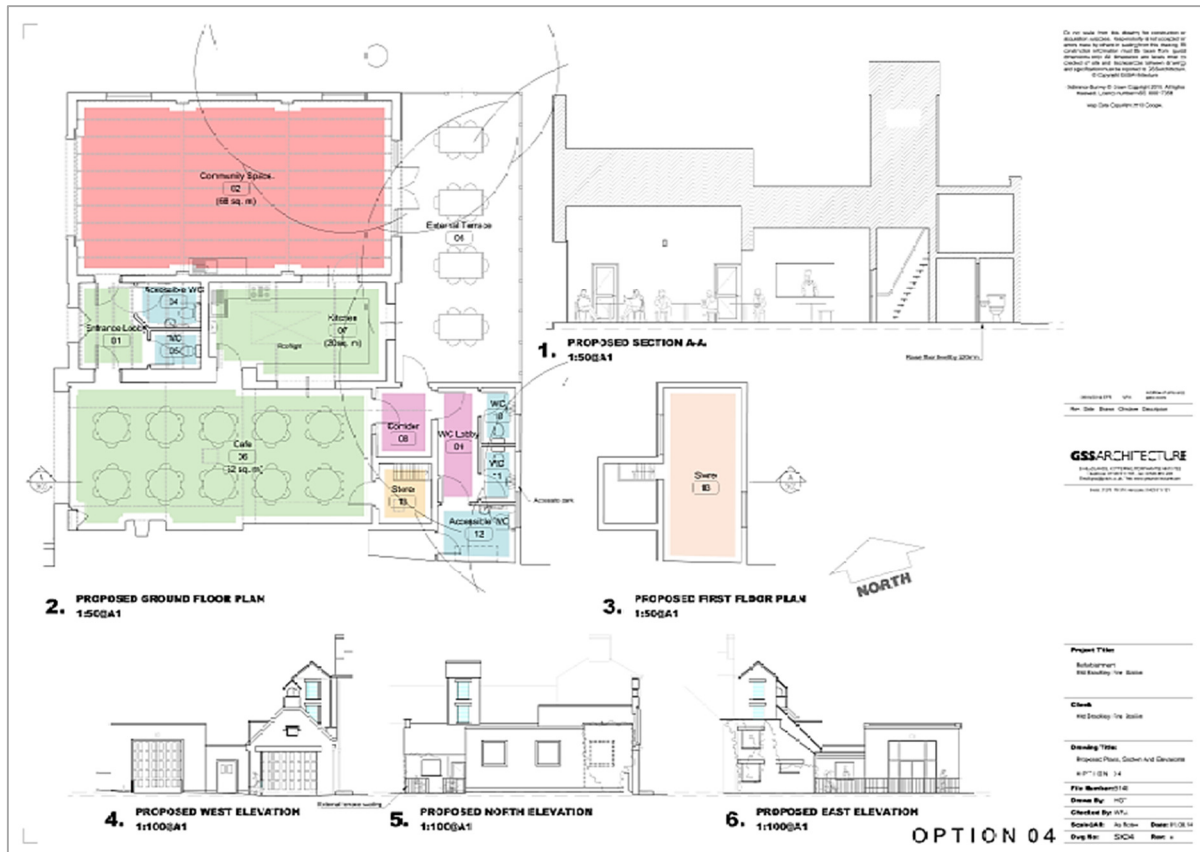


Fig 12: Proposed plans, sections and elevations



Fig 13: The 1887 building, showing date-stone

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Fig 14: The later, flat-roofed extension adjoining

Potential impacts on the cultural heritage resource

There are no designated heritage assets either within or adjacent to the current site. There will therefore be no direct impacts on any designated heritage asset during the development scheme.

There are a number of listed buildings along the High Street, the closest of which is probably Winchester House School, built in 1875 as a manor house, replacing an earlier building and associated walls, gateway and lodge. All the buildings close to the fire station are grade II listed. Many of the surrounding buildings along High Street are also grade II listed.

