

WAPPENHAM VILLAGE
ACTION PLAN

2005 – 2010



**Planning to protect and preserve the
integrity of the village,
its environment, and enhance the amenities
for its residents**

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1 Overview

A Village Action Plan (VAP) for Wappenham is an opportunity to utilise a consensus view on issues important to village residents.

It is a statement of how Wappenham sees itself developing over the next five years.

This Village Plan sets out actions which the Parish proposes to undertake, and can also influence the policy decisions and action of other bodies. It also includes the Village Design Statement (VDS) which, when finally adopted by SNDC will take on the legal status of supplementary planning guidance.

In 2002 Wappenham successfully applied for a grant from the Countryside Agency to produce a Village Action Plan. A VAP/VDS steering group was formed as a sub committee on the Parish Council.

My thanks to fellow members of the Steering Committee namely Nick Levinson, Hilary Wickham, Dianne Walsh, Brian Watt, David Foden and Kerstin Kappler. Their help in the development of both the VAP and VDS is greatly appreciated.

Further help, support, and encouragement were provided by ACRE in the form of Rachel Abbott. Both the steering group and PC gratefully acknowledge this support.

The consultation exercise has included the following village activities:

- * Open Meetings
- * Reports at the village annual assemble
- * A village needs day
- * A questionnaire designed to help the formulation of a Village Action Plan 2003
- * A comprehensive questionnaire specific to the Village Design Statement 2001
- * Presentations at the annual village fete
- * A village photo shoot survey
- * Articles and summaries in the village news letter
- * Reports into the Parish Council
- * Published results in the village shop

Details/records of the above activities have not been included here but are available via the Steering Group if necessary.

Colin Bullock
Chairman VAP/VDS Steering Group

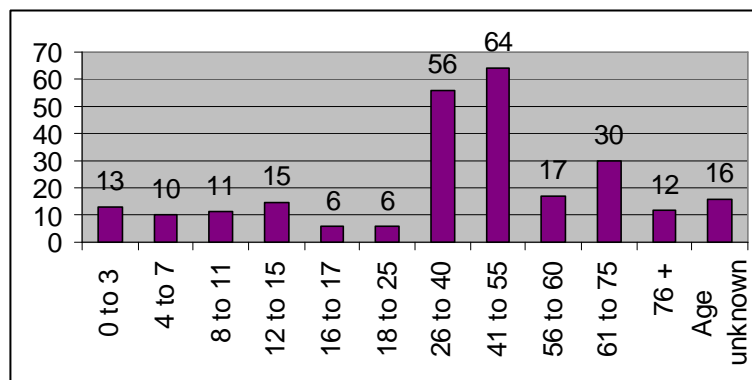
2 Wappenham Today – some demographic data

The analysis of the Wappenham VAP questionnaire serves also to paint a picture of Wappenham residents as well as recording their views.

Out of the 120 households in Wappenham who received the questionnaire, 90% responded (108 households). The area included Astwell Mill and the back road between Astwell Mill and Wild Hill. At the time of the survey (2003), 256 individuals were living in 108 households.

It is interesting to contrast this with the 1901 Wappenham census at which time 383 inhabitants lived in 103 households. The population has dropped by one third since. At the time of the questionnaire, 77% of the households had no residents under the age of 18; 49% of households consisted of just 2 adults and 22% of 1 adult only.

Table of population household members per age category



When asked what brought your family the village the results were as follows:-

Incentive	No. households	%
Liked a particular house	59	54.6%
Liked the surrounding countryside	47	43.5%
Central for transport	5	4.6%
My or partners job	24	22.2%
To be nearer to family	10	9.2%
Other	11	10.2%
No answer	1	0.9%

