STANION
CONSERVATION AREA APPRAISAL

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1 Introduction

1.1 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty on local planning authorities to designate as Conservation Areas any ‘areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’. The special character of these areas does not just come from the quality of their buildings alone. The historic layout of roads, paths and boundaries; characteristic buildings and paving materials; a particular ‘mix’ of building uses; public and private spaces, such as gardens, parks and greens; and trees and street furniture, which contribute to particular views.

1.2 The Local Plan provides ‘Inset Plans’ of the settlements of Gretton, Weldon, Middleton and Cottingham, and Stanion defining the extent of the ‘village confines’ showing the limit of development areas within the villages. In the Stanion Inset an area of land on the north-east corner of the plan was delineated for housing (H21); a housing development was completed in 2006 on part of this site that follows (on its east side) the exact curving boundary of the inset plan.

1.3 Stanion was one of the settlements designated in the existing Local Plan as a ‘restricted Infill Village’ where housing development would only be permitted on a small scale, and within the defined ‘village confines’ including small groups of dwellings, infilling, and redevelopment or change of use of existing buildings (as detailed in paragraph 3.91 of the Corby LDF, see below).

1.4 ‘The North Northamptonshire Local Development Framework (LDF), Corby Borough Site Specific Proposals Preferred Options Development Plan Document was published in May 2006, providing details of how Corby should be developed up to 2021. Figure 3.7 of the document shows a map of Stanion marked with the boundary of the Village Confines as previously detailed in the Local Plan.

1.5 ‘A Heritage Strategy for Corby Borough’ was published in February 2006; this is referred to in paragraph 3.233 of the LDF document. The strategy recommended including Corby Old Village and Stanion as Conservation Areas, in addition to the existing seven Conservation Areas. It also stated that "work has commenced on the Stanion Conservation Area Assessment".

1.6 This later comment refers to two reports dated July 2005 commissioned by the Council in 2004 from consultants ‘The Conservation Studio’:


1.7 The first report states that “the village had already been considered for Conservation Area status by Northamptonshire County Council, who had produced a draft Conservation Area boundary”; this formed the basis of their brief study and more or less remained unaltered in their proposal. The second report is a summary of the first and is largely repetitive stating in paragraph 1.3 their agreement “with the recommendations of the County Council Conservation Officer, and consider
that the village of Stanion retains sufficient ‘Special Architectural or Historic Interest’ to merit designation as a Conservation Area”. Neither of these reports was regarded by the consultants as sufficient in themselves for a designation; they recommended the “publication of a fuller Conservation Area Appraisal, based on this report” in due course if the council decides to designate Stanion as a Conservation Area; these reports were produced in 2005.

1.8 In February 2006 English Heritage published their latest guidance on Conservation Area appraisals and management plans in order to offer “advice to those undertaking or commissioning Conservation Area appraisals” so as to ensure a certain amount of consistency to such appraisals across the country, and that they were fit for purpose. The Heritage Lottery Fund insists that all applications for Townscape Heritage Initiative grant funding for Conservation Areas should be accompanied by new up to date Conservation Area appraisals in line with English Heritage’s latest guidance.

1.9 This then provides the background to this present Conservation Area Appraisal and Management Plan for the village of Stanion, commissioned by Corby Borough Council in December 2006 from a specialist historic buildings consultant. This new detailed appraisal follows the latest advice of English Heritage contained in the guidance leaflet “Conservation Area Appraisals” (English Heritage, 2006) and forms Part 1 of this document. The form and content of the Management Plan which forms Part 2 of this document follows the advice contained in “Guidance on the management of Conservation Areas” (English Heritage, 2006).

1.10 The Stanion Conservation Area Appraisal and Management Plan will eventually be formalised as a Supplementary Planning Document (SPD) and form part of the Local Development Framework. However until the Council considers that it is in a position to achieve this it will be adopted as an Interim Planning Statement which can be taken into account when determining planning applications within the Conservation Area Management Plan. This does not have the full weight of a SPD; however preparation and consultation has followed the requirements set out in The Town and Country Planning (Local Development) (England) Regulations 2004 (the Regulations) as closely as possible; further work may be required in the future to comply fully with SPD requirements.
Part 1 – Conservation Area Appraisal

2 Introduction

2.1 This appraisal is a statement of the special architectural or historic interest of Stanion Village Conservation Area. It is provided to inform the management of the Conservation Area and, in particular, the formulation of policies, the determination of planning applications for development, and proposals for enhancement.

3 Policy context

3.1 The key government guidance on all development affecting historic buildings, Conservation Area and sites of archaeological interest is Planning Policy Guidance Note 15 (PPG15) Planning and the historic environment (1994), and Planning Policy Guidance note 16 (PPG16) Archaeology and Planning (1990); in due course these will be rewritten as a new Planning Policy Statement (PPS). The legislation to which this guidance primarily refers is the Town and Country Planning Act 1990 (usually referred to as 'the Principal Act') and the Planning (Listed Buildings and Conservation Areas) Act 1990 (that will henceforward be referred to as 'the Act' in this document).

3.2 Section 69 of ‘the Act’ requires local planning authorities to designate as Conservation Areas any “areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”. Also, from time to time authorities are required to review the extent of Conservation Areas within their districts.

3.3 Section 71 of ‘the Act’ requires local planning authorities to formulate and publish proposals for the preservation and enhancement of Conservation Areas and to submit them for consideration to a public meeting. Following designation the local authority, in exercising its planning powers must pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area (Section 72 of the Act).

3.4 The Corby Local Plan, which was adopted in June 1997 contains Environmental Policies for the ‘Conservation of the Built Environment’ (see appendix for full text):

- Policy P3 (E) concerned with the preparation of enhancement schemes in Conservation Areas.
- Policy P4 (E) concerned with the retention of Listed Buildings, no demolition. Development schemes to take account of unlisted buildings of interest

Staniion was also identified as a ‘Restricted Infill Village’ along with the villages of Cottingham, Middleton and Great Oakley.

- Policy P2 (V) stated that new residential development in these villages “will be on a small scale and within the existing confines of the village".
3.5 The new LDF document (referred to above) also has ‘Policies for the Built Environment’:

- ENV 3: Preferred Options for the Protection of the Built environment. Concerned with the development of a general policy to support the protection of Scheduled Ancient Monuments and Conservation Areas.
- ENV 4: Preferred Options for Design Guidance. Concerned with the development of design guidance as a Supplementary Planning Document
- ENV 5: Preferred Options for Conservation Areas. Provides a commitment to appraise existing Conservation Areas, and to consider designation of new ones and the production of management plans.

3.6 This is in accordance with the slightly earlier Heritage Strategy for Corby Borough (February 2006) that provided an Action Plan for identified projects. No. 4 is concerned with Corby Conservation Areas, the aim of which was:

- To undertake character appraisals of the 7 designated Conservation Areas and develop management proposals for them as required.
- To explore the possibility of Corby Old Village and Stanion becoming Conservation Areas.

The proposed action needed to implement the above was identified as:

- Complete feasibility studies for Corby Old Village and Stanion

The ‘feasibility studies’ of Stanion and Corby Old Village, to decide if they were of sufficient merit to be accorded Conservation Area status, was completed by external consultants for Stanion in July 2005, and in-house by Corby Borough Council (CBC) for Corby Old Village in August 2006, in accordance with the Heritage Strategy Action Plan, leaving the fuller appraisals still to be written.

3.7 The performance of Local Authorities is judged by Government by various Best Value Performance Indicators (BVPIs). A new one for Conservation Areas was introduced for the year 2005/2006:

**BVPI 219 a), b) & c) – Preserving the special character of Conservation Areas.**

The specified purpose and aim of this is stated as: “The Planning (Listed Buildings & Conservation Areas) Act 1990 imposes a duty on local authorities to designate as Conservation Areas any ‘areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’. Description:

- a) Total number of Conservation Areas in the local authority area.
- b) Percentage of Conservation Areas in the local authority areas with an up-to-date character appraisal.
- c) Percentage of Conservation Areas with published management plans.
It also states that “clear and concise appraisals of the character of Conservation Areas provide a basis for their designation and management, and will inform local development documents (LDDs).”

“BVPI 219 a, b & c indicators will monitor whether planning and other decisions are based on an informed understanding of the special character of the local historic environment and the needs of the communities it supports”.

4 Summary of special interest

4.1 The Boundary of the Conservation Area

4.1.1 The boundary of the Stanion Conservation Area follows the linear development of the village from the entry point on the Kettering Road running up hill up High Street to the Corby Road via Little Lane, and along the Brigstock Road to the top of Willow Lane. It excludes the “New Estate” built to the west of High Street entered via Cardigan Road, and the council housing on Willow Lane, originally the medieval “Back Lane” of the village. The Conservation Area is distinguishable by a high number of historic or architecturally attractive buildings that have developed in such a fashion to give uniformity and cohesion to this nucleated village with its centre close to the parish church.

4.2 Audit of heritage assets: Detailed Appraisal of the Village Buildings

The Southern Approach

4.2.1 Stanion village is approached off the busy A43 Kettering Road by a quiet village lane. Close to the road junction is the village sign on a bend in the road. On the left (north side) is a field bounded by trees sandwiched between the main road and the Old Road, the original turnpike. This approach defines the extent of the village and the curving bend opens the village street before it.

Kettering Road:

4.2.2 Nos. 5-13 on the right-hand (SE) side of the road are low hipped roofed inter-war bungalows of no great pretensions, however, their gardens are bounded by a mature hedge and trees that merit their inclusion within the Conservation Area. On the opposite side of the road the Old Road runs off to the west creating an important triangular island of land filled with trees bounded by hedges and a paled fence. This ‘Old Road’ is the remaining survivor of the original 18th century turnpike road that by-passed the village.

4.2.3 No. 3A The Firs (listed Grade 2) is a tall 18th century stone farmhouse that stands sentinel-like on the edge of the village main street. It is a 2 ½ storey 3-bay symmetrical Georgian farmhouse built from a pleasing golden yellow sandstone in regular coursed masonry with dressed ashlar limestone quoins to its angles and window surrounds; the lintels are deep and are formed by angled stone voussoirs.
forming a flat-arch with a central keystone, typically found on later 18th century vernacular buildings, but sometimes a single stone lintel cut with the lines of false voussoirs. Unusually it retains its original small-paned sashed windows, 20-paned on the ground floor with less deep 16-paned above. Its central door has neat regular quoined jambs the part-glazed hardwood panelled door set well back within its opening. A distinctive feature of its building style is the height of the eaves above the 1st floor windows, this permits attic rooms lit by smaller 3-paned casements set in the gable ends that have tall well-dressed ashlar stacks withthroated string course and moulded cornice, a characteristic feature of other contemporary buildings in the village. Attached on to the rear of the house is a lower 2-storey wing at right-angles with a gable chimney stack to which is joined a brick extension featuring an unusual bonding pattern and having two 16-pane sash windows to the 1st floor; probably dating from the early-19th century Regency period. Attached on to its north side is a lower 1 ½ storey, slightly later 19th century, stone addition that the listing description suggests was a stable originally. Both house and stable, now part of the domestic accommodation, are roofed with original graduated stone slates. In front of the stable are three fine yew trees that close the view further up the road. These are set on a raised bank bounded by an old stone plinth wall with stone sets banding the tarmac pavement running downhill from this point into the village. A negative feature is the 20th century stone wall with flat concrete copings with typical suburban square gate piers and corners.

Beyond the farmhouse the road is bounded on the left-hand west side by a grassy bank, the properties set back from the road.

4.2.4 **No. 12 Home Farm Lodge** a wooden paled fence set along the edge of the road screens the garden of no. 12 a large detached mid-20th century stone house with tiled roof, and a date plaque inscribed “WDS 1957”; a self-build project by Jack Strachan that took 14 months to build. In the vernacular style of a Wealden-house it has a 5-bay frontage with hipped ends with lower outshuts. Inside one fireplace is made from Weldon stone while another has an inglenook with an old blackened beam salvaged from The Cardigan Arms when it burnt down. The wooden paled fence terminates where it meets an older stone wall that runs down to a feeder stream of Harper’s Brook to the south-east of the village; the wall incorporates a small arched ‘bridge’ over the stream. An unusual feature of the wall is its gabled coping, a vernacular regional feature. Close by the entrance to no.12 is a group of tall trees; formerly leaning over the bridge was a mature Willow tree reduced to a stump in December 2006. Similarly a fine pair of Horse-chestnut trees was severely lopped in December 2006 unfortunately opening up views of the non-descript suburban houses, built in the 1960s that they formerly screened.
From this point is an important view of the church set on its ridge the road rising in a curve up-hill from the valley bottom, the fine spire of the church forming an eye-catching feature. The stream is culverted under the road by a crude concrete pipe set in a brick wall with concrete bollards banded black-and-white supporting metal poles forming a barrier to the road. On the opposite east side of the road is a dense tall hedge overgrown with ivy that screens the bungalow behind it.

4.2.5 Willow Lane: runs off to the east with three pairs of bungalows set behind wooden fencing; a mid-20th century suburban intrusion into the street scene.

