



HOLLOWELL & TEETON
VILLAGE DESIGN STATEMENT
INCLUDING HIGHFIELD PARK



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HOLLOWELL & TEETON PARISH COUNCIL / 2008

ADOPTED BY DAVENTRY DISTRICT COUNCIL
AS A SUPPLEMENTARY PLANNING DOCUMENT MAY 2008

Process of Adoption:

A Consultation Draft Design Statement was placed before Planning Committee on 26th September 2007 and Strategy Group on 11th October 2007. It was accompanied by a separate Sustainability Appraisal [Consultation Draft]. Consultation took place on these documents for six weeks until 14th December 2007. These documents returned to Planning Committee on the 2nd April 2008 and Strategy Group on 17th April 2008.

The consultation was in accordance with the Council's Statement of Community Involvement. This Design Statement was adopted as a Supplementary Planning Document by Daventry District Council at Full Council on 15th May 2008 and support policies in the Daventry District Local Plan 1997 and the emerging Local Development Framework. The Sustainability Appraisal was approved as a separate document.

A copy of the report of Consultation is available on the District Council's website: www.daventrydc.gov.uk or from Daventry District Council on 01327 3022559.



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INTRODUCTION



WHAT IS A VILLAGE DESIGN STATEMENT?



The Village Design Statement (VDS) describes Hollowell & Teeton Parish (including Highfield Park) as it is today and highlights the visual features and qualities valued by its residents.

It identifies the distinctive character of the village in three ways:

- The landscape
- The shape of the settlement
- The character of the buildings themselves

Each of the three communities is referred to individually in each section and maps and photographs are used to illustrate important points.

This Statement has been produced by a group of villagers in consultation with all households in the Parish so that local knowledge, views and ideas may contribute, ultimately, to improving the quality of our environment.

WHY PREPARE A VDS?

The Village Design Statement is a means of managing change, not preventing it. After describing the distinctive local character of the area, the VDS sets out design guidance in order to influence new development in and around the village.

WHO IS IT FOR?

This VDS is aimed at ensuring that our local distinctiveness and character is taken into consideration when local planning decisions are being taken. Change is brought about not only by large developments, but also by the smaller day-to-day adjustments to homes and gardens, open spaces, paths and hedges etc, which alter the look and feel of the whole village:

The VDS is therefore addressed to:

- Planners, developers, builders, architects, designers, engineers
- Statutory bodies and public authorities
- Householders and local businesses
- Local community groups

HOW DOES THE VDS WORK?

This VDS was adopted as a Supplementary Planning Document by Daventry District Council at Full Council of 15th May 2008. Its recommendations will be taken into account when planning applications are assessed. In this way it will support the local planning policies as they affect Hollowell & Teeton and assist the work of the Parish Council and the District Council.



VILLAGE CONTEXT



COMMUNITY: HOLLOWELL



The name Hollowell, originally Hollewelle, means the stream or spring in the hollow. It is listed in the Domesday survey of 1086 where a mill is mentioned.

Several springs rose in the fields above the grounds of Hollowell Manor. These springs formed a stream which goes underground at the jetty and resurfaces in the farmyard at Home Farm and then across the fields to join Stowe Brook. On 29 September 1890 an agreement was signed by 'five gentlemen of the parish' to the effect that they agreed to pay 1 shilling a year to the land occupier for the water supply of the inhabitants of Hollowell and several springs were connected by pipes as a source of water for the Manor and surrounding houses. The agreement stated that on 6 months notice being given by the land occupier the pipes had to be removed, effectively leaving the village without a supply of water. In October 1921 the land occupier demanded an increase in charges of 2 pounds causing great concern with the Parish and District Councils. Mains water arrived in the 1940s.

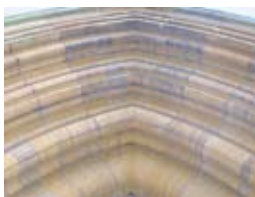
Hollowell is situated one mile from the A5199, 9 1/2 miles north west from Northampton, to and from which there is a regular daily bus service.

Hollowell reservoir was constructed on the Stowe Brook in the valley to the north east of the village. It was completed in 1938, is linked by a tunnel to Ravensthorpe reservoir and is a major landscape feature of the area.

Always a small agricultural settlement, Hollowell's population peaked in 1831 at 318 and by 1901 it had shrunk to 145. After this there was a steady climb to 353 in 2001 (this figure includes the population of Teeton). In 2000 there were 115 households in Hollowell (including Highfield Park).

The Church of St James was built in 1840 of Brixworth and Duston stone paid for by the Rev. J. D. Watson, vicar of Guilsborough, on his return from Italy, having previously bought the neighbouring Dower House to be his vicarage.

The Village Hall, which is adjacent to the Church and approached by a footpath, was built as the village school in 1853. Falling rolls resulted in its closure in 1968 and the children of the village now attend other local schools.



COMMUNITY: HOLLOWELL

CONTINUED



*Approach to Hollowell
from Guilsborough.*

The Hollowell & Teeton Village Hall Management Committee was formed and in 1972 the building was purchased for £750 to become the Village Hall. Since then many improvements and an extension have taken place and the hall has become a most valuable amenity in the village.

The Village Hall lies within the curtilage of Beech House, a 'listed building'. Any proposed changes to the village hall, therefore, need to be discussed with the Local Planning Authority at an early stage.

Two shops were once located in Hollowell. One, near The Green, has been demolished, the other, in Creton Road, acted as the Post Office. The Post Office was closed in the 1950s; it remained a shop for a time but eventually reverted to a private house. There were also two public houses in the village. The Red Lion, located on Guilsborough Hill has been demolished and The Coach and Horses has reverted to a private house. The frame of the sign from the Coach and Horses Inn is now in use as the village sign located adjacent to the bus stop at the junction of Church Hill and Guilsborough Road.