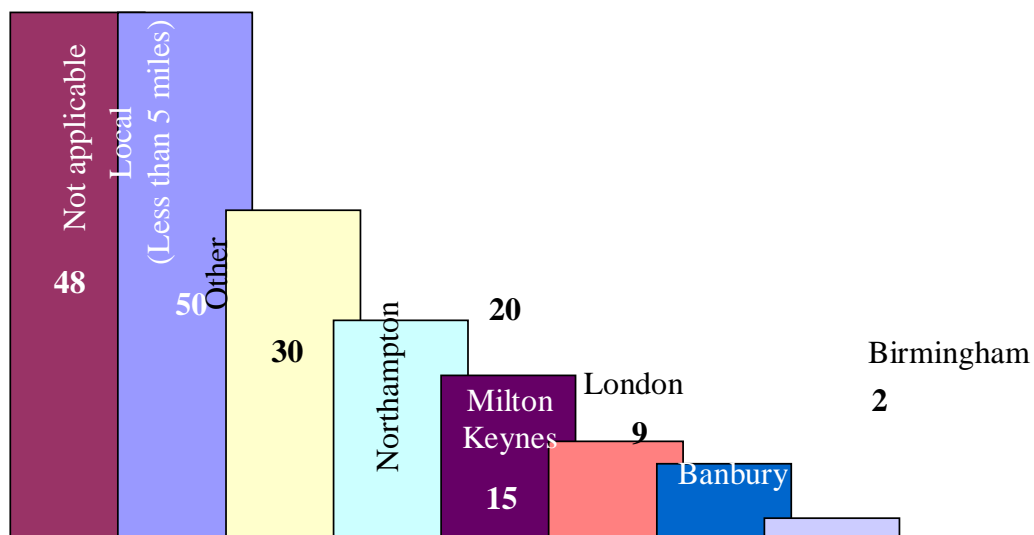
85% of households thought that living in the countryside is extremely important and a further 10% thought this important. The reasons given for living in the countryside varied and given below:-

Reason	No. households	%
Wildlife	38	35.2%
Outdoor Activity	30	27.8%
Peacefulness	86	80%
Health	30	27.8%
Safety	23	21.3%
Community Life	22	20.4%
Children Wellbeing	18	16.7%
Other	11	10.2%
No answer	1	0.9%

With regard to personal transportation 91% of households answered that they had their own means of transport and 9% did not.

Of the 137 individuals who answered the question on employment status, 40 are self-employed.

50 people work within 5 miles of home and another 24 ran businesses from home. These businesses included agriculture/horticulture, construction, finance/professional services, and other services.



3 Wappenham Village Action Plan

3.1 Planning & Housing Development – Wappenham VDS

Background

Wappenham is officially classified as a restricted infill village within the South Northants Local Plan.

In 2001 a steering group was formed as a sub committee of the Parish Council to create a Village Design Statement for Wappenham. It was this steering group that widened its activities to include the Village Action Plan. The purpose of the village design statement is to enable the people of Wappenham to have a real say in the future shape of our village by influencing planning decisions with regard to Wappenham. The VDS contains a series of design principles which when adopted by SNDC will have the legal status of supplementary planning guidance. These guidelines having been written following a consultation process within the village via a separate VDS questionnaire in 2001, open meetings and a village photo survey.

Our draft VDS is attached as appendix A

2003 Questionnaire Results

39% of Wappenham households do not support any housing development at all, 52% of households would support a development of single dwellings. Not surprisingly perhaps this subject is one that needs further consultation to resolve.

Villagers are divided over the subject of affordable housing with 44% for and 49% against.

Future Needs Day Reaction

Feedback from the Future Needs Day was in favour of affordable housing, keeping open spaces, having greater planning control and becoming a conservation area, but against any introduction of street lights.

Planning & Housing Development

Target/Project	Timescale	Action Required	Responsibility	Priority	Funding
Village Design Statement	1 – 3 months	Complete VDS in conjunction with SNDC (and SNDC website) Persuade higher authorities to abide by the VDS	VDS Steering Group SNDC (Mike Pearson)	High	None required
VDS	1 – 6 months	Make hard copies available to residents	VDS Steering Group Parish Council	High	Sponsorship
VDS	1 – 6 months	Make available on website	Village webmistress	High	

3.2 Environment

Background

At present Wappenham refuse collection is by means of a single wheelie bin once a week. No recycling facilities are contained within the village.