4.2.6 Grange Farmhouse (surprisingly unlisted) identified on 19th century maps as Stanion House, on the opposite side of the lane occupies an important corner site with Kettering Road. Its grounds are bounded by an old stone wall with copped top. The house stands well back in its garden and is an elegant Regency-style stone built double-pile house with a 2-span roof, being two rooms deep under separate twin-gabled ranges with gable-end chimney stacks, an unusual feature unique within the village. Its south front has a symmetrical façade with deep 12-paned sashed windows with 6-paned above, all with quoined jambs and lintels with key-stones; a matching gabled porch has been added to its front in recent years. Its chimney stacks have throated bands and a moulded cornice (as at The Firs); its east side wall is blind (i.e. without windows), but the west side facing the road has two bays of windows; these are replaced in white UPVC, possibly when the single storey extension was added to its rear. Further up the street Kettering Road changes its name and becomes High Street.
High Street:

4.2.7 No. 35 (listed Grade 2) is built directly on to the edge of the pavement having a charming wooden paled gate to its side entrance its drive laid with gravel. It is a small 18th century farmhouse built of a creamy-grey coursed rubble stone with dressed ashlar lime-stone quoins. Tall and narrow with a steeply pitched gable it features a chamfered edged coping and tall narrow square chimneys with throated apron and moulded corniced cap and a Colleyweston slate roof. The scattered fenestration of the windows in its gable end features a small 2-light window to the 1st floor and a single light set in its gable to light the attic, and a date stone 1727 set in its apex. On its road-side edge are two ground floor windows with a single light at the 1st floor having UPVC glazing, but with wooden stop-chamfered lintels. Its rear elevation features 2-light stone mullioned windows with leaded-light windows and ovolo-moulded mullions typically found in late-16th century houses but inserted in the 1970s by a previous owner. Above the rear door is a finely engraved stone sundial. To the right of the porch a single-storey range at right-angles forms a link to a single-cell cottage that is attached on to the gable end of a remarkable 17th century thatched barn. The one-up-and one-down 18th century cottage, with attic bedroom lit by a small eaves dormer, is thought to have once been a butcher’s shop with an inglenook fireplace with a fire-window and a smoke-chamber for curing legs of meat hung with in it (since altered). It has a coped gable with a tall narrow chimney stack matching those on the house suggesting that they are contemporary buildings with graduated stone-slate roofs. This is attached on to a steeply-pitched thatched roofed barn that has low over-sailing thatched eaves and coped gables with ball-finials to the apex and on the kneelers that have been decorated with carved heads; another carved head with a curling wig like a judge is set above the central door-entry. The interior of the barn is divided into 4 bays by three principal rafter roof trusses with high collars. The central truss the only one with a tie-beam the others being set on timber corbels that may be cut-down tie-beams that have caused the feet of the rafters to spread pushing the front wall out. Set in the apex of gables, and visible inside the barn, is an arrow-slit ventilator (one blocked by
the adjacent cottage) with splayed sides. The barn has central opposing domestic sized doorways with low door heads, as opposed to a larger cart-entry usually found in barns. Another door next to the cottage at the west end is taller and may have permitted access for horses or other animals. On the garden side are two square windows set under the overhanging eaves. Unusually the barn has a hand-made brick floor. In the garden close to the barn is the ruin of an 18th century stone outbuilding with an external stone stair and the remnant of an earlier 17th century range with an arrow-slit ventilator as in the gables of the barn; the building was probably a stable originally with a hay-loft above.

4.2.8 **No. 33 Abbot’s Cottage** is a long low 1 ½ storey cottage range, perhaps converted from a former farm building; it is attached on to the single-storey link of no.35. It has 4 bays of casement windows and a boarded door covered by a gabled hooded porch; there are 3 gabled dormers set on its eaves glazed with small-paned glazing, and a ridge stack on its roof with another on its gable. Set back from the road with a small forecourt enclosed by a 5-bar gate.

4.2.9 **No. 29** (next along) a tall clipped privet hedge screens the garden of the small Edwardian detached house, red brick and part rendered. This hedged boundary adds to the feeling of enclosure along the street where the road narrows at this point.

4.2.10 **No. 36 Wysteria Cottage** set well back on the opposite side of the road is a long 1 ½ storey stone building of some historic interest identified on the 1st Edition O.S. map of 1850 by the name *Workhouse Row*. It is built of coursed rubble stone with a central door; however, there are 4 other blocked doors suggesting that it was a row of 5 cottages at some time in its history, possibly 17th century almshouses used as a ‘poor house’ in the Victorian period. It has 4 windows with oak-beamed lintels chamfered and stopped (glazing altered to UPVC); on the edge of the roof are also 4 gabled dormers also with UPVC glazing, and a concrete tiled roof its effect softened by the growth of moss and lichens. Set on its ridge are 3 old red-brick chimney stacks, one to each gable and one in the middle. This reflects the interior lay-out that comprise now of two large open rooms with
exposed stone walls and oak-beamed ceilings with stop-chamfered spine-beams and inglenook fireplaces set against the gable ends and another in the cross-wall in the middle with what appears to be the opening to an oven (blocked) with a chamfered bottom shelf. Attached to the rear is another L-shaped cottage range that forms a hidden courtyard. The detailing of its windows, interior and external stone work confirms its antiquity that it may date from the 17th century. In its gravelled forecourt closer to the road is a recent double garage, built from honey-coloured Bradstone (artificial stone). Next door to it is a 20th century dormer bungalow constructed from walling similar to crazy-paving that detracts from the historic character of the village.

4.2.11 No. 28 & 32 is a pair of semi-detached houses created from an earlier row of cottage properties, perhaps four originally. Built of stone fronting the road set behind a neat stone wall it has two surviving original segmental-headed windows (to no. 32) and 8 1st-floor windows, no. 32 retaining 2- and 3-paned twin lights with central mullion. A semicircular passageway set in the centre of the range separates the two properties and leads to the rear. It has a hipped concrete-tiled roof with truncated stone stacks.

4.2.12 Greenacre Drive a late-20th century housing development runs off High Street and has a gabled stone-built garage backing on to the road. The entrance to the drive is framed by stone gate-piers capped by mock gabled roofs. It leads to a small development of 4 detached houses; the front one built of stone, its design following a traditional vernacular style with a gabled wing with quoined angles. The rear properties set behind it are built in a buff-coloured brick with brown-coloured pantile roofs. Opposite its entrance is a less successful late-20th century sandy-coloured brick house (no. 27A).

The curved bend in the road is the heart of the village with interesting old buildings on each side of the road.
4.2.13 No. 22 (High Street) The Coach House

is a fascinating detached house that appears to have grown from a 17th century single-storey cottage that was raised to 2 storeys in the early 18th century with taller windows to the 1st floor than those on the ground floor. It is set behind a stone wall bounded by a privet hedge cut with a remarkable topiary arched-entrance leading along a very unusual black-and-white encaustic tiled path to its entrance door that is made from limed-oak.

4.2.14 No. 25 (listed Grade 2) & No. 27 Monks Cottage (not listed except by curtilage) set at an oblique angle to the bend in the road is probably the most important historic dwelling in the village. At first sight appearing to simply re-use a genuine medieval Gothic-arched doorway, a closer inspection shows that the whole building (now two dwellings) has a chamfered plinth that continues across the façade, the evidence suggesting that the stone fabric of the building (at least the front) is also medieval; the interior shows that the walls are prodigiously thick at the rear as well where there is a line of quoins suggesting that the corner of the building was sliced off originally. To the left of the blocked doorway on the front is a blocked window with quoined jambs, with above half-way between the ground and eaves a course of distinctive larger squared blocks of stone, contrasting with the smaller irregular courses of stone both above and below; it is possible that these are re-used Roman stones taken from the Roman Pavement (excavated evidence) that ran across the front of this building towards Willow Lane. Into this walling relatively modern windows have been cut without monolithic jambs or sills or even lintels. An old photograph of the building shows it with a thatched roof and smaller windows with wooden lintels glazed with leaded lights and side-hung casements; the photograph also shows that the roof has been raised with a new window inserted above the arched doorway that had already been reduced to a window by c.1881. The doorway itself has a Gothic arch typical of the 13th century with a richly moulded surround of three orders: a roll, a deep hollow-chamfered cavetto, and another roll, with an ogee hoodmould projecting above its steeply-arched head. To the right of the ancient doorway the roof of the building (no. 27)
has been raised to a full two storeys with some rebuilt walling, the modern windows having concrete lintels and sills to either side of its entrance door. This has a modern timber boarded door with a stained-glass panel featuring hooded monks. The building probably had a thatched roof originally. To the right, set into the boundary wall of its entrance drive, is a possibly genuine medieval carving (re-set) of the head of a hooded monk, in design similar to medieval lead pilgrim seals. Set in the rear porch, a 20th century addition is a re-used medieval stone pierced by a small lancet ‘squint’ window opening with sunken spandrels; this is of a weathered limestone different to the local stone, and it is possible that it is one of the fragments of Pipewell Abbey that are believed to have made their way into the local villages after the Reformation when it was largely dismantled.

The interior reveals that the building was subdivided into two large rooms preserving an exposed stone cross-wall that features some large roughly dressed stones at its base. At the opposite gable-end of the principal room is an inglenook fire-place with an ancient oak beamed lintel and a hearth laid with thick large square medieval tiles; its interior ceiling beams are entirely new. At the front of the building a low dwarf stone wall encloses a small garden that features (in front of no. 27) a few decorative trees including an uncommon tree said by a local resident to be a “Shoma” (sic); probably a Sumach a species of Rhus that are grown mainly for their striking foliage and rich autumn colour. To the rear of no. 25 is an ancient stone-lined well, an essential source of water that would have supported the growth of the village.

4.2.15 The Stump Cross (listed Grade 2) here set into the footpath on the edge of the road is the remains of a medieval stone cross, its former shaft reduced to a stump set into a boulder socket-stone; the street surface appears to have been built up burying the sides of the base stone that is shown in old photographs as being quite deep and standing on smaller stone ‘feet’ to raise it up above the street level. There was also another slightly lower stone next to it that by tradition created a step for a mounting block but also to assist getting in and out of carriages. There is an opportunity to carefully investigate the ground around the base stone and to raise it to its original level with the adjacent stone. This would add to the historic character of the village and give the cross greater prominence. It seems possible that this location for a cross directly in front of this former medieval dwelling supports a theory that the building may well have housed monks who may have acted as missionaries preaching to the local populace at the cross prior to the building of the church a short distance up the road from here. This suggests then that the remains of the cross may pre-
date 1300 and indeed may be of Anglo-Saxon origin, given that Brigstock Church has a Saxon tower and Stanion was associated with the village from the earliest times (see paragraph 4.2.12 below); this would make it the oldest surviving monument in the village.

4.2.16 **Negative Features:** the metal cycle barrier and sign are an insensitive modern intrusion that jars against the setting of this important historic building and the cross-base, both of which are listed Grade 2. Beyond here a footpath runs to the east off the main road, in a curving alignment down to Willow Lane with on its north side, a former old farm building that is built gable-on to High Street; this has been converted to two dwellings.

4.2.17 **No. 19 Tithe-barn Cottage** (listed Grade 2) is a fascinating thatched cottage that steps to its northern end in three stages, from a single-storey single cell, to a 1 ½-storey single cell, to a 2-storey single cell making a 3-cell (room) range, the thatched roof humping up each time adding to its unique character and charm. It retains its 6-pane metal-casement windows with timber lintels, and two brick chimney stacks (probably 18th century) that give the building a feeling of authenticity. The view of the church from this point is very fine, and with this unusual thatched cottage in the foreground, is a quintessential part of the English village scene.

4.2.18 **No. 17b** next along, set back from the street behind its boundary wall topped by a trellis fence, (a non-traditional feature), is a late-20th century detached house built in a carefully chosen Art stone to blend with neighbouring buildings. Its northern boundary is with the car park of the church hall that on its road-side front is topped by triangular copping, a more traditional treatment observed elsewhere in the village.

4.2.19 **St.Peter’s Church Hall** built as the village school c.1840 is a modest single storey stone gabled building with a stone porch former entrance built at right angles on its side. Set in its west gable is a tall segmental-arched window with quoin’d jambs.
4.2.20 **Negative Features**: ‘modern’ street light and telegraph pole (4 cables) detract from the street scene at this point at the heart of the village close to the church.

4.2.21 **No. 21** on the opposite side of the road is another bungalow constructed in Art stone.

4.2.22 **No. 20 Grapevine Cottage** is a 2-storey 2-cell 18th century stone house built parallel to the pavement having a steeply pitched gable with dressed stone detailing and a low stone chimney stack. Its integrity has been spoiled by its replacement windows and door in white UPVC. Attached onto its north gable its neighbour, **Thatchend**, is an older lower L-shaped cottage partly thatched where the roof is gable-on to the road featuring a distinctive eyebrow dormer window often found on thatched buildings. To the left of this gabled wing the stone cottage is set back behind a low stone wall and has a flat-roofed dormer rising out of its eaves; this suggests that this section too was thatched originally before it was replaced by the present clay-pantile roof.

4.2.23 **No. 16 Greycroft** (listed Grade 2) is an old rubble-stone cottage built on to the edge of the pavement, its front canted suggesting that it has been added to. It retains white-painted timber windows with wooden lintels. It is roofed with a grey-blue slate but was probably thatched originally as suggested by the window rising out of its eaves at the right-hand end. It has two ridge stacks, one stone and one brick.

4.2.24 **No. 14 Ivy House** (listed Grade 2) is a Classical-styled well proportioned early-18th century house prominently sited facing the church. The windows and central door of its 5-bay façade feature wedge-shaped lintels with keystones. It is built of dressed stone and has tall coped tabled gables with end chimney stacks; now with a slate roof it was probably thatched originally. It
stands directly opposite from the west-end of the church so is prominently situated in the centre of the village and is recorded as having once been a bakehouse.