Current amenities and groups are the Church, the Village Hall, the Pocket Park and the Hollowell Steam Rally field.

The Steam Rally field is located between the Teeton /Guilsborough Road and the Hollowell / Guilsborough Road on the north side of Hollowell. A committee was formed in response to an appeal for funds for Hollowell Church roof and the first Steam Rally took place on the 5th & 6th July 1986. Since then the Steam Rally has been an annual feature of the village appeals for funds and a continuing success, raising vast sums of money given to very many local organisations and charities. The field is also used occasionally for other events, which include the annual bonfire celebrations in November. The Steam Rally field was purchased in 1991/92 and was then put into trust – the trustees stipulated that a rally should be held every year but if two years pass without a rally, the field will be automatically sold. If this were to happen the money in trust plus interest is to go to local charities and good causes.

*Opposite: Hollowell Church and
architectural details and headstones.
The Village Hall with its original window
and a view from the Churchyard, with Beech
House on the left, looking down Church Hill
to the Millennium Bus Shelter. Finally a
view of the Pocket Park.*



COMMUNITY: TEETON



*Approach to Teeton from the
Holdenby Crossroads.*



The original Chapel bell.

*Opposite: Buildings and views within the
confines of Teeton. Including the Old Chapel,
the White Horse, The Old Stone House, Teeton
Hall and an original mud and daub wall building
near the recently renovated Horseshoe Cottage
Following this a sequence of images that
represent the variety of building styles found
within the hamlet.*

The origins of the name Teeton may signify its importance as a lookout or signalling point, for the land to the south west drops into a valley giving clear views all the way through to Northampton. In 1086 it was 'Teche' and in 1316 'Tetene' from the Saxon meaning 'signal' or 'taecne' meaning 'beacon'

It is always recorded as a hamlet within the parish of Ravensthorpe but in 1933 Northamptonshire County Council proposed that Teeton be joined to Hollowell Parish Council and this was done in 1936.

'It is believed that Teeton Mill was entered in the Domesday survey as Holdenby Mill, but references are made to Teeton Mill in 1619, 1672 and 1718.' Reference - Geoffrey H. Starmer

'A List of Northamptonshire Wind and Water Mills'

A small, mainly farming community, Teeton maintained steady population figures of around 100 for many years. In the mid to late 19th century the population was accommodated in 23 houses.

At the beginning of the 20th century, Teeton consisted of approximately 10 houses. Most of the properties were small cottages or farm houses and farm buildings, apart from Teeton Hall, the Chapel and the White Horse public house.

There was once a shop in Teeton. Melville's Directory of 1861 mentions 'Joseph Bates – shopkeeper' and 'Thomas Litchfield – beer retailer'.

Very little development took place within Teeton between the two world wars. The population slowly began to decline, which led to many of the properties falling into disrepair - the hamlet became something of a backwater.

Changes began to occur after the Second World War. Manor Farm, in the heart of the village, was broken up and its outbuildings and barns were demolished to make way for three new properties. The original ironstone farm house was renovated and extended. The White Horse public house closed in the early 1970s and it was subsequently converted into a two storey house.



COMMUNITY: HIGHFIELD PARK



Highfield Park, located within the parish of Hollowell, was built on the site of the former Creaton Hospital, which was opened in 1910 as a sanatorium for the treatment of tuberculosis. There were originally 15 beds. It was extended over the years; wooden huts were added and then more permanent buildings and an operating theatre. When improved drug treatment almost eradicated TB, it became a hospital with 67 beds. It finally closed in 1979 and after some delay became a housing estate; some of the hospital buildings were converted into houses and other new houses were erected on the site.

THE REGION'S ECONOMY



There was a fundamental change in Hollowell's economy in the second half of the 20th century.

In 1938 73% of the working population was employed in Hollowell or adjacent villages. Creaton hospital, for many years a major source of employment, closed in 1979 (see above.), and by 1993 85% worked outside the village. Most households now have at least one car and there is little local employment; however, there are a few remaining local businesses including three working farms in Hollowell and five in Teeton.

The local economy in Teeton is based around arable farming with some sheep and cattle husbandry and also turf production. There is also an equestrian school with stabling and livery. More recently a sign maker has started a business in some converted barns and a landscape gardener has a small-holding near the Spratton-Holdenby-Teeton crossroads.

Opposite: The pine trees at Highfield Park and a view across the valley looking towards Hollowell. Finally a sequence of images that represent the variety of building styles found within this settlement.



LANDSCAPE CHARACTER



SETTING THE SCENE



The parish of Hollowell and Teeton occupies an area of about 4 square miles of the Northamptonshire Uplands. The area varies greatly in altitude. The highest point is to the south west of Hollowell reaching 165 metres above sea level on the crossroads of the roads from Teeton to Guilsborough and Hollowell to Ravensthorpe.

The lowest point in Hollowell is about 100 metres on the Stowe Brook near the mill. The area around Teeton varies from about 125 metres at the centre of the village to 86 metres at Teeton Mill. Highfield Park is 121 metres above sea level.

Hollowell and Teeton have mixed geology. The section that runs north-west from Teeton, including the area to the south and west of Hollowell, is located on an outcrop of Northamptonshire Sand (ironstone and sandy limestone). This overlies Upper Lias (mainly mudstone with thin limestone and shale), which also makes up most of the rest of the geology to the north west and south east of Hollowell.

There are narrow sections of alluvium along the streams leading from both Hollowell and Ravensthorpe reservoirs and occasional deposits of glacial boulder clay to the east and west of Teeton. Baker (History of Northamptonshire) states that "Teeton consists of 640 acres and was enclosed in 1590. The soil is a strong loam with light red sand."

The local geology is reflected in the older building fabric of warm-hued brown ironstone, cob (mud) and local brick made from the clay.