There is no street lighting within the village.

Questionnaire Results

An overwhelming 92% of households would be prepared to sort their rubbish for recycling. However, 64% would not be prepared to pay additional council tax to have this recycled rubbish collected. 70% would be prepared to have refuse and recycling picked up on alternate weeks in order not to pay any further council tax. 73% favoured private bins and 86% of households did not consider littering to be a problem in Wappenham. 85% thought that Wappenham did not suffer from noise pollution and 87% thought that Wappenham did not suffer from air pollution. The subject of light pollution and the need for local guidelines was less clear cut with 44% for and 52% against.

Future Needs Day – Reaction

Comments were concerned with light pollution, bonfires and dog excrement.

Environment

Target/Project	Timescale	Actions Required	Responsibility	Priority	Funding
TBA					

3.3 Village Hall

Reaction

Villagers felt strongly that the village hall extension should be in keeping with the original Gilbert Scott building. Better heating, lighting, furniture and décor were all asked for.

Background

Wappenham Village Hall is one of several Gilbert Scott designed buildings within the village. Villagers were solicited in 2000 by public meeting about their views on the village hall and agreed to a balanced 3 phase approach consisting of renovation of the door and ramp, main block and extension.

Questionnaire Results

Villagers were asked about how they would prioritise work on the village hall. The majority agreed that the first priority should be to improve the toilets and the second should be to redecorate the interior. 55% supported the proposed extension with 15% against and 26% don't know. The high number of don't know seem to suggest a need for further information as to what the extension entails. 56% wanted the Village Hall to be non smoking and 64% wanted an alcohol licence.

Future Needs Day

Village Hall

Target/Project	Timescale	Actions Required	Responsibility	Priority	Funding
Improved toilets & disabled toilets	Complete 2005	Plans & building regs application	Village Hall committee	High	Grant ?
Redecoration of interior	Future	Village help to organise weekend working parties (food etc)	Village Hall committee	Low	?
Heating insitu	Future	Cost of heating is now included in an increased hire charge (committee reserve the right to increase again in the future)	Village Hall committee	Low	Self funding
Kitchen units	Future	Working party from committee and village	Village Hall committee	Low	?

3.4 Church & Chapel

Background

Wappenham is served by services at the St Mary the Virgin Anglican church and by the Wappenham & Slapton Independent Evangelical Chapel which, as well as a Sunday service, has a Thursday morning “open to everyone” event.

Questionnaire Results

65% of households attended church services on special occasions, 13% attending weekly and another 12% attending monthly. 58% of villagers felt that changes in the church or the chapel were not purely the concern of registered church or chapel members, 75% considered that changes to the church and chapel to be part of the wider heritage/history of the village.

Future Needs Day – Reaction

More comments were given concerning the church than any other topic. Of particular concern was the need for toilet facilities, the position of the alter and the restoration of the clock. In contrast the only comment concerning the chapel was of appreciation of its Thursday morning “open to everyone” meetings.

Church & Chapel

Target/Project	Timescale	Actions Required	Responsibility	Priority	Funding
Restore church clock Cost £12,500	12 – 18 months	Raise funding, mostly in place	Church council – clock fund	Med	Various private grants & donations
General fabric (church roof)	1 – 3 years	Raise funds	PCC	Med	Church funds

3.5 Village Shop & Post Office

Background

Wappenham has a village shop and post office but no pub and hence like many village shops it acts as a social hub and information source for the village.

Questionnaire Results

65% agreed that the village shop was important with another 23% rating it fairly important. Similarly 66% thought the post office function was extremely important with another 25% fairly important.

58% used the village shop more than once a week with another 25% using it weekly.

95% of visitors to the shop used the post office and 85% bought groceries. 58% used the shop to buy tickets for local events and 38% used it for social contact. The off licence facility was used by 36% of shop customers.

Future Needs Day – Reaction

The unanimous view was of strong support for the post office/shop and a recognised need to keep it open.