4.2.25 Chapel Lane (nos. 2 – 10) running off High Street to the west is a terraced row of four red-brick houses with concrete lintels and sills dating from the early 20th century. Beyond them is a small Methodist Church a small gable-fronted red-brick building with gabled porch flanked by 7 dedication/foundation stones all dated May 20th, 1907 to the various patrons of this charming small mission church. It has simple Gothic-arched windows, sadly with altered UPVC glazing. The use of red brick in this stone village was fortunately limited to this single street. Opposite the chapel is the rear walled garden-cum-paddock of no. 20 High Street, where the walls are capped by clay pantiles with stabling along its back wall. Opposite the lane there is an oak gate with Jacobean-style gate piers with shaped finials leading in to the churchyard.

4.2.26 The Church of St Peter (listed Grade 1)

Setting, This fine early medieval church is unusually sited with its dominant west tower and spire set on a raised bank close to the edge of the main street; the house to the north of it (no. 17) being built to the same frontage as the tower. The churchyard is enclosed behind a stone wall with triangular copings that supports the raised churchyard and forms a boundary with the road. It has a narrow quoin entrance off the street, close to the west door in the base of the tower. This leads up some steps to a footpath to the south porch that continues in an easterly direction across the churchyard leading down to Willow Lane; this effectively divides the yard it into two halves. This is probably an ancient path (indicated on the 19th century O.S. maps) leading from the Main Street, as High Street was originally called, through the churchyard to Willow Lane, the
original medieval Back Lane of the village; to the south of it is the larger part of the burial ground. Fronting the street the gravestones add interest to the street scene, particularly a pair of finely-carved crosses. In most rural villages the church is set apart from the rest of the village, as in Corby Old Village, but here it is at its very heart and adds a dynamic character to the village in terms of scale with its tall spire surrounded by lower roofed cottage properties at its feet. It acts as a focus to the village when viewed from the south on the Kettering Road, and from the north at the junction of High Street with Little Lane.

Architecture, Many Northamptonshire churches pre-date the Norman Conquest, but there is no mention of a church or priest in the Doomsday text for the entry for Stanion, and it would appear that the church was not built until the 13th century with later 14th century additions, the earliest parts remaining being the chancel and north chapel of c.1270. Built in a Gothic style with a chancel, clerestoried nave of 4 bays embraced by aisles with a south porch, and west tower surmounted by a broached octagonal spire with gabled lucarnes in two stages, it is a landmark for miles around. Being one of the tallest spires in Northamptonshire this is believed to be because the original spire was dismantled and a new Perpendicular tower constructed in the 15th century, probably when the 4 bells were added to create a belfry stage to the tower, then the stone spire was rebuilt on top of it, and probably at the same time the nave roof was raised to permit clerestory windows to be added above the aisle arcade; these have different flatter-arched heads than the others in the church; the steeper-pitched roof-line of an earlier nave roof visible on the east wall of the tower supports this theory. Certainly the finely dressed ashlar lime-stone work of the tower is different to the coursed rubble stone of the rest of the church, particularly the darker brown coloured (iron?) stone of the nave clearstory. The south aisle has 2-light square-headed windows with cusped tracery and a drip-mould that terminates in carved heads. There is a remarkable corbel table running around the parapet of its lean-to roof featuring two large carved gargoyles and 51 carved heads of individual men and women which are thought by some authorities to be portraits of the patrons of the church, or the local villagers
living there at the time it was built; a wonderful historical record of the Middle Ages. A distinctive feature of the building is its set-back buttresses with off-sets at all the corner angles of the building. Its gabled porch has a moulded arched open doorway similar to that on the front of no. 25 High Street that is blocked to a window. It retains a plain early 13th century 2-light East window to the chancel, and more elaborate 3-light Decorated East windows to the south and north-aisle chapels. It remains one of the few buildings within the Conservation Area to retain Collyweston stone-slate roofs on all parts of the church, except for the nave roof that is covered in lead due to its shallow pitch.

**Interior** the tower has a moulded arch contrasting with the chancel arch that is double chamfered with bracketed capitals. One of the 4 bells in the tower, the tenor, has a 13th century date on it and is very rare due to its early date. For several years the bells have sat on the floor of the bell chamber due to the dangerous condition of the bell-frame. However, there is currently a restoration project for the installation of a new bell-frame, and to re-hang the bells in the tower adding another two bells to make a peel of 6 bells. The tall elegant nave arcade has roll-moulded arches set on bracketed capitals. Of its early period it retains in the chancel an early-13th century piscina and double sedilia with trefoil heads to the right of the altar, and a richly carved 15th century ‘Perpendicular’ font. Also surviving are rare fragments of late-15th century medieval wall paintings, painstakingly restored in 1958 by the medieval historian and archaeologist Clive Rouse; one high up on the nave wall is believed to feature St. Michael weighing a soul against the sins of others, and another to the left of the East windows of the south aisle depicts a kneeling stag and a kneeling unicorn worshipping the place where a sculptured image must have stood, probably of Christ; a bracket on the wall and the vague outline shadow of a figure suggests this. This end of the aisle would have been a chapel originally; this is confirmed by the recent discovery of a piscina on the wall behind the wall-panelling of the box pews. Perhaps the most impressive feature of the church is its ensemble of woodwork, featuring a 17th century Jacobean communion rail with finely turned chunky balusters and a Georgian 3-decker pulpit with separate 2-decker Reader’s Desk. The north aisle has similar 18th century wall panelling and contemporary box pews stepped on tiered staging in both aisles facing inwards towards the nave; this dates from a time in the 18th century when the church was turned into a preaching box. The exposed roof timbers are of interest with a shallow-pitched 15th century oak lead-covered roof to the nave (restored in the 19th century), one of the original tie-beams retaining a carved boss. The roof of the north aisle and chapel is a remarkable medieval ‘wagon-roof’ with many ‘ribs’. The church also preserves a curious relict a gigantic rib known as ‘The Dun Cow Rib’ covered in old graffiti with 17th century dates on it, about which a legendary story can be told; however, the tale is apocryphal as it is in reality a whalebone that found its way into the village in the distant past. In 2006 a new highly successful contemporary lighting scheme for the nave was completed. The lime-washed walls compliment the light-oak woodwork of the furnishings and the roof, and the unusual yellow-coloured stone floor surface of the nave and aisles.

4.2.27 **No. 17 (High Street)** is a rebuilt stone cottage close to the edge of the churchyard. **No. 10**, opposite, is a tall older stone-built property but with its fenestration of windows completely altered with concrete-framed windows with
projecting sides, added during the 20th century when the building was converted to a block of flats. This stands adjacent to Cardigan Road that is the main entrance road to the New Estate that has a wide curving pavement with concrete edges to the tarmac paths, and a row of 4 flat-roofed concrete garages that stand at the foot of this suburban housing estate, built c.1961. In the context with the flats they form a negative feature made worse by the inappropriately sited modern BT telephone box set in the middle of the wide pavement on the opposite side of the road and the boundary wall to No. 2 Cardigan Road backed by a tall Leylandi hedge that completely screens the house from view; a suburban feature alien to the historic character of this ancient village.

4.2.28 No. 13 Ironstone Cottage. On the opposite side of the road is an older stone cottage built of coursed rubble stone, being 1 ½-storey and having 3 bays of windows with eaves dormers’, suggesting it was thatched originally before its roof was replaced with concrete roof tiles.

4.2.29 The Cardigan Arms. The negative aspect of this part of the village is reinforced by the public house set back from the road with a car-park to its front. It is a mid-20th century flat-roofed replacement of the original thatched inn that fronted the road and unfortunately caught fire some years past; it retains a swinging gibbet sign similar to the original painted with the coat-of arms of the Earl of Cardigan of Deene Park, the Lord of the Manor.

4.2.30 No. 9 Sherratt’s Cottage is attached on to the northern end of the pub, with a porch on its north gable. Of some antiquity, probably dating to the 17th century, it was originally built as a single-storey thatched gable-entry cottage with 2 windows with oak-beamed lintels; its north gable has the outline of the original steeply pitched roof before it was raised to 2 storeys and replaced with a concrete tiled roof when it was rebuilt in the mid-20th century, having 3 1st-floor windows all with white UPVC glazing with applied diamond-pattern leaded lights.
4.2.31 **Millstones** is a fairly successful development of an interesting range of older farm buildings following the curved alignment of the medieval tofts and crofts that ran backwards behind the cottages fronting High Street to Willow Lane, the original medieval Back Lane of the village. The eastern end of the range was the old corn mill and this has been converted to two cottages (nos. 7a & 7b) approached by a curving road with a 5-bar gate at its end. Another matching gate next to it leads to the rebuilt Village Shop and Post Office that has a white-painted rendered front, timber shop window and pantile roof. In the block-paved forecourt in front of the gates is an enclosed walled area created in the last few years, featuring a pair of old millstones that have given the row its name.

![Millstones](image)

4.2.32 **No. 5 (High Street)** attached on to the western end of the row is a pleasing 2-bay 18th century stone house that originally had 16-paned sashed windows that have since been altered to 2-paned white UPVC glazing. It has neatly dressed quoins to its corners, coped gables with shaped kneelers and finely-dressed gable stacks with moulded caps, and a late-20th century gabled stone porch. Built gable-on to the street its south facing façade is prominently sited; it has a small post box set in its boundary wall.

4.2.33 **No.1 Heartsease Cottage** and **No.3 Trinity Cottage** (both listed Grade 2) form a short row of early stone cottages built of small coursed rubble stone with timber lintels above their doors and windows; no.1 has an unusual 3-light small-paned timber Yorkshire sashed window (i.e. one that slides sideways in front of the adjacent light, rather than vertically). No. 3 retains a thatched roof, but no.1 has been altered with a concrete pantile roof above its 2-storey section. However, attached on to its northern end is a lower single-storey thatched roof single-cell 17th century (or earlier) cottage. They add much to the authentic village street scene being prominently sited on the curve of the road opposite the junction with Corby Road.

4.2.34 **Nos. 2 & 6 Hillside** are two older cottage properties with a canted front, built of coursed rubble masonry having modern UPVC windows, and an elevated
entrance doorway (to no. 6) approached up 6 concrete steps. The eaves are broken by 3 box-dormers suggesting that it would have had a thatched roof originally with eye-brow shaped dormers. The rear of the properties has an unusually large garden with a mix of hedges and trees running up the south side of the Corby Road

Corby Road (west side):

4.2.35 Nos. 1 & 3, Just beyond Hillside’s garden is a large pair of semi-detached dwellings, perhaps created from a terraced row that has segmental-arched windows and door-heads. It is built of a warm orange-coloured sandstone, extended at its roadside end in the late-20th century under a hipped concrete tiled roof. Its setting with trimmed Yew and Privet hedge with some trees set on the bend contributes to the rural character of the village. Running up north the hedge and tree boundary of the local school playing fields also add to this character.

Junction of High Street, Corby Road, Little Lane, Brigstock Road:

4.2.36 This T-junction provides an important view-point both in and out of the village, with the view down the curving road of High Street focusing on the magnificent church spire overshadowing the 2-storey cottage properties along the road. In the opposite direction there is a small grassed public amenity area behind a railed enclosure formed by white-painted concrete piers and scaffold poles with a finger post and the village sign set before it on the grassy bank. The timber post supports the village sign that is carved in bold relief showing a topographical view of the village with its church, the design based on one produced by pupils of Stanion School (opened 18-11-06). Behind the railings is a bench strategically positioned to provide a view down the High Street; the group of three trees surrounding the bench add significantly to the street scene. However, an old photograph showing this view records that there was a thatched cottage on the site of this ‘village green’ closing the view off at the bottom of Little Lane that continues forward more as a footpath. The road curves to the right, eastwards, featuring a fine tall 2 ½-storey 17th century stone cottage (no. 5), gable-on to the Brigstock Road, built on the side of the green.

Brigstock Road:
4.2.37 **No. 5 White Cellars** is built of coursed stone with quoined angles and a prominent coped gable with chimney stack facing on to the road. Its basement cellar is lit by a 2-light double-chamfered mullioned window, but above its 17th century fenestration has been altered in the mid-18th century the windows having wedge-shaped lintels with keystones, to both ground, 1st floor and attic windows. Its entrance on its rear east side has a modern hooded porch and another old cottage attached on to its north gable constructed from coursed rubble stone.

4.2.38 **The Lord Nelson Inn** (listed Grade 2) on the opposite side of the road is a curious L-shaped stone range similar to no.5 its front block on to the road having steeply coped and tabled gables with end chimney stacks, blue slate roof, and 3 bays of windows to the road. The rear range also has a fine chimney stack but with a dentil cornice and windows with keystone lintels. Its entrance door is in the remnant of an old steeply pitched roof, for thatch but now altered to slate. It has a white-painted rendered gable that features the name of the inn and a portrait of Nelson. The road follows a curve with a stone boundary wall on the opposite side of the road enclosing the grounds of **The Manor House**, the wall backed by tall mature Poplar trees that are a significant feature of the village; these have Wild Ivy growing up the trunks of the trees and cascading over the stone wall that adds to the decorative effect. Set behind the pub its car park runs down the side of its long range of outbuildings the roofs lowering to a brick range with blocked segmental arches and a blue-slate roof; this also backs on to the old corn mill range that follows a similar alignment. Attached on to the gable end of the inn is a short length of stone wall in which is set an old date stone inscribed “1594”.

4.2.39 **No. 8, Binder’s Cottage.** Next along is a modest stone farmhouse reduced in length so as to be set back
from the road and with a raised roof, with UPVC glazing. It has a large back garden developed as an attractive vegetable plot/allotment next to the road that adds to the rural character of the village, contrasting with its front yard that is full of logs and old tractors. Next along its former barn has been rebuilt (now called Tempus Barn) to form a dwelling as part of an attractive recent courtyard development. Binder’s Court is built of brick and stone houses in a vaguely vernacular style that extends to the end of Willow Lane and includes no.2.