SETTING THE SCENE

CONTINUED



Opposite: Examples of direction signs, one marking the start of 'Green Lane' or 'The Stumps' in Hollowell. Various panoramic views across Stowe Brook from the Macmillan Way with Hollowell Church on the horizon beyond the ripening wheat.

The Northamptonshire Uplands contain some of the County's finest landscapes. The locality is almost entirely agricultural. Farm premises, which include housing accommodation, located beyond the village centres are

| | |
|------------|--|
| Hollowell: | Pastures Farm and Hollowell Grange |
| Teeton: | Manor Farm, Grange Farm, Lodge Farm and Hall Farm |

The parish boundary crosses two reservoirs. Hollowell Reservoir is an important landmark in the local landscape and has a flourishing sailing club. Ravensthorpe Reservoir is close by and both reservoirs provide attractive walks, fishing and bird-watching.

There are several ponds within the parish, including one at Teeton Hall and one at Pastures Farm. There are also many natural springs in the area immediately around Hollowell.

Trees and small copses are present in each of the three centres within the parish. A copse adjoins Hollowell Manor, Teeton Hall and Highfield Park. Hollowell Reservoir has a managed woodland area of evergreen conifer and native broadleaf deciduous varieties where timber harvesting and replanting is undertaken:

- a] The copse that falls within the grounds of Teeton Hall contains a range of native species. This rich addition to the landscape is at the end of the village along the Creaton Road and drops into the valley below. Running in this valley is a small stream, Stowe Brook which is crossed by both the Spratton to Teeton and the Teeton to Creaton roads. It is a rich farming landscape with very free draining alluvial fertile soil.
- b] The small copse, on the northeast side of Highfield Park, bordering Creaton Road, provides a natural screen and sheltering for properties within the development.
- c] Tree Preservation Orders have been made on various individual trees located within the Parish.

LANDSCAPE GUIDELINES

Action recommended for householders and individuals, landowners, and community groups.



- *Plant native species to retain landscape character and to benefit wildlife within the village. Local native broadleaf trees include Ash, Elm, English Oak and Alder.*
- *Mature trees should be retained wherever possible and tree roots should be protected by fencing during building work and trench digging.*
- *Existing hedges should be retained where possible to form boundaries.*
- *Local hedgerow species are encouraged rather than fast-growing evergreens. Local species include Blackthorn, Hawthorn, Crab Apple, Holly, Elm, Field Maple, Hazel and Ash.*
- *Hedge heights, except for specific screening purposes, should be appropriate to the location taking account of the interests of highway safety and good neighbourly relations.*
- *Hedge laying is a traditional local skill and should be encouraged as it provides work and leads to healthier hedges.*

Developers, landowners and householders shall protect existing wildlife environments and create new habitats, for example in the form of copses, hedgerows, ditches and ponds and open spaces of rough grassland etc. [Advice is available from Northamptonshire Wildlife Trust.]

- *Developers are required to provide a net gain in Northamptonshire Biodiversity Action Plan Species and/or Habitats. This may be provided on or off site by the developer, or may be in the form of a S106 financial contribution, subject to the agreement of the Local Planning Authority.*

FOOTPATHS IN EXISTENCE



1. Hollowell: - both sides of the church, joining near the Village Hall, from Church Hill to the Hollowell to Ravensthorpe Road. The path crosses undulating pasture land [CY 3 & CY 8].
2. Hollowell: - from the crossroads on the Hollowell to Ravensthorpe and Teeton to Guilsborough roads to Guilsborough Hill, just above Hill House. The path descends from the crossroads over pasture land into Hollowell village [CY 2]
3. Hollowell: - within the village from Guilsborough Hill to Church Hill and referred to locally as 'The Jetty'. The path acts as a narrow passageway between woodland and rear of properties in Orchard Close ending at Church Hill with open views across the village towards Highfield Park [CY 6]
4. Hollowell: - from the east side of Creaton Road, on the right hand bend on the outskirts of the village adjacent to the Pocket Park, ascending eastwards to the parish boundary on the A5199 Welford Road and referred to locally as 'Green Lane' or 'The Stumps'. This is also a bridle-way and its boundaries are formed by indigenous trees. [CY 7]
5. Teeton: - part of the Macmillan Way, from the Teeton to Guilsborough Road, just south of the entrance to Pastures Farm, following hedgerows across arable and pasture land to the north side of Teeton and down to the Stowe Brook which it crosses and leads on to Creaton. [CY 5]

Please refer to map on page 43 for details

SETTLEMENT

*[*Northamptonshire Southern Hundreds: - The term 'Hundreds' was an administrative division of counties in England supposed to have contained one hundred families or freemen.]*

Both Hollowell and Teeton are, historically, within the Northamptonshire Southern Hundreds; with Hollowell lying within the confines of the Guilsborough Hundred and Teeton, to the west, within the neighbouring Nobottle Hundred.

Hollowell's, Teeton's and Highfield Park's open spaces, both public and private, are very important to their visual quality, form and character. These are illustrated by the photographs and indicated on the maps included within this Village Design Statement.



View from Creton Ridge looking south towards Teeton



View from Creton Ridge looking south west towards Pastures Farm and St James Church, Hollowell

HOLLOWELL

Hollowell lies almost equidistant between the villages of Creton and Guilsborough. The principal road structure through the village remains virtually unchanged since the 17th century and consists principally of three roads, Creton Road, Guilsborough Hill and Church Hill which give the village its overall pattern in the shape of an irregular “Y”. Approaching from Creton off the A5199, the view of the village is outstanding, nestling in the valley of the Stowe Brook with the wooded areas of the Reservoir bordering the north east side and the Church resting prominently on the west slopes. The bell tower, stone cross, east window and steep sloped roof can be seen clearly with the lower walls and churchyard sheltered from view by surrounding trees.