Village Shop & Post Office

Target/Project	Timescale	Actions Required	Responsibility	Priority	Funding
Monitor government strategy for rural Post Offices and the impact on the community and, in particular, the elderly	1 – 5 years	Review impact of benefit payment changes on people and the business	PO owners, Parish Council	High	Local authority and other grants
Make villagers aware of services and facilities and encourage use of the Post Office/Shop	Less than a year	Greater use of village website for Shop/Post Office publicity	PO staff, village webmistress	Mid	PO owners, local authority

3.6 Roads, Pavements & Footpaths

Background

Whichever way residents travel out of the village there are several miles of county council maintained roads before reaching Highway Authority maintained major roads. Dissatisfaction over the condition of local roads has been a recurring theme during the annual village assembly with complains addressed to local councillors and to road maintenance subcontractors, Atkins.

Questionnaire Results

69% thought that the state of local roads was abominable or poorly maintained. 75% used the roads as pedestrians, 44% as cyclists, 14% as horse riders and 94% as motorists. 53% were against the introduction of speed catching measures.

Most were happy with the speed limit signs as they were, but thought that not enough provision was made for car parking. 77% of householders would like a map of surrounding field footpaths and bridleways. 67% wanted to develop existing footpaths/bridleways/former railway tracks as cycle routes. 83% are against having street lights in Wappenham.

Future Needs Day – Reaction

Requests for readily available maps of village footpaths.

Roads, Pavements & Footpaths

Target/Project	Timescale	Actions Required	Responsibility	Priority	Funding
Provide every household with a map of footpaths and bridleways	1 – 6 months	As target	VAP committee	Med	Sponsorship

3.7 Transport & Local Services

Background

Bus services to Wappenham are few, but include destinations of Northampton, Brackley & Banbury. No service is provided to Milton Keynes.

Questionnaire Results

Only 16% used the bus services (including school buses) with Northampton the most popular destination. 21% households said that they would use a bus to go to Milton Keynes once a month. 74% stated that they would utilise public transport to go to work if it were available.

Future Needs Day – Reaction

Comments were for more bus services, cycle routes and improved footpaths.

Transport & Local Services

Target/Project	Timescale	Action Required	Responsibility	Funding
Investigate the possibility of providing a bus service to MK once a month	1 – 3 months	Talk to local bus services to see how many people would be required for an economically viable service	Appointed Transport Tzar Parish Council	NCC/Parish
Keep existing services N'pton/Banbury/Brackley	Ongoing	Usage	Parish Council	NCC
Access to Towcester/Silverstone for doctor, dentist etc	Ongoing	Re-establish old service? “Jason” bus (survival iffy)	Parish Council	NCC
Village owned Minibus	5 years	Funding activities	PC/SNC/NCC	Parish as a whole + SNC + NCC (discuss in with Gayton/Tiffield)

3.8 Recreation & Local Amenities

Background

Wappenham has a playground which is run by a group of parents in conjunction with the Parish Council.

Within the last 12 months a village website has been created and is run by a webmistress within the village.

A village newsletter is produced quarterly and distributed free to every household.

Other activities as listed below.

Questionnaire Results

32% of households use the playground facility this figure representing the majority of households with children.

Householders views on recreation are revealed in the following matrix:-

Age group	Excellent	Good	Average	Poor	Don't know
1 to 5 year olds	0	7	13	5	46
6 to 10 year olds	0	5	9	13	46
11 to 15 year olds	0	1	10	22	43
16 to 18 year olds	0	0	4	27	42
19 to 25 year olds	0	0	8	29	38
26 +	0	12	22	32	19
Pensioners	0	14	18	10	35

An analysis of householders participation in Wappenham events is given below:-

Activity	No. individuals
Quizzes	77
Theatre	82
Social evenings	86
Art classes	11

Concerts	61
Table tennis	6
Fishing	19
Shooting	15
Hunting	20
Bell ringing	3
Other	27
Children's event	2

Villagers were asked which activities/sports events organised in the village would they participate in. The results are as follows:-

Activity	No. individuals
Gardening Club	38
Keep-fit (Yoga, steps, etc.)	46
Tennis	46
Cricket	25
Village Choir	11
Outdoor Concerts	53
Pantomime	38
Cubs, Brownies, Scouts, Guides	16
Youth Club	13
Other	14

Future Needs Day – Reaction

Very positive feedback for more village quizzes and social events, better publicity for these events and support for a village website. There were many appreciative comments about the village newsletter. Villagers would like to see more country sports organised in Wappenham.