4.2.40 The Paddocks. On the opposite side of the road is a recently completed (2005) housing development by Charles Church (Persimmon Homes) of 14 cottages and detached houses mostly built in a carefully chosen stone to match the village buildings. The houses having quoined angles, gabled ‘wings’ quoined-stone window surrounds, open lean-to porches and carefully chosen aged looking brown-slate roofs. They are enclosed by stone boundary walls with attractive timber gates to their entrances set back from the road on a grassy bank. The development forms a cul-de-sac on land immediately adjacent to the large paddock to the rear of the Manor House.

4.2.41 The Manor Farmhouse (listed Grade 2) is mostly hidden behind a tall ivy-clad boundary wall, but its roof reveals it to be an L-shaped small Queen Anne mansion house of c.1690 with gable stacks and small gabled white-painted timber dormers to its old slate roof. Thought to have been built for a minor branch of the Brudnell family (of Deene Park), who were Lords of the Manor of Stanion and other local villages, it has finely dressed quoins and tabling to its coped gables and tall double-flued end stacks, that facing its entrance are covered in ivy. Its 3-bay symmetrical façade has flat-arched windows and door lintel with voussoirs and keystones, the windows retaining 20-paned timber sashes, its entrance with a modern hardwood 8-panelled door with raised-and-fielded panels in-keeping. It is attached on to an older single-cell cottage dated on a quoin “1607”, with end gable stack for an inglenook fireplace now incorporated in to the kitchen of the house. It retains at the 1st floor a Yorkshire 12-paned sashed window; a wooden lintel identifies the position of its former entrance doorway, now blocked by stone. Set against the cottage’s west gable is an ancient espalier pear tree, with other pear trees in its small orchard on the west side of the house. Built against the rear of the house and cottage are outshuts with lean-to roofs. A detached stone garage is
believed to have been a laundry at one time; a fine mature Yew tree stands in front of it. The paddock to the north of the house gives an open green-field setting to the cottage rows on Little Lane. From here it is easier to discern the incremental development of the two blocks of terraced houses formed from two older cottages that feature eaves dormers, originally thatched, with later additions built on to each side that extends the row up the lane; mostly with concrete pantile roofs with one blue-slate roof.

Little Lane: (runs north off the High Street).

4.2.42 **No. 1 Greystone** (listed Grade 2) is a small 1 ½-storey stone cottage gable-on to the top of High Street, its front is parallel to the lane built directly on to the edge of the road. Constructed from distinctive thin-coursed rubble stone with irregular-sized quoins to its corners and a small timber window set either side its central door all with thin timber lintels. Its steeply pitched roof and its pair of dormers rising out the eaves of its concrete tiled roof suggests that it was thatched originally (this is confirmed by an old photograph); difficult to date accurately it may well be 17th century with a slightly later lower gabled single cell on its south side.

4.2.43 **No.1a Limestone Cottage**, Immediately adjacent to no.1 is a new house, late-20th century, set back behind a stone wall. Built in-keeping with its neighbour it is constructed from irregular sized coursed natural stone the windows having timber lintels and with eaves dormers; an open timber hooded porch protects its solid timber door. To its north side its rear yard is entered via sandstone gate piers with gabled caps and a double timber paled gate to its gravelled drive; its rear garden extends through to Corby Road as did most of the houses on the lane. It is a good example of a new in-fill dwelling created in an authentic vernacular style that harmonizes well with the other dwellings nearby.

4.2.44 **Nos. 2 & 4** on the opposite side of the road is an older pair of 20th century semi-detached houses built of Art stone with a brick eaves course and a central gable carried above an open entrance to its rear garages, the doors having different designs that clash with each other. The entrance gates to each property hung with double 5-bar timber gates; a less successful development in terms of conservation and design, than its more recent neighbour opposite.

4.2.45 **No. 3 Holly Cottage** is a modest small stone cottage built gable-on to the lane.
4.2.46 No. 5 & 7 (listed Grade 2) is a tall detached 18th century stone house built gable-on to the lane with high tabled coped gables set on shaped kneelers, and with dressed stone chimney stacks. Set in its gable is a carved stone with faded initials and the date 1741 set within a scrolled cartouche with a moulded cornice above. The windows on its south front have been enlarged, but some to the 1st floor retain metal casements with leaded lights (plastic gutter and fall-pipe). A mostly glazed projecting bay with French windows has been added to no. 5, not in-keeping. Above this house the lane distinctly narrows to little more than a footpath, but is used by traffic for access to the properties lower down. On the right-hand side is the stone boundary wall and hedges to the paddock to the north of The Manor House.

4.2.47 No. 11 Laburnum Cottage is an older stone cottage with irregular sized quoins and a single eaves dormer above its entrance door that has a lintel cut with false voussoirs; extended to the left south end.

4.2.48 Rose Cottage is added on to no. 11 and is a 19th century single-cell cottage. Set between the next detached row is a timber 5-bar gate.

4.2.49 No. 15 is an older cottage that retains more of a period cottage appearance than the others on the row, having timber windows with 3 vertical glazing bar divisions and wooden lintels to the openings. A lower single-storey gabled one-room cottage is built against the taller gable of the 2-storey cottage that reveals that this originally had a steeper pitched gable of a 1½-storey cottage. It has 3-light timber casements with 2-light above; its coursed stonework is pointed particularly well.

4.2.50 No. 17 Kiln Cottage has old timber lintels above its windows that have been replaced with timber double-glazed units with stuck-on leaded lights, and eaves dormers.

4.2.51 No. 19 Florence Cottage has white UPVC plastic glazing as does its neighbour No. 21 that marks the end of the terraced row.
4.2.52 **No. 23**

beyond the terrace is a mid-20th century brick dormer bungalow set back in its large garden corner plot with a more recent large gabled garage that takes no account of the village vernacular style and is totally out of keeping with it. It is included in the boundary of the Conservation Area because of its boundary treatment that has a hedge with the stems cut low down the branches turned horizontally held by vertical stakes; a traditional form of hedging following ancient country craft traditions. Little Lane forms an L-shape curve around two sides of its boundary with on the field side other hedges and an ancient tree covered in Wild Ivy. The complete length of the lane, and the trees and hedges on the boundary of the main A6116 at the entry point of Corby Road into the village merit, are also included within the Conservation Area boundary.

**Corby Road (east side):**

4.2.53 **Nos. 2 – 14.** Similarly the properties on the east side of the road originally formed the back tofts (gardens) of the properties on Little Lane as illustrated in the historic 19th century Ordnance Survey maps of the village. Some five of the properties still retain their rear gardens that run through to Corby Road whereas a number of detached dwellings have been built fronting the road in some of the rear plots of land where archaeological discoveries were made of pottery kilns. In addition the grassed and hedge boundary of the west side of the road is included down the side of the school playing field and at the end of Grays Drive and Reservoir Close.
5 Assessing special interest

5.1 Location and setting

5.1.1 The Borough of Corby lies within the north-eastern area of Northamptonshire and is approximately 20 miles from the centres of Northampton, Leicester and Peterborough. Bounded by the Welland Valley and pockets of the ancient Rockingham Forest, Corby Borough incorporates seven rural villages including Stanion. The parish of Stanion is roughly triangular covering 645 hectares, immediately south east of Corby. It is almost entirely on Boulder Clay, between 60m and 100m above sea-level (O.D.), except where the east flowing Harper’s Brook, which bisects the parish, has exposed lime stones, silts and sands along its valley sides. The village sits on a ridge-top on the northern side of the Harper’s Brook valley. It is defined by the passing major road system, the A43 Stamford Road to the west and the A6116 to the north with the village set within the arms of these two roads that have a junction at the north-west corner beyond the village. On the north side of the A6116 the Cowthick Plantation forms an impressive backdrop of mature woodland. On the east side the village is screened from the road by mature trees and planting. To the south and east of the village large fields run down to Harper’s Brook creating a rural setting to the village when seen from its centre.

5.1.2 The Conservation Area includes all of the original village from its three main entry points off the Kettering Road to the south, Corby Road to the north, and Brigstock Road to the east. These roads with Little Lane and Willow Lane conform to the original medieval layout of the village as shown on the early maps of the area, and appears to have remained unchanged until the 1950s and 60s when a new housing estate was built to the west of High Street and Corby Road. The Conservation Area is therefore a splendid mix of buildings dating from the medieval period with examples of 17th, 18th, 19th century cottages, houses and barns surrounding a fine medieval parish church with one of the tallest spires in Northamptonshire.

General character and plan form

5.1.3 At its southern end the Kettering Road narrows close to the first house in the village, an 18th century farmhouse *The Firs* that originally stood on its own isolated from the rest of the village. Then as the road goes down hill it widens with grassy verges on the east side, and banks on the west side where it crosses a culverted...
stream, a feeder to the Harpers Brook. At this point Willow Lane curves off to the south-east running behind the Main Street through the village that formed the original medieval Back Lane. At this point the Kettering Road changes its name as it ascends up hill, from the lowest point of the village by the stream, to become High Street (originally called Main Street). Further up the road narrows close to a bend and is more built up with older cottage properties starting to be built on to the edge of the pavement rather than set back behind garden frontages. At this point the closed views caused by the bend open up with a view of an attractive low thatched cottage contrasting with the height of the church tower and spire.

5.1.4 An ancient footpath inset with the remains of a stump cross passes in front of a possibly medieval house (no. 25 High Street) forming a link to the Back Lane. Opposite from the church are a solid block of older cottages one still thatched that add a feeling of tight enclosure to the street on the west side, that suddenly is broken by Chapel Lane that runs obliquely off to the west containing the first brick buildings in the village of c.1907. A little further up the street Cardigan Road runs off to the west to the New Estate with a modern wide road with wide curving pavements alien to the medieval, unplanned, character of the original village streets that are characterised by casual views and informal spaces. The medieval character of the street and village is reinforced by the dominance of St Peter’s Church with its spire that is visible from many locations within and beyond the Conservation Area.

5.1.5 Further up High Street the road narrows again with older properties on each side, with one thatched cottage close to the junction with the three roads, Corby Road curving to the left, and Brigstock Road curving to the east. Little Lane is a continuation of the Main Street but is very narrow hardly more than a footpath with cottage properties only built on the west side higher up.

5.1.6 Virtually all of the historic buildings in the Conservation Area are three bays wide, between 1 ½ or 2-storeys high, with steeply pitched roofs often with end gable stacks. They are all built from the local limestone, the majority constructed using unequal courses of rubble stone with ashlar blocks (cut into regular squares or rectangles) to create quoins for the corners and various openings.

Two good examples are no. 35 High Street, dated 1721 that fronts the road, prominently sited on the approach to the bend in the road, and no. 5 Brigstock Road that is built gable-on to the road throwing it into prominence, making it visually a very important building.

Landscape setting

5.1.7 The Conservation Area follows the linear line of the single Main Street through the village that is set on the ridge of an escarpment that falls down to the Harper’s Brook valley to the south-east. Where the road splits at the junction with
Little Lane the road rises more sharply. This topography results in generally short or closed views caused by the significant bends in the road, but with occasional unexpected glimpses of the church spire from up Little Lane and wider views over the open field to the east. The tree and fields outside the village reinforce its rural character, the remnants of Rockingham forest forming a fine natural backcloth.

5.2 Historic development and archaeology

Archaeology, origins and historic development of the area

5.2.1 Evidence for the history of Stanion before the Norman invasion is much aided by archaeological finds and excavations. The discovery of a flint axe dating from Neolithic times found within the parish suggests that there may have been a Neolithic settlement in the area.

5.2.2 Evidence for Roman presence is greater; there is extensive evidence of Roman settlement that also included the presence of iron slag, evidence of iron smelting and the exploitation of the areas mineral resources. Of special interest are those finds which have been discovered to the south of Stanion, in the area between Harper’s Brook and Geddington Chase; this is an area of ancient woodland thought to have been part of the primary woodland of the region.

5.2.3 In the 18th century there are records of large quantities of Roman coins being discovered “in Stanion Field between the Town and wood”. In 1840 more Roman coins were discovered with other Roman remains.

5.2.4 In 1950 and 1966 a quantity of 2nd and 3rd century pottery and a circle of stones were discovered. In 1957 some imported Samian pottery and building rubble and human bones were discovered over an area of 1.5 hectares.

5.2.5 Excavations continued in the 1960s and in 1970 reinforcing evidence for Roman settlement particularly to the north-east of the village in the area of the ironstone quarries where earlier in the 1950s two querns and a considerable amount of Roman pottery were discovered.

5.2.6 A Roman road passed to the south of the village running in an east-west direction; Roman pottery and other finds have been found close to this road. Of particular interest is a 19th century account of the discovery of a Roman pavement in Willow Spring Close at the heart of the village; at various times High Street has been called Main Street, Town Street or The Causeway, this latter term signifying a paved area of stone.

5.2.7 Perhaps the most significant Roman find in recent times is that of a Roman Villa discovered in 2004 during soil stripping for the construction of a composting facility adjacent to the A6116 Brigstock Road that resulted in the discovery of the relatively well preserved remains of part of the main range of a Roman villa, 2nd Century AD, together with a ‘corn drier’ and other associated features, also with evidence of iron working taking place. The Stanion Villa represents one of the few villa excavations to have taken place within the area during the last 30 years; some areas of in-situ plain tessellated pavement, and quantities of painted wall plaster were also recovered.
5.2.8 The Domesday Book written in 1086 provides our first documented evidence of settlement at Stanion, where there are two separate entries relating to Stanion, described in the text as “Stanere”, that was also called “Stanerne” in the medieval period, derived form Old English stan or stone(s) thought to mean stone buildings, indicating the presence of stone pits and quarries in and around the settlement.