The character of three main “arms” of the village are of mixed sizes and styles, with the variety ranging from the 17th century to the 21st. century and includes some dwellings that have been built on the site of older houses. After the late 1970s, development has been in-fill and within the village boundary. Most notably Home Farm Yard which was renovated from redundant farm buildings.



Reservoir Dam



Two views of Hollowell Reservoir and the Sailing Club

DISTINCT ZONES



- a) 2 areas of council houses at entrance to the village on the Creaton Road, developed in the 1930s & 1940s, and at the top of Church Hill, developed in the 1940s
- b) 2 Closes, Orchard (off Guilsborough Hill) built in the 1960s and Spring (off Church Hill), built in the 1970s on open space within the village
- c) 5 houses built on north side of Guilsborough Hill in late 1970s
- d) 5 houses completed in 2004 on the site of the old dairy farm at Home Farm Lane, on the north east side of the village, off Guilsborough Hill
- e) An area of dwellings, of various ages and types, which centre on Church Hill. These include a Grade II listed building of late 17th Century and a spacious bungalow built in the late 20th century on the site of the old village builder's yard and undertakers.
- f) A collection of dwellings, of various ages and types, on Creaton Road and Guilsborough Hill
- h) Hollowell Manor located on the west side of Guilsborough Hill within its own grounds including a walled garden and adjacent wood.

RELATIONSHIP BETWEEN BUILDINGS AND SPACE

CHARACTER AND PATTERN OF VIEWS AND OPEN SPACES IN THE VILLAGE AND CONNECTIONS WITH THE WIDER COUNTRYSIDE:

AMONG THOSE IDENTIFIED AS IMPORTANT VIEWS AND OPEN SPACES, WHICH SHOULD BE RETAINED AND MANAGED PROPERLY, ARE THE FOLLOWING:



Please refer to map on page 43 for details

Every dwelling, large or small, has its own parcel of land: the large majority have gardens at the front and rear although a small number of dwellings in Church Hill and Guilsborough Hill open immediately on to the road.

Hollowell is surrounded by open countryside and most of the residents are fortunate in that from their properties, whether large or small, they are able to enjoy extensive views over agricultural fields. Every effort must be made to preserve this local characteristic when planning future developments.

- a) Long open views are provided along Creaton Road towards the village and out of the village to the hilly north landscape and Highfield Park area across fields.
- b) The Pocket Park, which is bordered by the Creaton Road and a 'green lane', provides an area with basic play equipment for children's recreation away from traffic as well as a place of peace and tranquillity with views over the Stowe Brook to the south west of the village.
- c) The "Green" at the convergence of Creaton Road, Church Hill and Guilsborough Hill acts as natural focal point
- d) The grassed area at the junction of Guilsborough Hill and Orchard Close providing a natural open area at the lower descent of Guilsborough Hill
- e) The area designated as a Car Park adjacent to the Village Hall and Church is accessed from Church Hill. It provides an important facility for the village as well as opportunity to view the Church and Village Hall from the footpaths crossing adjoining open fields on the north west side of the village.
- f) Due to the settlement layout and topography, Hollowell has very few views out from the settlement. From the end of Spring Close there is a panoramic view north-east over the lower part of the village to the rising slopes of tree and hedge-lined pasture and cultivated fields beyond.

Entrance to Teeton Hall



The Old Stone House Horseshoe Cottage The Cottages and Longview

The original (recently renovated) Horseshoe Cottage



The Old Stone House

The Crossroads in the heart of Teeton

Manor Farm garden wall on Creton Road



Looking into Hall Farm yard



Looking into Teeton from the 'Fiveways' crossroads

TEETON



It is believed that the settlement of Teeton was formed as an estate for Teeton Hall. The Chapel, the Mill and the public house still survive and have now been converted, with some minor additions, into three residences.

Three narrow roads from the east, south and west meet in the centre of Teeton at the entrance to Teeton Hall to form the principle area of settlement. Dwellings are of mixed sizes and styles with the variety ranging from 17th to 20th Century.

Teeton Hall estate did not remain intact. During the 19th and 20th centuries, the farm labourers' cottages, farm houses, the mill and farm land were slowly sold off. As a consequence the hamlet moved from a 'self supporting' community focussed upon providing labour and provisions for the estates owners to a collection of houses in open countryside.

CHARACTER AND PATTERN OF VIEWS AND OPEN SPACES IN THE VILLAGE AND CONNECTIONS WITH THE WIDER COUNTRYSIDE:

AMONG THOSE IDENTIFIED AS IMPORTANT VIEWS AND OPEN SPACES, WHICH SHOULD BE RETAINED AND MANAGED PROPERLY, ARE THE FOLLOWING:

Like Hollowell, Teeton is also surrounded by open countryside and most of the residents are fortunate in that from their properties, whether large or small, they are able to enjoy extensive views over agricultural fields.

- a) Long distant panoramic views are provided across fields to the north-east, south-east and east.
- b) The grounds of Teeton Hall provide an open setting to the settlement when viewed from the Spratton Road to the south-east. Meanwhile, the copse to the north bordering Creaton Road screens and shelters the settlement.

Please refer to map on page 43 for details

HIGHFIELD PARK

CHARACTER AND PATTERN OF VIEWS AND OPEN SPACES IN THE VILLAGE AND CONNECTIONS WITH THE WIDER COUNTRYSIDE:

AMONG THOSE IDENTIFIED AS
IMPORTANT VIEWS AND OPEN
SPACES, WHICH SHOULD BE RETAINED
AND MANAGED PROPERLY, ARE THE
FOLLOWING:

In the early 1980's Creaton Hospital was sympathetically developed into a housing estate.

This cul-de-sac development lies beneath a small pine copse on the down slope of the Creaton to Spratton ridge. A few properties are purpose-built while others are converted from the Hospital buildings. In the main, they are two storey brick or stucco rendered properties, with a row of three-storey mews houses.

- a) The panoramic views across fields to the east, south and west over open countryside and the valley of the Stowe Brook. The view to the south-west extends to Hollowell village.