The fire station is currently unused and is a potential target for vandalism. Despite its historic value, it does not currently contribute particularly positively to the Conservation Area or the setting of those listed buildings in the immediate vicinity. Current plans for the re-use of the fire station are for a 'light touch' approach and the key historic elements of the building, such as the front engine doors, are being retained.

It is considered that the re-use of the fire station in this way will have a positive impact on the Conservation Area and nearby listed buildings.

Below-ground historic assets

The area of the fire station and park are thought to have been developed during the late 12th or early 13th century. Two watching briefs undertaken in the area of the park did not find any below-ground archaeological remains, although the areas involved were small. However, the fire station lies in an

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area of considerable archaeological potential for remains dating to the late 12th century and onwards, even away from the frontages, where 'back-plot' activity may be present. Excavation at The Elms to the north has already demonstrated that these remains may be significant.

It is likely that there is significant truncation towards the frontage of the High Street in the area of the fire station and for half the length of the park; map regression has shown that there were buildings here until the late 19th century and it is only the northern part of the park where there were no buildings shown. Less significant truncation is expected towards the rear of the fire station. Levelling within the park (as observed during one of the watching briefs) may extend within the fire station area.

It is considered that any ground disturbance should be monitored archaeologically. Removal of any trees (such as a lime tree to the rear of the station) also has the potential to disturb surrounding remains and an archaeological watching brief during the removal of such trees may be necessary, unless stumps can be ground in-situ, without root-removal. Removal of roots using a stump grinder will help preserve below-ground archaeological remains and militate against archaeological intervention.

The concrete floors of the old fire station are likely to be substantial. Any floor replacement or alteration is unlikely to affect any surviving archaeological levels, unless there is to be widespread such replacement with concomitant levels reduction.

CONCLUSIONS

The current assessment has collated readily available information from a number of sources including Northamptonshire Historic Environment Record, Northamptonshire Record Office and relevant topographical and historical land-use information in order to assess the likely archaeological potential and heritage significance of land at the Old Fire Station, High Street, Brackley.

The proposed development would include the re-use of the old fire station, with its conversion into a café and community space.

Designated Heritage Assets

There are no designated heritage assets within or directly adjacent to the study area. There are, however, a large number of grade II and a small number of grade II* listed buildings concentrated along High Street. Proposals for the redevelopment of the Old Fire Station involve minimal alterations to the frontage and a 'light touch' approach with conversion to café and community space. It is considered that its re-use will have a beneficial impact on the setting of the Conservation Area and surrounding listed buildings when compared to its current aspect.

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Below-ground archaeology

It is considered that there is a high potential for below-ground archaeological remains within the park site as a whole, these are most likely to date from the medieval period onwards and may be of regional importance. There is a significantly lower potential for Roman features, although these are likely to be outlying elements of the settlement to the east and of low significance.

The potential, however, is much reduced below the concrete floors of the old fire station, which eventually came to support very heavy vehicles indeed. Although any ground disturbance has a potential for a negative impact on surviving below-ground archaeological remains, this is unlikely to be any more than minimal unless widespread floor-reduction and replacement is considered. To the rear of the street frontage any ground disturbance will likely have a potential impact on 'back-plot' remains such as rubbish pits, cess pits and boundary walls, although there is likely to be a protective blanket of 'topsoil' and related yard-surfaces above such remains which might be used to continue a protective characteristic.

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IS Heritage, 9 February 2015

Endorsed ICS 9/2/2015

The Old Fire Station, Brackley

Appendix 1: OASIS data

Project Name	The Old Fire Station, Brackley
OASIS ID	Iainsode1-228002
Project Type	Desk-based assessment
Originator	Iain Soden Heritage Services Ltd
Project Manager	Iain Soden
Previous/future work	Unknown
Current land use	Building
Development type	Conversion
Reason for investigation	NPPF
National grid reference	SP 586 371
Start/end dates of fieldwork	January 2015-February 2015
Archive recipient	-
Study area	-