William the Conqueror held land in Stanion as part of his manor of Brigstock:

“In this manor belong these members: ISLIP. There are one hide and three virgates of land. In GEDDINGTON one hide. In STANERE (Stanion) 1 ½ virgates of land. There is land for eight ploughs. There are four sokemen and nine villains and seven bordars. Between them all they have seven ploughs. In ISLIP are four acres of meadow. The whole manor, with its appendages, TRE (in the reign of Edward) was worth £15, now £20”.

The second entry relates to the manor held by the Saxon Edwin who held:

“1 ½ virgates of land in STANERE (Stanion). Land for 2 ploughs. In lordship 1. 3 smallholders have 1 plough. A mill at 32d: woodland 4 furlongs long and 2 furlongs wide. The value was 2s; now 10s”.

This provides a picture of a thriving agrarian community of some 20 to 25 families living in a settlement at Stanion, with a mill for grinding corn to flour; the site of the mill is probably that of Mill House on the outskirts of the village off the Brigstock Road. The Saxon Edwin who had held the land freely before the Conquest, now held it by knight service of the Bishop of Coutances. It is noteworthy that the value of the manor had increased quite substantially; in other parts of the country the value went down. This indicates that the Normans valued the area with arable land, wood for making charcoal for iron smelting, and for the stone quarries.

5.2.9 The history of the tenure of the area is quite complex. In the 9th year of Edward III Henry de Dene was Lord Stanerne. This passed to the Tindale family in the time of Henry VI and then to Robert Litton in the reign of Henry VII. The lordship was sold on 18th January in the 6th year of the reign of Henry VIII to Robert Brudnell one of the Judges of the Common-pleas; Sir Robert Brudnell, the Earl of Cardigan in the 12th year of Henry VIII was made Lord Chief Justice of the Common-pleas and in 1514 he leased Deene (from the Abbey of Westminster) and an area of Stanion, not specified but possibly Upper Hall; his son Sir Thomas acquired the Upper Hall in 1541. In the 3rd year of Edward VI Stanion was certified as being held in fealty to the Crown as part of the Honour of Gloucester. The Brudnells principal residence was established at Deene Park. The Brudnells retained control of Stanion, and for a short period in the 16th century one of the family is reputed to have lived in Stanion. Recent research1 has confirmed that this was Thomas, the youngest grandson of Sir Thomas, who was known as ‘Thomas of Stanion’; he apparently preferred living in Stanion rather than his manor of Glapthorn, another local village that he purchased. This fine thatched ‘barn’ could possibly have been used as some sort of manorial court-house for the village; its

1 By Dr Peter Hall (Rockingham Forest Trust)
low central entrance door, over which there is a carved head possibly depicting a judge in his wig, does not readily lend itself to agricultural use; a very unusual feature is that its floor is laid with hand-made bricks.

The lower section of the village, Nether Hall, came into the family’s possession via John Brudenell in 1596. The family finally sold the estate in 1921; their involvement in the village is remembered in the name of the local public house, The Cardigan Arms, the hanging sign-board displaying their heraldic coat-of-arms.

4.2.10 Quarrying was an important activity during the medieval period continuing through until the 19th century. Stone quarried in Stanion was used in the building or re-building of local churches such as Brigstock that was an earlier church with a Saxon tower, and the churches at Weldon, where the base of Cross is also made from stone Stanion, whereas its upper finely carved with sculpted niches is made from the finer stone (this is confirmed by Dr research). While agriculture was the village it was also an for pottery. Archaeological and around the village, including behind Little Lane have revealed medieval kilns, including as well as fragments, indicating was part of an extensive pottery previously thought to have been situated only at Lyveden to the east, manufacturing similar wares probably at the same time.

On the school site on Corby road a number of Roman pottery fragments were also discovered indicating the continuity of this site for pottery possibly over a thousand years. When a sewer trench was being dug in 1961 in the garden of the Manor House a kiln and much pottery was also found. Extensive remains have been found at various locations in the village, including on the corner of Cardigan Road, and Corby Road where kilns have been found at five different sites in gardens, one with a complete pot in 1939. A stone-lined kiln found in 1972 contained pottery, wasters,

2 Dr. Hall comments: "It is my belief that the home of Thomas was where no. 35 (High Street) now stands (the ‘barn’ with sculpted heads)"
glazed and crested ridge tiles and flat roof tiles, all datable to the medieval period, suggesting a flourishing pottery industry in the village during that period.

5.2.11 During the medieval period the three-field system was the usual farming practice of crop rotation. Several maps survive showing stages in the arrangement of the open fields in the 17th and 18th centuries. In 1635 there were at least four open fields surrounding Stanion; much of the woodland in the north of the parish had been cleared by this date. There are few if any examples of the characteristic ridge-and-furrow lines in the former open fields of Stanion. The best example in the borough is the Medieval Open Field Remains at Gretton, which has been identified in the Local Plan as an important archaeological site. The Copyhold Map (Map 2856 a & b in the County Record Office) of c.1805 identifies the four open fields by name:

- North Field directly above the village
- South Field below Willow Lane Closes
- West Field on the north side of the Stamford Road, that at this date was a turnpike road (established in 1794, being part of the Kettering to Stamford turnpike) and was the first by-pass of the village.
- East Field being on the north side of the Brigstock Road.

At the junction of the turnpike Kettering Road is called Town End Road (on the c.1805 map) that shows 6 plots of land on the south side owned by a few individuals. These included Thomas Bell who owned similar plots identified as ‘intakes’ from the North Field, off the Weldon Road. The rest of the village was owned by the Earl of Cardigan. In 1855 Bell’s Charity of £3.3s (three guineas) yearly was derived from money left by John Bell of Stanion for distribution in money to poor widows. Workhouse Row (no.36-40 High Street, now a single dwelling) may have been occupied by these poor widows during this period, rather than the building being used as a village workhouse. Its architecture with a number of blocked doorways, indicating subdivision into small single-cell units, suggests this.
5.2.12 In 1795 the major landowners of the area, including James Brudnell, Earl of Cardigan, presented a bill to Parliament for the enclosure of both Geddington Chase and the open fields of Brigstock and Stanion bringing an end to the open-field farming in Stanion. The legacy of this was the large numbers of landless labourers, who had no land of their own and had to work for the farmers during the 19th century, this led to diversification with several involved in the timber trade with hurdle makers, wheelwrights, carpenters and woodsmen and sawyers. In addition several worked locally in the tanning and leather industry making leather soles for boots. The wives of these workers manufactured lace and their daughters went into service working as servants for the local farmers and gentry. Many of the local cottagers leased land for allotments from the Cardigan Estate through out the 20th century; these were mostly located on the south side of Willow Lane. The County Record Office preserves a list of the cottage and allotment rents in a Cardigan Estate book of 1908 (Map BRU-ARS 62) that includes a map of the village identifying every resident by name, most of whom had an allotment.

5.2.13 Before and after the Conquest the villagers would have to walk to the church in Bristock to worship as their village did not contain a church until the late-13th century. It is noted that the village had a stone cross that may have been used for preaching, and that the building behind it (no. 25 & 27 High Street) appears to be a medieval stone building, possibly re-using some Roman squared stone, and having a Gothic-arched doorway; elsewhere in the country Roman masonry is often found re-used in older medieval buildings, such as The Manor House at Ilkley, West Yorkshire that is built on the site of a Roman fort and features similar squared stones in its walling. This may have been occupied by monks from Pipwell Abbey who held the tithes of the churches of Brigstock and Stanion. The 1st Edition O.S. 1:2500 map of c.1886 shows a long L-shaped building parallel to the stone house with the ancient footpath running between down to the Back Lane. It seems
possible that this was the original tithe barn for the village, and the present thatched Tithe Barn Cottage gains its name from being close to it; its size would appear to preclude the possibility of it’s ever being a tithe barn.

5.2.14 The church in Stanion was a chapel annexed to Brigstock and as such writers on the history of the area comment that it never had a resident Vicar or vicarage; the situation remains the same today. In the 1847 Gazetteer for Northants the church at Stanion was described as “a perpetual curacy, annexed to the vicarage of Brigstock in the archdeaconry of Northampton, and diocese of Peterborough.

There is a small Free School. The Earl of Cardigan is the Lord of the Manor”. Hence the Cardigan Arms public house in the village, the former school, built in 1840 by the Earl is next to the church, became the village hall before the community centre was built; it remains the church hall, but is still known as the Old Village Hall. It should be noted that the Cardigan family never controlled the living of the church which, perhaps for this reason, has never had a member of the family as the incumbent.

5.2.15 Photographic records made of Stanion from the late-19th and into the early 20th century show it as a picturesque charming village of thatched roofed cottages, some dating back to the 16th century. It remained quiet and undisturbed until the mid-20th century when local builder Walter Strachan, following building his own house on the outskirts of the village in 1957, gained approval in September 1960 for a new estate of private ‘architect-designed’ houses, a “satellite of Corby” apparently specifically aimed at the steel town’s white-collar workers. This made the former village school inadequate to cope with the increased number of pupils over time, and a new C. of E. Primary School was built on the edge of the estate, on the west side of Corby Road, to cater for the children of the enlarged population.

5.2.16 More recently two quality housing developments have been completed on the edge of the village, Binder’s Court on the south side of Brigstock Road, and The Paddocks on the north side, close to the Manor House, by national house builder Charles Church (Persimmon Homes). Here is a cul-de-sac of 14 cottage and detached houses mostly built in a carefully chosen stone to match the village buildings. The houses having quoined angles, gabled ‘wings’ quoined-stone window surrounds, open lean-to porches and carefully chosen aged looking brown-
slate roofs. They are enclosed by stone boundary walls with attractive timber gates to their entrances set back from the road on a grassy bank. They complete the development of the village as defined by the map of the Village Confines in the Corby Local Plan.

5.3 Spatial analysis

The character and relationship between spaces in the area

5.3.1 The long rectangular shape of the village appears to have evolved at an early stage along the main street running through the village, with the 13th century church of St Peter roughly central with the farms and houses in their own plots of land and the cottage properties mainly on the west side of the road. Such a characteristic distinction is seen in villages throughout England where the gentry-farmers live on one side of the road in detached houses, usually on the same side as the parish church, with the general populace in cottages and terraces on the opposite side of the road. This lead to fewer properties on the east side of High Street as illustrated on the O.S. map of 1886 with the large Stanion House (Grange Farm) set in its own grounds between High Street and Willow Lane; this has been subject to some demolition and reconfiguration subsequently. It will be seen that the properties set between these two roads had gardens, called tofts and crofts in the medieval period that ran down to the former Back Lane of the village that provided a rear access to the farms and to the fields to the south.

5.3.2 Following the sale of the village in 1921 the former gardens have been developed for housing with a Council Housing estate being built along either side of Willow Lane that have diminished the original lay-out of the village, and its medieval character.

5.3.3 The curving undulating Kettering Road on its course from The Firs to Grange Farm House provides a wide country road bounded by grassed banks backed by stone walls, trees and hedges that reinforces its rural character with the Church tower and spire acting as a focal point on the top of the hill that rises quite sharply from the stream that is at the lowest point of the village.
5.3.4 From no. 35 to no. 19 High Street the road narrows with narrow footpaths in front of stone boundary walls to the tighter grouping of buildings. There are two significant secondary, pedestrian routes linking High Street to Willow Lane, one is the dog-leg path that may be of Roman origin, and the footpath leading through the church-yard between the two roads that is probably of medieval origin.

5.3.5 The spaces in the central core of the village beyond the bend on the approach to the church have an overall enclosed, intimate feel reflecting its medieval character. The main street is narrower here than elsewhere and the eye is funneled along the street to the woodland beyond the village to the north.

5.3.6 Throughout the village Conservation Area the views of the dominant church spire are significant especially when entering the village from the north and when looking down from Little Lane.

5.3.7 The Cardigan Road junction has a different more suburban character due to its openness and wide pavement. It is clearly an intrusion into the former tighter street pattern. To the east the curving wall of the former mill at Millstones retains a medieval character following the curved alignment of the original tofts and crofts running down to the Back Lane.

5.3.8 At the junction of the four lanes the buildings on either side of High Street provide an enclosed feel due to their being built on the edge of the pavement. The curved bends like two wide arms, but with elbows one up and one down, provide short enclosed views, the feeling of enclosure enhanced by the trees in the grounds of The Manor Farmhouse.

5.3.9 The road up Little Lane is narrow, hardly more than a path with buildings on the west side and open fields on the east.

Key views and vistas (see accompanying map showing the boundary of the Conservation Area that indicates, by arrows, the direction of significant views)

5.3.10 The topography of the village results
in generally short or closed views due to the bends in the road, but the approach roads from the north and south provides longer views focusing on the tower and spire of the parish church.

5.3.11 The footpath through the churchyard provides an important view of the countryside beyond.

5.3.12 The view from Kettering Road to the east at its junction with Willow Lane provides the best rural view of open fields beyond the bridge over Harper’s Brook.

5.3.13 The view on the bend of Tithe Barn Cottage and the church is one of the best picture postcard views of the most historic and attractive buildings in the village.

5.3.14 The view looking south from Little Lane provides an interesting mix of roof-lines and trees in the middle foreground, with the spire of the church forming a focus for a longer view.