Refer to maps on page 44 for details

SETTLEMENT GUIDELINES

- *The countryside proximity enjoyed by most parts of Hollowell, Teeton and Highfield Park must be preserved.*
- *All existing views within and into the villages and open countryside, as identified within the plans within this document, should be protected.*
- *Infill development or extensions to existing buildings should not interfere with the important views identified within this document.*
- *The provision of walking and cycling opportunities with links to local services and amenities should be considered.*
- *Access to green spaces and recreation opportunities should be considered.*

OPEN SPACE GUIDELINES

- *Open spaces are very important to the visual quality and character of the villages.*
- *The Open Spaces and features listed under each village heading are the key open spaces which shall be retained and enhanced.*
- *The "countryside proximity" characteristic should be retained.*



BUILDINGS



HOLLOWELL

DISTINCTIVE FEATURES - BUILDING DETAILS & MATERIALS



One distinctive feature in the village is the use of cob, which features in several of the houses mainly centred near the Green: The Nook, the two adjoining cottages; the lower half of Brickyard Cottage, part of the former public house the “Coach & Horses” and Kent Cottage (which is also thatched). In addition, cob forms part of the boundary wall of Manor Farm.

It is generally appreciated by the village that recent developments have used the red and blue coloured bricks, painted softwood window frames and grey slates or plain tiles that conform to the general overall character and style of housing in the village.

CHARACTER OF DISTINCT AREAS OF BUILDING TYPES



Manor House (1655) *Nikolaus
Pevsner's *The Buildings of England*,
Northamptonshire. page 263 / 6070

At the beginning of the 20th century, Hollowell consisted of approximately 30 houses. Ivy Cottage (Creaton Road), St. Brelades and Beech House (Church Hill) & the “Coach & Horses” public house - now a private house (Guilsborough Hill) - were the outer edges of the village. Most of the other properties were small cottages, clustering around the Green, and of these some remain today, whilst others were demolished and new properties built on the site.

The three oldest houses in the village are the Manor House (1655) which has a Dovecote in its grounds, *Manor Farm (1665) the former Vicarage (1698) as the Dower House then renamed Beech House in 1965. Both the Manor House and Beech House are Grade II Listed buildings.

The Council Houses in Creaton Road and Church Hill are built of red brick, although some on Creaton Road have cream coloured rendered facades, and all have concrete grey tiled roofs. They enjoy open views over the surrounding countryside, with gardens to the front and rear, some of which are fenced, some hedged, some with low walls and some open plan. Many of these houses are now privately owned.

Orchard Close and Spring Close were both built in the 1970s. Orchard Close is a development of 6 red or grey brick-built houses and a bungalow, all with concrete grey tiled roofs. Most of these properties stand high in a horseshoe shape off Guilsborough Hill and overlook the village and views beyond.

Opposite: Buildings at the top of Guilsborough Hill including Stone House Farm. Then the recently developed old dairy farm at Home Farm Lane and a panoramic view from the Churchyard down and across Church Hill. Finally a sequence of images that represent the variety of building styles found within the village.

CHARACTER OF DISTINCT
AREAS OF BUILDING TYPES
CONTINUED



Spring Close, off Church Hill, consists of 12 properties, i.e. 6 semi-detached houses, 1 detached and 4 semi-detached bungalows and a further single detached property which was built in the early 1990s on an elevated site and which is of an individual character. All built of either red or grey bricks with grey concrete tiled roofs, they originally had open-plan front gardens but now most have hedges or fences. The houses enjoy magnificent views across the Stowe Brook towards the A5199 Welford Road and the semi-detached bungalows have farmland to the rear.

Home Farm Yard, at the foot of Guilsborough Hill, is a development of 5 large houses built of red brick with grey slate roofs, constructed on the site of farm buildings and completed in 2004.

On Guilsborough Hill, 5 brick-built detached houses with grey tiled roofs were constructed in the late 1970s. They enjoy magnificent open views to the rear, towards Hollowell Reservoir.

On Church Hill, further properties opposite the Church were added in the 1980s. These are red and grey brick built and look out over some of Northamptonshire's finest scenery. Some further infill took place in the 1990s, including one individually designed timber-framed house and a large detached bungalow which was built on the site of the old builder and undertaker's yard. The carpenter's shop within the grounds has been retained and restored.



At "The Green" at the bottom of Church Hill is a very impressive bus shelter, built of Northamptonshire sandstone, roofed with thatch and topped with an imposing clock and weather-vane in the form of a steam engine. This was a gift to the village from Hollowell Steam Rally organisation and the Parish Council to commemorate the Millennium, as was the Village sign, a painting of Hollowell reservoir and surrounding hills.

*GENERAL DESIGN CHARACTER -
HEIGHT, SCALE AND DENSITY:*



As will be seen from the above description of the character & areas of building, there is a considerable mixture of sizes, styles and types of buildings within such a small village of approximately 150 houses. Spanning 4 centuries, the houses vary from the formal design of the 17th century, through to the 'worker's' cottages of the 18th & 19th, to the higher density of the 20th and culminating in the more adventurous design ideas of the 21st century.

Generally the surviving pre-twentieth century housing is of 2 storeys, detached but in close proximity to neighbouring properties. 'Beech House and Hollowell Manor are 3 storey with dormer windows in the roof space.' Several of the buildings in Church Hill and Guilsborough Hill abut the road but in the main most are set well back within their own grounds.

Many of the dwellings constructed in the twentieth century, including those built as council housing, have been altered with extensions to the side or into roof space. Although these retain the basic uniform style it has resulted in a more compact appearance of the original simple semi-detached and terraced developments.

Most properties have adequate off road parking with space to the front or side but there are a few exceptions in Church Hill and in Spring Close where vehicles are parked on the road.