Improving Village Services & Amenities

Target/Project	Timescale	Actions Required	Responsibility	Priority	Funding
Develop a village website to promote a local community awareness	1 – 6 months	Further develop new website and links	Website committee	Med	Not required
Evaluate broadband coverage for Wappenham	3 – 12 months	Form a study group	Broadband committee	Med	Grant?
Develop social events organised in Wappenham	1 – 2 years	Form an effective events committee produce more social evenings theatre, quizzes, concerts. Provide more activities gardening club, keep fit, yoga, tennis	Appointed representative for each activity	Med	Grant? Sponsorship

3.9 Health & Welfare Facilities

Background

There are currently problems for young and old. Without a car villagers are isolated and/or dependent on the goodwill of neighbours and sometimes relatives. Villages are becoming increasingly “middle aged”. Those dependent on using NHS facilities regularly tend to move into Towcester or Brackley.

There is currently a “Jason” bus service but is not daily and its funding was originally to be withdrawn after 2 years. Its existence is guaranteed for less than another year.

There is also a voluntary car service we have a driver in the village luckily, but it is expensive if you have to use it regularly, or are on a low income

Questionnaire Results

Supported the above points.

Future Needs Day - Reaction

Supported the above points.

Health & Welfare Facilities

Target Project	Timescale	Actions Required	Responsibility	Priority	Funding
Keep village shop/PO because of present pill delivery service	Ongoing	Usage	Whole village	Urgent	?
Problem/access to Health Centres	Ongoing	Organisation	Whole village	Urgent	Village/NCC
Care of elderly at home	Ongoing	Better provision	Whole village	Urgent	NHS

4 VAP Key Points

1. Villagers strongly support the presence of the village shop/post office
2. Villagers feel strongly that the village hall should be improved as quickly as possible.
3. There is great potential demand in utilising the village hall for many more social events and activities.

5 Annex A

WAPPENHAM VILLAGE DESIGN STATEMENT

(17-04-2004-20.1.05 version. status see p.48)

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1 INTRODUCTION

1.1 WHY WE NEED A DESIGN STATEMENT

The purpose of the Village Design Statement (VDS) is to enable us – the people of Wappenham – to have a real say in the future shape of our village, especially over the effect of future building development and the visual environment in general. It is far better to decide what we want now than to regret the results of unpopular planning decisions afterwards.

The VDS is co-ordinated by the Village Action Plan committee and has been produced following a process of *consultation* in the village. Sections 2 and 3 contain the Design Statement and Design Principals, which have been adopted by the South Northamptonshire Council as *Supplementary Planning Guidance*. As such, these sections have legal status and will be taken into account in all planning applications. The other sections of the statement contain introductory and historical material. Another aim of the Design Statement is to stimulate discussion and raise awareness on conservation issues relevant to the village and its surrounding area.

The village has changed over the ages and is always changing. Its character – what makes it different from any other place – is the sum of these changes. The VDS is not intended as a prescription to prevent change, nor is it an instrument to preserve the village exactly as it is, and it is certainly not an attempt to turn Wappenham into a picturesque chocolate box village. Change will always happen. The intention of the VDS is to help *manage* future change so the village develops in ways the people of Wappenham want.

Terms appearing in *italics* are defined in the Glossary.

1.2 WHY WE NEED TO MANAGE CHANGE

In the past, there was no need for planning permission. Changes in the village, new buildings and alterations to older ones, happened more or less according to the intentions of their owners. Today, we tend to like the ways in which the village grew up, so why do we need to interfere? Why do we need to manage change? Why not give everyone free rein so we can build what we want, where we want? Apart from having to conform to today's legal requirements, the trouble with this argument is that the situation is not the same as in the past. It is unlikely that we, today, would be happy with the results of free-for-all development. This is largely because the scale and pace of change is so much greater than in the pre-industrial age.