5.4 Character analysis

Definition of character areas, activity, prevailing and former uses

5.4.1 The village has three if not four approach roads, their entry points in to the village each having a different character. The central bent-arm of the Main Street could be defined as the central medieval core of the village that has a different character.

5.4.2 The Southern Approach up Kettering Road features an open rural feel where the trees contribute to the feeling of enclosure at The Firs. On this uphill approach to the village the remaining village farm houses, mostly listed buildings dating mainly from the 18th century, appear on the east side of the road. No active farms remain in the village that is now given over to residential properties, some of the older farm buildings converted to dwellings in the 18th century or even earlier e.g. No. 33 High Street.

5.4.3 Around the bend in the road on the approach to the church are a number of smaller cottages built mostly as a continuous block close to the edge of the road that reinforce its village character. The former village school next to the church form a distinctive group at the heart of the village; the churchyard with its burial ground has some carved stone memorials close to the edge of the street that add interest to the street scene, it also provides open space defined by the boundary wall that links to the village properties.

5.4.4 Most of the buildings in the village are occupied as houses. The exception to
this is the village store and post office at Millstones and the two public houses, The Cardigan Arms and The Lord Nelson Inn.

5.4.5 The Manor Farm off the Brigstock Road is a distinct area set apart from the rest of the village enclosed behind a tall boundary wall, its entrance opening providing an oblique view of the elegant dwelling house. Behind it is an open field with stables, the paddock that has also lent its name to the new housing development immediately adjacent.

5.4.6 Little Lane is also a distinct area of cottage properties set in a rural position on the edge of the village.

Architectural and historic qualities

5.4.7 The majority of the buildings in the Conservation Area are domestic houses and cottages mainly dating from the 18th and 19th century. Generally they front the street with little or no garden to their fronts, having larger gardens to their rear. The later 20th century dwellings differ in having gardens to the road enclosed by stone walls or wooden-paled fences.

5.4.8 The architectural qualities of the village are defined by the many stone buildings mostly having stone chimney stacks at their gable ends, the 18th century properties featuring a distinctive style with a chamfered apron and a moulded cornice to the top of the chimney.

5.4.9 The roofing materials add a distinct quality, some older cottage properties still featuring thatched roofs; the remarkable stepped roof of no. 19 High Street Tithe Barn Cottage being one of the most notable. A few graduated stone slated roofs survive, including examples of Collyweston roof slates, but many roofs have been altered from thatch and stone and are now roofed with artificial concrete tiles; from around 1900 cheap slates from nearby Swithland in Leicestershire,
which became common and a popular roofing material with new roofing contractors being based in Corby initially, and later at Kingscliffle. Clay pantiles with their distinctive ‘double-curve’ shape, became popular towards the end of the 18th century, and often survive today on outbuildings to farm groups. Collyweston limestone tiles while being available locally were relatively expensive, and their use was mainly confined to the larger detached houses of the wealthier residents, the farmers and the lesser gentry, being a status symbol contrasting with the thatched cottages of the peasantry. The cottage properties would normally have been thatched using ‘long straw’ (corn straw) rather than Norfolk reed-thatch that produces a different look to buildings thatched with it, alien to the villages of Northamptonshire; each region of the country has its own distinct thatching traditions that it is important to try and maintain.

5.4.10 In the centre of the village the former stone-built medieval dwelling, no. 25 High Street, had a thatched roof in the 19th century as illustrated in an old photograph of the building. It is prominently sited on a bend in the road being differently aligned to the other cottage buildings facing down the street towards the church. Its Gothic arched doorway (blocked with stone in which is set a smaller window) adds much to the medieval character of this part of the village with the base and stump of an ancient cross to its front. It is only a short distance from St. Peter’s Church with its fine tower and spire that dominates the village and acts as its symbol and marker for miles around on the approach roads to the village, but also relating to other churches at Brigstock and Geddington with their towers and spires, part of a regional identity.

Listed Buildings

5.4.11 There are 13 buildings or structures within the Conservation Area that are included on the List of Buildings of Special Architectural or Historic Interest, and one other listed building outside the village area, Stanion Lodge.

All are listed at Grade 2 except for the church that is Listed Grade I (see earlier section 3.2 for detailed descriptions).

- Brigstock Road – The Manor House
- Brigstock Road – The Lord Nelson Public House
- High Street (east side) – Nos. 1 & 3 High Street
- High Street (east side) – Church of St. Peter
- High Street (east side) – No. 19 Tithe Barn Cottage
- High Street (east side) – No. 25
- High Street (east side) – Cross base approx. 5m. N. of No. 27
- High Street (east side) – No. 35 and attached stables
High Street (west side) – No. 14 *Ivy House*
High Street (west side) – No. 16 *Greycroft*
Kettering Road (south side) – No. 3a and attached stables *The Firs*
Little Lane (west side) – No. 1 *Greystones*
Little Lane (west side) – Nos. 5 & 7

Outside the Conservation Area:
Willow Lane (east side) – *Stanion Lodge*

These buildings are identified on the Conservation Area boundary map.

5.4.12 They are scattered throughout the village helping to bring some distinctive architectural quality to all parts of the village, with a cluster in the middle of the village close to the church, that reinforces its quality and setting, and at the junction of the village’s roads and streets where the village sign stands facing down High Street.

5.4.13 A few of the listed buildings and structures are reminders of Stanion’s medieval past. The Church of St Peter is predominantly late-13th century in style, though Nikolaus Pevsner comments about its “commanding Perpendicular west tower” that dates from the 15th century. Down the street from it No. 25 is of medieval origin with its Gothic-arched doorway, unusual to find in a domestic property that is probably of monastic origin. In front of it - the reduced remains of a standing cross, upon which the High Street pivots at this bend in the road – behind it a medieval stone-lined well.

5.4.14 No. 14 High Street opposite the west tower of the church is a vernacular version of a Classical-style Georgian town house, not quite symmetrical, contrasting with its cottage neighbors; the windows and central door of its 5-bay façade feature wedge-shaped lintels with keystones. It is built of dressed stone and has tall coped tabled gables with end chimney stacks and a blue-slate roof. It is the only building of its type, following a more formal style, to have been built in the centre of the village.

5.4.15 The majority of the listed buildings date from the eighteenth century. No. 35 High Street is dated 1727 and with its attached rear range forms an impressive group. A single-storey range links the small farmhouse fronting the street on to a small single-cell cottage roofed with Collyweston roof-slates, that is attached on to the end of a thatched barn-like structure. Its carved-heads on its projecting corbels on the gable ends and above its central door are an unusual feature, as is the brick-paved floor inside, perhaps suggesting some other use than a mere stable, perhaps as a meeting place for the village elders and officials. A key listed building that adds
much to the character of the village.

5.4.16 The Manor Farmhouse is perhaps the most significant house in terms of architectural quality in Stanion. It is an elegant small Queen Anne ‘gentry’ house, of c.1690, with prominent gable chimney stacks and small gabled white-painted timber dormers to its old slate roof. Its 3-bay symmetrical façade has flat-arched windows and door lintel with voussoirs and keystones, the windows still retaining 20-paned timber sashes. It is attached on to an older and lower single-cell cottage, dated on a quoin “1607”, with end gable stack for its inglenook fireplace. This former cottage retains a relatively rare Yorkshire sashed window (that slides side-ways) of 12 panes that was probably more commonly found in the village cottage properties.

5.4.17 On the outskirts of the village No. 3a Kettering Road is a fine mid to late-18th century stone-built farmhouse its 3-bay façade with small-paned sashed windows setting a standard of quality on this approach to the village past the first house in the village where it stands on its own.

5.4.18 The two listed thatched cottages, No. 3 and No. 19 High Street, add significantly to the village street scene and its character. No. 19 being set on a bend in the road is an important focal point on the High Street.
5.4.19 At the bottom of Little Lane No. 1 is a charming un-spoilt example of the smaller cottages on the lane. Nos. 5 and 7. Slightly higher up was a single house originally, built gable-on to the lane bearing the date 1741.

Contribution of key unlisted buildings

5.4.20 In addition to the listed buildings there are a large number of unlisted buildings which make a positive contribution to the character or appearance of the village and the Conservation Area. There are also a number of other older cottages on High Street and Little Lane that have suffered alterations diminishing their special interest, these have been excluded from the list below. Some of the identified buildings reflect both the social and economic history of the village and play their part in setting the urban grain of the village. Many of the buildings also play a part in shaping the structure and layout of the streets, especially close to the T-shaped road junction.

5.4.21 It is recommended that these identified buildings, deemed of townscape merit, be accorded the status of Local Interest Buildings. This accords with one of the aims of the Rockingham Forest Trust, in their ‘People of the Forest Project’, to help local communities through various workshop sessions to produce a ‘Local List’ of buildings and structures, that will receive consideration within the planning process.

List of recommended Local Interest Buildings
These are identified on the boundary map for the Conservation Area
- Brigstock Road – No. 5
- Corby Road – Nos. 1 & 3
- High Street – Nos. 2 & 6
- High Street – No. 5
- High Street – No. 9
- High Street – St Peter’s Church Hall
- High Street – Thatchend
- High Street – No. 20
- High Street – No. 22
- High Street – No. 27
- High Street – Nos. 28-32
- High Street – Nos. 36-40
- High Street – No. 33
- High Street – Grange Farm House
- Little Lane – No. 15
- Millstones – Nos. 1a & 1b

5.4.22 Brief Descriptions of the Local Interest Buildings (progressing up High Street from the south)
• **Grange Farmhouse** is a fine stone building with a 3-bay façade and 12-paned sashed windows with unusual 6-paned windows above, typical in design of the Regency period, c.1810-20; identified on early O.S. maps as *Stanion House*. Set on the corner junction with Willow Lane and High Street, it stands well in its own garden bounded by a neat stone wall with characteristic roofed top stones; it is a puzzle why this building was not listed in the 1987 review of the area. However, it makes a significant contribution to the Conservation Area and is largely un-spoilt by later alterations.

• **No. 33 High Street, Abbot’s Cottage** is a long low 1 ½-storey stone cottage, probably converted from an older farm building with inserted windows with timber lintels, a characteristic feature of the village buildings, with added gabled eaves dormers. Slightly set back from the street with a 5-bar timber gate to its entrance, its boundary defined by a low stone wall.

• **Nos. 36-40 High Street** is a long low stone-built cottage range, now a single dwelling that may in origin be 17th century. Converted at some stage to a row of at least 4 almshouses, with more hidden in a small courtyard behind the frontage, called *Worker’s Row* on the Victorian maps of the village; probably occupied by a number of poor widows.

• **Nos. 28 and 32 High Street** another long row of stone-built cottages reduced to two dwellings either side of a central arched passageway.

• **No. 22 High Street The Coach House** is an older 1 ½-storey stone cottage raised to a full two storeys of much character with an attractive entrance set with in its hedged boundary its path laid with black-and-white tiles. A significant building set on the bend in the middle of the village.

• **No. 27 High Street Monks Cottage** not listed in its own right, but attached on to part of No. 25, that is listed so could be deemed listed by the law of curtilage. It is a medieval building in origin, but altered in the 20th century when its roof was raised. The trees in its small garden to its front contribute to the special character of the Conservation Area.

• **No. 20 Grapevine Cottage & Thatchend** a prominently sited tall gable end to No. 20, and a part thatched roofed cottage to its neighbour. Both contribute
to the village character and are former historic buildings.

- **St Peter's Church Hall** this former village school of c.1840 is prominently sited next to the church, its main feature being the tall segmental-arched window with quoined jambs set in its west gable facing on to the street. An essential part of the social history of the village, still in use as a public building.

- **No. 9 High Street** a former single-storey thatched cottage its gable showing its originally steeply pitched roof line prior to it being raised to 2 storey; unusual gable-entry plan.

- **Nos. 1a & 1b Millstones** the former village corn mill, converted to 2 dwellings.

- **No. 5 High Street** 3-bay late-Georgian farmhouse with tabled gables with dressed chimney stacks; the former 16-small-paned sashed windows have been altered to larger 2-paned double glazed white-plastic windows (this is reversible). Occupies a prominent position at the end of a row facing down High Street.

- **Nos. 2 & 6 High Street** two older cottage properties with a canted front, built of coursed rubble masonry with an elevated entrance. The eaves are broken by 3 box-dormers suggesting that it would have had a thatched roof originally with eye-brow shaped dormers. Built facing the street they splay out at the road junction; with the listed cottages on the opposite side of the road they funnel the street between them.

- **Nos. 1 & 3 Corby Road** a former terraced row (now a pair of semi’s) that have segmental-arched windows and door-heads built of a warm orange sandstone. Built on the elbow of the bend in the road throwing their front elevation into prominence.

- **No. 5 Brigstock Road** prominently sited late-17\(^{th}\) century house built gable-on to the road of coursed stone with quoined angles, coped gable with chimney stack. Its basement cellar is lit by a 2-light double-chamfered mullioned window, but above its 17\(^{th}\) century fenestration has been altered in the mid-18\(^{th}\) century the windows having wedge-shaped lintels with keystones, to both ground, 1\(^{st}\) floor and attic windows.
• No. 15 Little Lane is an older 1 ½-storey cottage, later raised to 2 storeys, its steeply pitched gable visible in its gable end. It retains more of an unspoilt period cottage appearance than others on the row, having timber windows with 3 vertical glazing bar divisions and wooden lintels to the openings. A lower single-storey gabled one-room cottage is attached on to its south side.