It should be noted that areas of hard surface can create increased water run-off, which may result in flood risk. To assist in reducing this risk and manage water flow, all parking areas shall be designed to incorporate sustainable draining systems. These can be provided through a variety of design techniques such as permeable paving etc.

Due to a high proportion of linear development, nearly all properties enjoy open views across the surrounding countryside.

HEDGES & FENCES



Mature hedges bordering roads and determining field boundaries adjacent to village properties include blackthorn, hawthorn, holly, elm, field maple, hazel and ash.

Hedges planted at property boundaries are generally of similar varieties but extend to beech (particularly the copper variety), Leyland & Lawson cypress, laurel and privet. These are more common than fencing. Maintenance of these hedges varies from none to regular laying with mechanical flaying to maintain a compact shape generally under 2 metres in height.

Fencing, using wood as close-boarding, palisade or post & rail, is apparent as part of the boundary of individual properties. Northamptonshire sand and iron stone and red brick walls are also evident as boundary demarcation and embankment support.

TEETON

DISTINCTIVE FEATURES - BUILDING DETAILS & MATERIALS



CHARACTER OF DISTINCT AREAS OF BUILDING TYPES



GENERAL DESIGN CHARACTER - HEIGHT, SCALE AND DENSITY:



The oldest house in the hamlet is Teeton Hall Farmhouse. This is described in Nikolaus Pevsner's *The Buildings of England*, Northamptonshire:

'A C17 house with mullioned windows with a new front-block added late in the C17. Ironstone, three bays, two storeys. Stone cross-windows. Former doorway with pediment. Fine mid-C17 gatepiers.'

Also described by Nikolaus Pevsner is Teeton Hall:

'In the disguise of a gabled Victorian house (by W. Smith, according to Sir Gyles Isham) the remains of a fine if small Georgian mansion with a quoined ironstone facade of five bays to the garden and a brick entrance side. Red and dark blue brick chequered'. There is a quadrant wall to connect the house to a range of stables, also of chequered brick. The Bell in the stables is dated 1702'. page 425 / 6070

There are some fragmentary remains of cob wall work in the Chapel, farm buildings, cottages and out-houses. There are also some fine examples of the use of the local brick – Bank Cottages, just off 'the green', are two excellent examples.

Most of the regeneration took place after 1960. Teeton Hall Farm moved into a new purpose-built farm house - the original farm building was left intact and renamed Teeton Manor. Also around this period, there was some in-fill development which ranged from detached villa style houses, through to the use of steel frame construction techniques, to smaller scale, pebble-dashed bungalows. All of which reflect the period in which they were built.

In the 1970s some cottages were renovated and extended. Also the Chapel was aesthetically transformed into a two storey cottage and at the same time Teeton Lodge was extended and renovated.

The surviving pre-twentieth century housing and the majority of the 'new' build is of 1-2 storeys. A small number of buildings abut the road but in the main most are set well back well within their own grounds. All properties have adequate off-road parking and nearly all enjoy open views across the surrounding magnificent countryside.

There is a considerable mixture of sizes, styles and types of buildings within the hamlet..

HIGHFIELD PARK

The use of red brick and cream coloured rendering on external walls and red roof tiling on the Mews and dwellings has a dominant visual impact from all approaches.

DISTINCTIVE FEATURES - BUILDING DETAILS & MATERIALS:

The Mews has integral ground floor garage facilities and 'off-road' parking at the front. All other dwellings have adequate provision for off-road and garage parking within their boundaries.

CHARACTER OF DISTINCT BUILDING TYPES

The sympathetic conversion of all former hospital properties and the addition of a few houses and bungalows has ensured that dwellings have retained an individual character but remain compatible with other buildings.

GENERAL DESIGN CHARACTER - HEIGHT, SCALE AND DENSITY:

The buildings in Highfield Park vary in height from 1 to 3 storeys and in density from the compact mews to detached dwellings with spacious gardens.

BUILDINGS GUIDELINES



- 1 *Every effort must be made to preserve the open countryside and enjoyment of extensive views towards and away from the village and hamlet when planning future developments.*
- 2 *Locally distinctive materials should be used wherever possible in keeping with the local vernacular, i.e. Hollowell brick or similar and Northamptonshire ironstone or similar. This is particularly important where new developments are adjacent to existing older buildings which are constructed from these materials.*
- 3 *Where several dwellings are to be built on a single site, there should be a variety of design and style in order to avoid monotony and a "mass-produced" look.*
- 4 *Potential developers should always provide quality in both materials and design. All housing whether private or affordable should be designed to the same high design standards.*
- 5 *On a rising site, new houses or extensions to existing properties, must not dominate over their neighbours or spoil the views across, into and out of the village.*
- 6 *New development shall not be allowed if it is too large in scale and massing for the plot.*
- 7 *New development should provide space for off-road parking in line with current policy standards. Garages should not intrude upon the street scene and all parking areas are required to be designed to incorporate sustainable drainage systems.*
- 8 *Residents are encouraged to maintain garden boundaries and frontages and large areas of hard surfacing in front of houses are discouraged.*
- 9 *New walls should be built in materials and colours sympathetic to their locality. Any development should retain existing walls wherever possible.*
- 10 *New property boundaries should be in keeping with the properties on their particular road.*

BUILDINGS GUIDELINES CONTINUED



- 11 *Maintenance of existing buildings should use original or similar materials wherever possible.*
- 12 *Where thatched roofs exist, they should be retained and re-instated using suitable materials. Advice may be sought the Local Planning Authority.*
- 13 *Cob structures should be retained and preserved using appropriate methods and materials.*
- 14 *Older stone and brickwork should be retained in its original state wherever possible and only lime and mortar be used for maintenance and repair and any necessary re-pointing.*
- 15 *Replacement doors and windows should retain the same scale, style and materials as the original openings.*
- 16 *When repairing, replacement should only be used as a last resort.*
- 17 *Listed buildings are subject to specific planning legislation. Any person wishing to do works to any Listed building must consult the Local Planning Authority at an early stage.*
- 18 *The Environment Agency advise where relevant reference should be made to the following documents:*
The EA 'A Guide to Developers' available at www.environment-agency.gov.uk/developers for sustainable construction advice.
'The West Northants Strategic Flood Risk Assessment' [currently in preparation] to assist in identifying areas at risk of flooding.
'Living next to a River' - guide to rights and responsibilities of a riverside owner.
- 19 *The Northamptonshire Fire & Rescue Service advise:*
The District Council are working with the Fire & Rescue Service to prepare a check list of FRS design issues
Developers should contact the LPA regarding any requirements.
Developer contributions may be required as part of development and Developers shall refer to current supplementary guidance on this.
The designing of safety into any new building scheme and to also reduce the opportunities for arson.



HIGHWAYS & STREET FURNITURE





HOLLOWELL

CHARACTERISTICS OF LOCAL ROADS AND STREETS



*Opposite: Examples of street furniture,
including signage, lampposts, sandboxes
and utility markers found within the area.*

The Creaton to Guilsborough road is the principal route through the village with several sharp bends and narrowing at the bridge over the Stowe Brook. Orchard Close, Home Farm Lane and Church Hill, lead off this road and Spring Close leads off Church Hill.

The approach to the village from Guilsborough, onto Guilsborough Hill, has a raised walkway on the west side, faced with Northamptonshire sandstone and is furnished with tubular hand railing. Some areas of embankment on the east side have been faced with paving slabs. There is a 15% gradient descent and a sharp left hand bend down into the village towards the junctions with Orchard Close and Home Farm Lane. The sharp left-hand bend is bordered on the north east side by a high stone and brick wall abutting the road edge.

Church Hill rises steeply from the junction with the Guilsborough to Creaton Road with a sharp 'S' bend immediately below the church. The section of Church Hill from the edge of the village westwards to the 'T' junction with the Guilsborough to Teeton Road was a gated road until the 1970s, and remains a single track road with no kerbing.

The widths of the carriageways vary and the roads are tarmacadammed with varying footpath facilities. None of the footpaths are continuous, so pedestrians have to cross and re-cross the road several times when out walking.

Road kerbing varies throughout the village, with some areas retaining only grass verges and here the edge of the road surface often crumbles away.

There are no bicycle paths in the village.

'On-street' parking poses problems in certain areas. Most notable is Church Hill, where older cottages were built immediately off the street and where some of the earlier council houses were built in terraces with no garages. Although adjoining garages were constructed with dwellings in Spring Close the steep drives of several houses have rendered them impractical for vehicle access and the garages of at least two of these properties have been converted into part of the dwelling.

STREET FURNITURE,
UTILITIES & SERVICES



It is highly desirable that any future in-filling / building development makes provision for off road garaging or vehicle parking space for each new house, in accordance with current parking standards.

The village is very well lit, which results in a sense of safety and security for the residents. Many houses have security lights which in the main are effective but not intrusive.

Iron railings have disappeared from Hollowell, removed for armaments production during the Second World War. None have been restored.

Overhead wires and telegraph poles detract from the appearance of the village and become targets for unsightly posters (often not removed after the events advertised).

The village has two wooden seats, one situated over halfway between Hollowell and Highfield Park and the other on the Teeton to Guilsborough Road at the crossroads from Hollowell to Ravensthorpe. The latter provides a peaceful view of Ravensthorpe Reservoir and is an excellent place from which to watch a sunset. The Pocket Park has seats, a picnic table and benches; the Millennium Bus Shelter also has a bench.

A modern-style telephone box stands on The Green, at the side of the bus shelter. The village has 2 mail boxes, both of which are set in walls. The older (G.R) is on the Creton Road and the other (E.R) is at the top of Guilsborough Hill.

TEETON

CHARACTERISTICS OF LOCAL ROADS AND STREETS



STREET FURNITURE, UTILITIES & SERVICES

Teeton is a crossroads for many journeys on to Spratton, Holdenby, Ravensthorpe, Guilsborough and Hollowell and through the hamlet to Creton. There are three crossroads:

To the north lies 'Five Ways' which has four roads leading onto Spratton and Holdenby, Ravensthorpe, Guilsborough and Hollowell, and through the hamlet of Teeton to Creton. The fifth way is a narrow [now tarmacadammed] track leading to Teeton Grange Farm.

On the road to Teeton Mill is another crossroads which leads to Spratton, Holdenby, Ravensthorpe, Hollowell or Guilsborough

At the hamlet's centre is the small triangular 'village green'. The roads here either lead to the other two crossroads or on to the hamlets nearest neighbour Creton, which lies on the overlooking escarpment or ridge, just over a mile away.

Teeton has two seats, one on a triangle of grass at Fiveways junction, the other opposite 'the green' near the entrance to Teeton Hall. A modern-style telephone box stands near Horse Shoe Cottage and opposite, near the Parish Council notice board, is a wall mounted mail box.

HIGHFIELD PARK

CHARACTERISTICS OF LOCAL ROADS AND STREETS

STREET FURNITURE, UTILITIES & SERVICES



All dwellings are accessed from the cul-de-sac service road leading off the Creton Road.

The roads are tarmacadammed with varying footpath facilities. None of these footpaths is continuous, so pedestrians have to cross the road to access some properties.

Street lighting is provided by three, neo-Victorian street lamps.