5.4.23 Signage: The village shop and the two public houses are the only buildings that have formal signage in the village, though a number of the houses and cottages feature name plaques of various types, including cast-metal, timber and ceramic. The hanging sign-board in front of the Cardigan Arms adds to the historic character of the village featuring the coat-of-arms of the Earl of Cardigan. The Lord Nelson has its name and portrait of Nelson painted on its gable-end facing down the street. Signage as such is not a problem in Stanion.

Local Details: Building materials and public realm

5.4.24 The oldest buildings in the Conservation Area, Saint Peter’s Church is built of coursed rubble limestone; its tower faced in a smoother dressed ashlar, the only example of its use in the village, indicating ashlar-faced stonework as a high status material reflecting the relative scarcity of the larger blocks of stone quarried from the deeper depths of the quarry, the rubble stone being nearer to the surface. There are no examples of timber framing surviving in the village; the meaning of the name Stanion indicates stone buildings and it appears to have been distinctive in the 11th century as a village of stone buildings; as such it may never have had timber-framed buildings.

5.4.25 The locally quarried limestone is the most common building material used in the village buildings during the 16th, 17th and 18th centuries. Geological maps for the area show the Stanion Limestone and Marl hemmed around by Northampton Sand Ironstone. It has been noted that the raised walls of the clerestory of the nave are constructed from a warmer sandy-orange rubble stone, which would appear to be ironstone, contrasting with the lighter limestone walling of the rest of the church, and the majority of the village buildings. It may have been used on the church during the medieval period when the iron-smelting was a major activity of the village community.

5.4.26 There is only a single instance of the use of red brick in the old part of the
village: the terrace and chapel built in 1907 on Chapel Lane that have concrete lintels to the windows and doors cast in imitation of limestone. The brick is a visual intrusion into the village and may have been a deliberate choice acting as a statement of non-conformity by the local Methodists built almost opposite the established Anglican Church. Probably looking like a bright red rash on the white limestone buildings of the village originally, the brickwork has mellowed to a light orange-pink over the last hundred years and is less intrusive than perhaps it was when first built.

5.4.27 The traditional roofing material of the village was long wheat straw thatch with simple flush wrap-over ridges secured by ligers. The thatched roofs are typically steep, often with pitches up to 70 degrees. Dormers set usually on the eaves of the roof having swept skirts; these provided daylight to habitable rooms in the roof space, the windows usually glazed with double casements.

The verges of the gable ends have either raised parapets capped with coping stones, or finished with a rolled verge of thatch secured by horizontal ligers. Where buildings have been re-roofed with other materials they are easily identified by their steep pitch, and the high tabling of the gable parapet, leaving the rubble stone at the bases of the chimney stacks exposed to view; these would normally be hidden by the thatch. In the village are a number of former thatched cottages their roofs with various replaced coverings, varying from Welsh blue-slate (available from the mid-19th century with the coming of the railway system) to artificial concrete (from the early 20th century) or actual clay (or artificial cast-concrete) pantiles, some of the villages in the area having black pantiles. A few properties have stone slate roofs characterized by the diminishing courses of the roof slates that add to the perspective effect of the height of the roof; No. 3a Kettering Road (The Firs) is one such building. A few others can be identified as being roofed specifically with Collyweston stone slates that have a distinctive silvery-white bloom on the stonework; these include the Parish Church, Manor Farmhouse, and the cottage attached on to the thatched barn to the rear of no. 35 High Street that has a swept-roofed dormer, avoiding the expense of lead valleys.

5.4.28 There are no examples of historic street paving in Stanion because (as confirmed by early photographs of the village) the traditional street finish was rammed earth and gravel, with a slightly stonier finish to the footpaths. However, the 200 m.m. wide granite kerbs which are shown in historic photographs do remain on High Street and a quality and value to the character of the village. In
other places, narrow (100 m.m. wide) stone kerbs also can be found. Pavements are now largely black tarmacadam, with many examples of wide grassed verges between the roadway and front garden boundaries.

5.4.29 Street lighting is by modern steel columns, finished grey, with a variety of modern lanterns; these look very dated and tired in need of replacement. Unfortunately these have been continued along the road side at The Paddocks the latest housing development (completed 2005) off the Brigstock Road on the outskirts of the village.

5.4.30 There are some wooden telegraph poles, providing telephone lines at high level to the properties. The Shell Guide to Northamptonshire (1968 by Juliet Smith) in the entry for Stanion comments: “the beautiful spire of St Peter’s suffers from the distractions of a pylon-studded skyline and a street festooned with telephone wires”. The pylons have gone, but the telephone poles and wires remain as the principal visual deterrent to the streets of Stanion.

5.4.31 Street signs are black letters in a traditional type face on a white background, made from aluminium and on posts; these have a neutral effect. In front of Nos. 25 and 27 High Street is an ugly grey galvanised-metal double barrier set across the footpath (to deter cyclists, but fails to make them dismount) that passes in front of this historic building that is both unsightly and an insensitive intrusion at the heart of the village. Similarly intrusive is the metal poles set into concrete posts (banded black-and-white) down by the stream on Kettering Road where there is a small public bench backing on to the wall.

5.4.32 There are a few concrete post bus stop signs, and timber posts to the Cardigan Arms inn-sign fronting the highway, and another for the attractive carved and painted village sign facing down High Street set in the small grassed area at the foot of Little Lane.

Boundaries.

5.4.33 Boundaries within the Conservation Area were traditionally defined by dry-stone walls constructed from roughly coursed rubble stone quarried in pits at various sites around the village. The variety of top stone coping treatment is indicative of the age of the wall. While there are traditional stone-on-edge coping that probably represent a 20th century tradition, there are earlier round-topped coping (19th century) and triangular copings (18th century) with a few examples of diminishing horizontal or vertical bedded stones reminiscent of gabled roofs that probably represent the earliest examples of walls in the village that may even pre-date the 17th century. Heights generally vary between one and two metres. Some recent developments in the village have copied this tradition by having outer gate piers at the entrance to the development topped by miniature stone-slate roofed gables to the pier capping.

There are also examples of soft hedging and trees, creating a more rural quality to the streets. Modern boundaries defined by timber palisade fencing, have intruded in places (e.g. outside nos. 36-38 High Street). At the top end of Little Lane set around the garden of no. 23 is a fine example of rural craft with cut coppiced
hedging interspersed with timber-stake uprights, much like the hurdle tradition that once was prevalent in the village.

Greenspaces; ecology and biodiversity

5.4.34 The rural character of the village and the Conservation Area is reinforced on its outskirts by the many trees and bushes set on the boundary of the main roads that by-pass the village. Designed initially to screen the road from the village they have over time developed to medium mature woodland with a dense mix of bushes and trees. Because of their location on the edge of a busy main road they are largely undisturbed, except for where paths have been cut through them as at the top of Little Lane, and have become habitats for a variety of wildlife, especially given the close proximity of the Cowthwick Plantation, an area of dense woodland, on the northern edge of the village. While close and visible it is cut off from Stanion because of the busy road (A6116) and the lack of footpaths through it; this is in line with the aims of PPS9. The village is screened at the north and south entry points as described above adding to the sense of arrival when entering off the main roads.
5.4.35 There are no public parks of any substance in Stanion and public open spaces are confined to the highway and pavements apart from a small grassed area at the junction of Little Lane and Corby Road. Here, the road has been sealed off and a small green created, with a public seat looking down High Street, shaded by trees. The location of this green in the centre of the village overlooking the crossroads where the village streets meet is very important to the character and setting of the village.

5.4.36 There is another informal green area next to the stream on the Kettering Road, at the lowest point in the village, where on the wide grassy verge there is a public bench that until December 2006 was sheltered by a mature willow tree that hung over the wall from the adjacent garden. Sadly this has been butchered by severe pruning losing all its branches now largely reduced to a stump. Similarly the pair of pink horse chestnut trees framing the entrance to one of the 1960s houses close by has been subject to a high degree of pruning. The contribution that these three trees made to the setting of the village has now been lost and may take several years before they recover. Had Stanion been designated a Conservation Area these, and similar trees in the village, would have been protected by a blanket cover much like tree-preservation orders, requiring permission before such pruning can take place; this would have involved consultation with the Council’s arbour culturist who would have been able to advise on appropriate courses of action for control and maintenance of trees. Wide road verges in Northamptonshire villages are a traditional feature within the region, the grass historically being used to provide grazing for stock being driven long distances to markets; the stream here in Stanion would have made a natural stopping point for the flocks of sheep, cattle and horses passing through the village. The wide verges in Stanion are important in maintaining the rural character of the village and should be maintained as open grassland; the Rockingham Forest Trust recommends that trees should not be planted within these areas. They also advise that “any future tree-planting should be carefully planned to avoid damage to existing nature conservation and landscape values” (Village Design Statement for Warmington).

5.4.37 To the east of Stanion, the slope of the escarpment leads down to Harper’s Brook, the fields crossed by a variety of public footpaths creating links into the village from Willow Lane, with a similar footpath from the churchyard also forming a link via St Peter’s Close. Willow Lane after it has branched off the Kettering Road continues as a track across a small bridge over Harper’s Brook en-route to Stanion Lodge; the views of the open fields and setting of the bridge contribute to the general character of the Conservation Area. The land on the south side of Harper’s Brook once formed part of Geddington Chase that is recognised as one of three sites of Special Scientific Interest within the Borough (Local Plan paragraph 7.8).

5.4.38 The churchyard on the south side of St Peter’s Church is an important area of open green space in the middle of the village. This can be appreciated from the footpath that cuts across it linking High Street to Willow Lane, which is much used by local residents. It acts as a pleasing transition between the two roads and the church.
5.4.39 The grassy bank on the east side of Little Lane is clothed in bushes and wild flowers with trees and bushes in the large green paddock spilling over the wall into the lane. The field is now an important area of enclosed green space that acts as a buffer to the new housing development further to the east where an opportunity has been taken to enhance the setting of the houses with small grassed areas at the road junction to the development, and by setting the houses on a raised grassy bank on the approach form Brigstock that adds to the sense of arrival to the village. At this point the rear garden to no. 8 is a well tended vegetable garden reminiscent of the allotments that once bounded the edges of the village. On the opposite side of the road the large garden of Manor Farmhouse has a number of tall mature tress and wild-ivy growing up their trunks and over the wall that add significantly to the rural character of the village; the garden contains several species of pear tree.

5.4.40 ‘The North Northamptonshire Local Development Framework (LDF), Corby Borough Site Specific Proposals Preferred Options Development Plan’ document (published in May 2006) states that the ENV1: Preferred Options for Nature Conservation is to carry forward the existing nature conservation designations within the current Local Plan except for Stanion Lane Plantation that will be made more accessible as well as releasing part of the area for employment land,

Extent of intrusion or damage

5.4.41 The character of this historic village has been undermined by a variety of factors. The development of the ‘New Estate’ on the west side of the village in the 1960s with a new access road, Cardigan Road off High Street, cutting through a former historic farm group, has had a deleterious effect on the historic character of this village of former thatched cottages. Both the splayed effect of the wide entrance road and the design and materials of the new buildings have created a typical mid-20th century suburban intrusion in to the village street scene. The wide tarmac pavement with concrete curbs creates a sea of bland grey and negativity. In the rest of the village all the paths are covered in tarmacadam like the road, but in front of the houses on the main street these are quite narrow so reduce the negative impact.

5.4.42 The parking area with a block of concrete flat-roofed garages close to the road junction dominates the view from the street contributing to the negative effect of the mid-20th century housing development. Probably also at this time one of the older stone buildings of the village fronting the High Street (no. 10) was altered to a block of flats with concrete framed windows with projecting window surrounds; it
may have had its roof raised to accommodate its new use, its front elevation is unbalanced by the height of the eaves above the 1st floor windows leaving a deep blank section of walling; an old photograph showing the original thatched Cardigan Arms on the opposite side of the road appears to show the corner of this building with a lower eaves line. Fortunately this is the only example of blocks of flats in the village that is mainly characterized by individual houses and cottages, with some later bungalows in several places. On the opposite side of the road the 1960s flat-roofed public house The Cardigan Arms and the car park to its front add to the negative effect of this particular area that should be regarded as a hot-spot for improvement.

5.4.43 Likewise the loss of original fenestration has undermined the character of the village and the Conservation Area, where white UPVC windows have replaced original timber windows, and are the predominant window type along the historic main street through the village.

5.4.44 This was a village of thatched houses and cottages but most have been altered with artificial roofing materials replacing thatch. This loss of character is to be deplored; this makes the few remaining thatched buildings ever more important as defining the original character of the village.

5.4.45 No. 34 is a mid-20th century dormer bungalow constructed from walling similar to crazy-paving that detracts from the historic character of the village, and the identified local interest buildings immediately adjacent on either side. Fortunately the style was not adopted by other new build properties in the village. It possibly could be improved by being re-faced in coursed stone or rendered and painted (a suitable colour).

5.4.46 Alterations to specific historic buildings: A number of both listed and unlisted buildings have been adversely affected by the use of modern materials and other details. Examples include:

- No. 3a Kettering Road – inappropriate mid-20th century boundary wall with raised piers
- No. 14 High Street – UPVC windows
- No. 18 High Street – modern dormers windows breaking through eaves
- Nos. 13, 15 and 20 High Street- UPVC or other modern windows
- No. 27 High Street – the unsightly modern galvanised (grey) metal barrier directly in front of this historic listed building.
- Nos. 28-32 High Street – concrete roof tiles, modern windows and modern openings
- Nos. 36 and 38 High Street (the former workhouse) – single storey building with concrete roof tiles and modern dormers
- No. 35 High Street – UPVC windows on its street frontage only (despite being a listed building).

5.4.47 Throughout the village at strategic locations there are a number of tall telegraph poles with overhead wires fanning out in all directions to the adjacent properties on either side of the road. This has a particularly damaging effect on the historic buildings and the character of the village and the Conservation Area. It can
only be solved by having underground cables. Similarly the existing lighting poles and heads do not compliment the historic character of the village, both in their design, colour and shape of the light fitting that is considered too suburban, using a dated mid-late 20th century product; they require whole-sale replacement, and more thought given to their precise location. The mix of colours with grey metal lighting box next to the lighting pole at the bottom of Little Lane is obtrusive and clashes with the off-the peg black heritage waste bin next to the telegraph pole fronting the road. The negative effect is exacerbated by the concrete bollards painted white and the metal poles screening acting as a dividing fence to the village ‘green’. The report by The Conservation Studio outlined a number of recommendations for improvement of this area; these will be outlined and discussed in Part 2 of this document.

Neutral areas

5.4.48 A number of mid- to late-20th century buildings have been built on in-fill plots within the central and lower section of the village mostly being in the Conservation Area which have a neutral impact on the appearance of the area. Built in either artificial Art-stone or a bland coloured brick chosen to blend with the colour of local stone, or part rendered, they neither contribute positively to the local character of the village nor individually damage it. However, the cumulative effect of such individual buildings is damaging to the general historic character of the village buildings. These include:

- No. 17b High Street
- No. 27a High Street
- No. 29 High Street
- No. 37 High Street
- Nos. 42-46 High Street
- Nos. 1, 2 & 3 Greenacre Drive
- Nos. 2-10 Kettering Road
- The housing development along both sides of Willow Lane

General condition

5.4.49 The village does not appear to suffer from vacancy of buildings, as is often the case in towns. Most of the properties appear in a relatively sound and good condition. The singular exception to this is the run-down condition of No. 10 High Street, the block of flats referred to above (4.4.45). The recent developments both in the middle of the village on Greenacre Drive, and on the outskirts on either side of the Brigstock Road, Binder’s Court and The Paddocks, produced high standards of design using natural materials representing a substantial commercial investment in the village. This has had a positive effect on the value of local properties making the village a desirable place to live, older properties being at a premium. The village is primarily a commuter village being a dormitory of Corby, with few commercial businesses in the village, or working farms remaining within the village envelope.

5.4.50 Many of the original roof coverings, both thatch and some possible examples of Collyweston stone slate roofs have mostly been altered during the 20th
century with a mix of concrete tiles, pantiles and other artificial materials. Many of these do not appear to have the durability of natural stone or clay pantiles and appear to be coming towards the end of their useful life and will require replacement in due course. The few remaining thatched buildings of the village appear to be in a reasonably sound condition; the rear ridge of No. 3 High Street was in the process of being renewed by a thatcher working on the building in late January 2007. There are no buildings that could be regarded as at risk due to serious disrepair.

Problems, pressures and capacity for change

5.4.51 No. 10 High Street referred to above has recently been the subject of a planning application for a replacement building and some new build replacing the unsightly garages, involving the demolition of the building; this was refused by the planning board on 20.02.07.

5.4.52 The whole-sale alteration to the windows of many of the village houses and cottages introducing white-plastic UPVC glazing is particularly damaging to the village, and the traditional character of its buildings. Designation as a Conservation Area also means that the Council can consider whether serving an Article 4 Direction is appropriate. This brings under planning control a number of changes to unlisted family houses which would normally be considered “permitted development” including the insertion of plastic windows, new front doors, and changing roof materials. Such measures would help to prevent further erosion of the area’s special interest.

5.4.53 Corby Borough Council could also consider prosecution of owners of listed properties where unauthorized alterations, such as the introduction of plastic windows, have taken place. The problem is that some of these properties were altered by previous owners who have subsequently sold the dwellings to new owners in recent months and years who are not responsible for the alterations. However, such new owners inherit the responsibility for the unauthorized alterations and are liable for them in law. The council does not currently have the benefit of a full or part-time conservation officer to offer advice on such matters and other measures to rectify the matter, making it difficult for the council to pursue
such measures.

6 Community Involvement

6.1 English Heritage advices that involving the community and raising public awareness of conservation issues should be an integral part of the appraisal process. As part of the consultation process the Conservation Area for Stanion, and it’s boundary, was presented to the Stanion residents at an event held in the Old Village Hall, next to the parish church in the village, on 26th February, 2007. This was organised through liaison with the Parish Council who undertook a mail-shot a leaflet advertising the event (see appendix) to every resident in the Conservation Area.

6.2 In addition the Rockingham Forest Trust held a training session in the area, concerned with their ‘People of the Forest Project’ (see appendix) a few days previous on 24th February, 2007. The consultant for the council working in close co-operation with Dr Peter Hall of the Trust who did the presentation; this was concerned with three topics – ‘Local Listings’, ‘Statement of Significance’ and ‘Remember When’. It is the aim of the Trust to work with the local village communities to help them take a pro-active role in the production of a Local List of Unlisted Buildings of merit, and to produce a statement of significance for their local church.

7 Local generic guidance

7.1 As previously stated in 2.3 The Corby Local Plan (1997) contains Environmental Policies for the ‘Conservation of the Built Environment’:

- Policy P3 (E) concerned with the preparation of enhancement schemes in Conservation Areas.
- Policy P4 (E) concerned with the retention of Listed Buildings, no demolition. Development schemes to take account of unlisted buildings of interest

Stanion was also identified as a ‘Restricted Infill Village’ with the villages of Cottingham, Middleton and Great Oakley.

- Policy P2 (V) stated that new residential development in these villages “will be on a small scale and within the existing confines of the village”.

7.2 The new LDF document (referred to above) also has ‘Policies for the Built Environment’:

- ENV 3: Preferred Options for the Protection of the Built environment. Concerned with the development of a general policy to support the protection of Scheduled Ancient Monuments and Conservation Areas.
- ENV 4: Preferred Options for Design Guidance. Concerned with the development of design guidance as a Supplementary Planning Document
8 Summary of issues

8.1 The Stanion Conservation Area is notable for the following attributes:

- Survival of historic street pattern - High Street, Corby Road, Brigstock Road, and Willow Lane, the original medieval Back Lane of the village.
- High number of listed buildings, dating to the 17th, 18th and 19th centuries.
- St Peter’s Church, dating to the 13th and 14th centuries.
- Notable views of the church spire and other areas of the village.
- High number of unlisted Local Interest Buildings of Townscape Merit.
- Pleasant gardens with trees and shrubbery.
- Use of local stone for the buildings.
- Use of thatch and Collyweston stone slate for some of the roofs.
- Trees, wide grassy verges and stone boundary walls.
- Peaceful rural character.
- Sloping hillside location.

These Local Interest Buildings of Townscape Merit are surprisingly not listed (nos. 18 and 20 High Street)

8.2 There are a number of negative issues identified in this appraisal to be addressed in the management plan. These fall in to two sections; one as affecting the public realm and the other private properties:

Public Realm issues:
- Street surfacing – tarmacadam roads and paths
- Curbs to edges of roads – currently these are granite, stone and concrete
- Telegraph poles and overhead wires
• Street lighting
• Use of metal barriers on paths and to green spaces
• Wide suburban entrance on High Street at junction with Cardigan Road
• Blocks of garages on edge of road rather than as part of curtilage of dwellings

Private Property issues:
• Boundary treatment, hedges, walls and inappropriate timber paled fences, metal railings and gates
• Insensitive pruning of trees on boundaries as effecting the character and setting of the village and the Conservation Area
• Treatment of private drives – tarmacadam, paviours, gravel or stone chippings
• New houses built in brick in a stone village
• Walling materials using artificial stone and cement render, painted finishes
• Porches and canopies
• Traditional windows replaced with white UPVC double-glazed windows
• Dormer windows and roof lights
• Thatched roofs replaced with new artificial roofing materials including concrete tiles, pantiles and resin-cast tiles
• Flat-roofed Cardigan Arms and its car park in its forecourt
• New development (houses) in gardens, both to the side and behind (backland) of existing houses; threats of demolition to existing houses and replacement with greater densities
• Block of flats in a rural village of houses and cottages
• Possible conversion of former farm buildings to dwellings

8.3 Conservation Area designation would provide additional controls and enable the Council to refuse applications for development which could have a detrimental effect on those special features listed above (8.1). The threat of ‘back-land’ development would be reduced, the proposed design for extensions to existing properties would have to be better designed to conform to local vernacular practise (such as lean-to roofs built against gable ends); and new garden buildings such as sheds and garages, would be more carefully vetted.

8.4 Usually, Conservation Area designation is seen as a positive move, adding to property values and fostering a greater sense of community. The additional controls brought by designation can also help to prevent the incremental changes which can eventually ruin the historic character of small villages like Stanion, and raising public awareness will encourage owners to properly maintain and improve their properties.

8.5 The lack of Article 4 Directions to control certain aspects of development within the village and the Conservation Area has been a problem in the past, evidenced by the many properties with white plastic windows. The problem of the Council providing additional non-statutory advice to residents on conservation issues is currently an issue as it does not employ a conservation specialist, nor does it have access to expert archaeological advice (County SMR) on smaller applications in an area known to be rich in archaeology. The resolution of these issues will of course
have resource implications for the Council, as designation will inevitably generate more planning applications; these should result in better quality planning applications over time; the council will be in a position to refuse unsuitable applications that are contrary to the conservation advice given in this document.

8.6 The Parish Council is already consulted on the applications within the village. Consideration should be given to the establishment of a Village Conservation Area Advisory Committee (that could include other villages nearby) to vet applications and assist the Council in its development control role; being located within the village they would be better able to comment to applicants direct, and eventually encourage pre-application discussion with property owners; the Council are unlikely to be able to offer this service to individual property owners, except for larger applications from housing companies, in the current economic climate. The increase in advertising of applications within the Conservation Area should the greater public awareness of impending change, and the opportunity to comment.

8.7 Following public consultation a number of initiatives could be considered. These are:

- Publication of the Draft Conservation Area Appraisal for Stanion, and for this to be made available on the Council’s web site
- Making more widely available copies of “Building on Tradition” (The Rockingham Forest Countryside Design Summary) that is an excellent publication that amongst other things usefully provides detailed design advice relating to extensions, and the use of traditional materials in the villages of the former Rockingham Forest, which includes Stanion.
- Publication of small publicity leaflet briefly outlining the implications of designation, to be delivered to every property in the Conservation Area;
- The Council could consider instigating enforcement action where unauthorised works have been carried out to listed buildings;
- The Council could, funds permitting, consider instigating environmental improvements to the end of Cardigan Road and Little Lane (see map of the Conservation Area)
9 Glossary

**apocryphal**: of doubtful authenticity, invented, mythical

**ashlar**: smooth faced masonry of large blocks used in building

**balusters**: a series of often short ornamental turned timber or stone pillars/uprights of bellied form supporting a rail, found rising on steps of a staircase, and horizontally as a *balustrade*

**canted**: an oblique angle, slanting surface

**chamfered**: cutting off a square edge or corner, a bevelled angled surface, applied to mullions in windows and along the edge of principal (spine) beams in ceilings

**chancel**: part of the east end of a church reserved for the use of officiating clergy and the choir, separated from the nave by steps or screen

**clerestory**: uppermost storey of the nave of a church, pierced by windows above the level of the aisle roof

**corbels**: projecting stone support, often shaped, to coping stones laid on the roof at the gable. *Corbel table*: series of corbels to carry a parapet or a wall-plate often carried around the eaves of a church when these are decoratively carved with faces

**encaustic tiles**: earthenware tiles fired with a pattern and glaze, sometimes using different coloured clays burnt in

**fenestration**: the arrangement of windows in a façade of a building

**hoodmould**: a projecting moulding/dripstone above a window or arched opening

**jambs**: side posts of an opening such as a doorway, window or a fireplace

**lintels**: a horizontal supporting beam of timber or stone usually across the top of a doorway, window or fireplace

**lucarnes**: small gabled opening/ventilator in a roof or a spire

**mullions**: a vertical dressed stone or timber upright squared and shaped or chamfered dividing the lights of a window

**O.D.**: “ordnance datum” – height above sea-level as defined on Ordnance Survey maps

**ogee**: double S-shaped curve coming to a point or fine edge, used to describe mouldings above windows or the shape of a mullion
**pantile:** a clay roof-tile curved to form an S-shaped section, fitted to overlap

**piscina:** a projecting stone basin for washing the hands of an officiating priest, with a drain set in the wall of the sanctuary in the chancel of a church to the south of the altar

**poplars:** a row of trees of the genus *Populus*, characterised by tall trunks with upward swept branches with tremulous leaves

**querns:** a stone hand-mill for grinding corn. *Quern-stone:* a millstone

**quoins:** alternately long-and-short corner stones on the edge of a building, sometimes referred to as a *quoined angle*

**sedilia:** stone seats (usually three) for priests set in the south wall of the sanctuary in the chancel of a church, often canopied and decorated

**tarmacadam:** a material of stone or slag (waste material) bound with tar, used for paving roads and paths, the word usually truncated to *tarmac*

**tessellated pavement:** mosaic flooring, particularly Roman, made of *tesserae* i.e. cubes of glass, stone or brick

**topiary:** hedges, bushes and trees clipped into ornamental shapes such as an arch above the entrance to a path

**trefoil:** three lobes formed by the cusping of a circular or other shape in tracery

**voussoirs:** wedge-shaped or tapering stones forming an arch