HIGHWAY GUIDELINES



STREET FURNITURE GUIDELINES



- *"Design Bulletin 32 (DoT / DoE '92)" and its companion guide "Places, Streets & Movements (DETR 1998) together with "Rural England" (October 1995) encourages new roads, footpaths and signs to be built to standards appropriate to their rural location.*
- *Where rural verges remain, such as the roads leading out of Hollowell, they should be retained and managed appropriately.*
- *Older houses directly on the street currently have pavements abutting the house walls. Rain "splash back" from the hard paving can enter old fabric and cause damp problems. Gravel strips incorporating French Drains can be introduced between houses and pavements, as these may alleviate this problem. The fall of the pavement should also run towards the road and away from house walls.*
- *Parking shall be provided off road. Exceptions to this shall be where this is inappropriate to the existing local layout / design character within the local area.*
- *Any traffic calming measures considered should be carried out in consultation with the villagers and must be in keeping with and compliment the nature of the village.*
- *Highway signage should be kept to the minimum required for highway safety.*
- *Street furniture should suit its village context. Any additional street furniture should be introduced in consultation with the village and should be of good quality and blend with its location (current good examples include the village sign at Hollowell referred to in 'Village Context' and also the street lighting at Highfield Park referred to on page 38).*
- *Current levels of lighting should be preserved: - down lighting using white light rather than orange is preferred. {Refer to Supplementary Planning Guidance: 'Planning Out Crime in Northamptonshire'.*
- *Private security lights should be muted and carefully sited to light the required area without forming a hazard to road-users or annoyance to neighbours.*
- *Existing facilities should be retained and kept in good order e.g. post boxes and bench seats.*
- *The village encourage statutory bodies responsible for overhead wires and telegraph poles to conceal installations underground.*

CONSERVATION

A SELF ASSESSMENT GUIDE



If you wish to make external improvements or alterations to your property, paintwork, signs, garden or surrounds, consider the following:

- *Look at the front of your property from a distance. Note down its original and distinctive features. Are there any that seem more recent or seem out of character with the original features of your own property or those nearby?*
- *Now try standing closer to the house and noting the details of the building. Roof, chimneys, eaves, windows, doors, brick or stonework etc.*
- *Next, repeat the process on each side of your property in order to get the full picture.*
- *Then examine the guidelines in this document and follow them.*
- *Consider the changes you have in mind. Will they be in keeping with the characteristics and details you have noted down? If not, consider how else your ultimate objective may be achieved in a manner that preserves the heritage of the property.*
- *Might the changes you have in mind remove some of the uncharacteristic features you have noted?*
- *Will the changes affect the setting of notable local landmark features in the village, e.g. at Hollowell the Church and Village Hall and at Teeton the Hall?*
- *Will the proposed alterations interfere with important views into, within and out of the village?*
- *Finally, it is suggested that you check your ideas with a builder or an architect and the Local Planning Authority (DDC) who may suggest improvements, especially if your building is listed.*

HOLLOWELL & TEETON PARISH

Showing the settlements of Hollowell, Teeton & Highfield Park

HOLLOWELL RESERVOIR

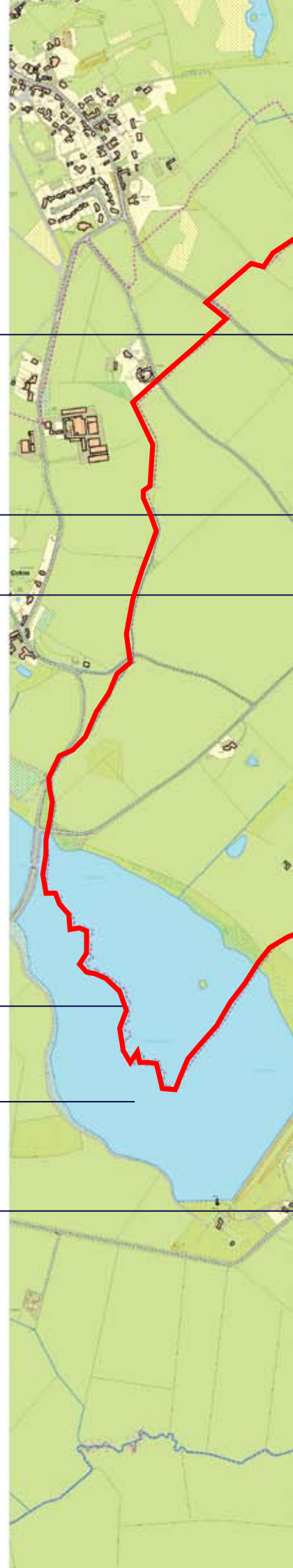
HOLLOWELL

HIGHFIELD PARK

PARISH BOUNDARY

RAVENSTHORPE RESERVOIR

TEETON





Hollowell Reservoir



CY3

CY2

CY6

CY8

CY2

CY3

CY 3 & CY 8

From Church Hill either side of the Church crosses undulating pasture land to Ravensthorpe Road.

CY 6

From Guilsborough Hill to Church Hill and referred to locally as 'The Jetty'.

Hollowell

CY 2

The path descends from the Hollowell to Ravensthorpe and Teeton to Guilsborough road crossroads over pasture land into Hollowell village.

HOLLOWELL

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Showing footpaths and important views into and across open countryside

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CY 7
From the left hand side of the Pocket Park entrance, ascending eastwards to the parish boundary on the A5199 Welford Road and referred to locally as 'Green Lane' or 'The Stumps'. This is sign posted as a bridle-path and its boundaries are formed by indigenous trees.

Pocket Park

Highfield Park

HIGHFIELD PARK

Showing important views into and across open countryside

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THE MACMILLAN WAY

CY5

The Macmillan Way, from the Teeton to Guilsborough Road, just south of the entrance to Pastures Farm and north of the Teeton 'Five Ways' crossroads. The footpath follows hedgerows across arable and pasture land to the north side of Teeton and down to the Stowe Brook which it crosses and leads on to Creton.

CY5

Teeton



TEETON

Showing important views across open countryside

INFORMATION



We would like to thank all those in Hollowell, Teeton and Highfield Park who attended the workshops, contributed to the drafting or participated in the other activities associated with forming this survey - without which this Village Design Statement would not have been completed.

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MAPPING

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