Before about 1800, the rate of development in rural villages was much slower than today. Builders followed local designs and employed local building materials. The kind of buildings that resulted are now increasingly appreciated – and preserved – as *vernacular architecture*. In fact, they make up the sort of village houses that are currently much sought after. But before interest in them spread – roughly, thirty years ago – vernacular buildings had fallen into poor condition, thousands of cottages were pulled down or 'modernised', especially in the years after the Second World War. The priority was to modernise, which usually meant to rebuild or renovate in an up-to-date fashion, but not to 'restore' – that is to renovate in a manner sympathetic to the vernacular style of

the building. While modernisation was completely understandable because the facilities offered by such houses were often very primitive and people wanted a higher standard of living, villages tended to lose much of their *vernacular* character.

Today, vernacular buildings that have survived are generally preserved. But contemporary fashion and demands for comfort mean that people will always want to make alterations or extensions as well as necessary repairs (roofing materials, new windows etc.). This is understandable, but problems can arise if changes are not in sympathy with the vernacular character of the building. Such *inappropriate* changes can damage elements in the character of the village which the inhabitants value. Change can bring with it a constant threat unless we have some say in controlling it. Furthermore, the pace of change is accelerated by the pressure for building in the country and the rising value of village and rural property.

Vernacular buildings were of local types and made from *local, natural*, materials, they blended well together even in the sort of hotchpotch characteristic of village buildings. Today such harmony does not come naturally; the variety and choice of modern building types and materials is so much greater than it was a hundred years ago and many *synthetic* materials do not blend well with older, *natural* ones. Before the Industrial age, economy may have meant re-using local materials, timber, stone or brick. Today things are different, natural materials will mean either salvaged old materials or modern hand-made materials: both of which tend to be more expensive than many synthetic modern or standard products. The problem is that although the use of synthetic materials or standard modern materials may damage the village's character, the cost of using materials that are more sympathetic can be discouraging. As in all cases, such alternatives have to be carefully considered.

To preserve the character of the village, it helps to understand the history of its buildings, what makes its character, and what it is we appreciate about it. Looking around Wappenham, we see how the village has changed in the past. Surely, it must continue to develop if it is to be a place to live in, rather than a museum piece. A balance is needed: new fashions and innovative architectural design should not be resisted, but great care is needed to think through planning options to make sure that they are not detrimental to Wappenham.

Many old buildings in Wappenham are the result of alterations over time and are built with a combination of stone and brick – a mixture that, if proposed today, would probably send the planners into a spin. Today, we tend to think of building in stone or brick, one or the other, as appropriate to the location - but before the present concepts of planning became current, village building tended to be done in whatever materials were available and cheap. In Wappenham, before the early 19th century, stone was a readily available material, but as stone became scarce, local brick production grew. Brick became the new - and fashionable - material. The result is the mixture of stone and brick we find in the older parts of the village. Today we tend to appreciate this mixture - largely because they are natural or local materials which blend well visually and make up the character of the village.



Photo 1

Pyrford House was constructed over a period of time from variety of materials

Styles changed over the ages and good quality new design should be encouraged, but it should be design that does not change the village in a way the people of Wappenham do not want. Parish churches are usually the product of an amalgam of architectural styles from different periods: as the church grew, additions were in the latest styles. And in domestic architecture, builders and patrons were not afraid of adopting current architectural ideas. In Wappenham, Elm Lodge, a late 17th to 18th century farmhouse, has gothic revival windows added in the early 19th century - a display of contemporary fashion. Such changes tell us about the owner's aspirations, and have become part of the village's history and character.



Photo 2

Elm Lodge, a 17th century farmhouse had fashionable gothic revival windows added in the early c. 19th century

Modern design, too, can be successful. At Pittams Farm, a modern extension of 1970s does not detract from the attractive early 19th century stone facade, and provides extended, well-lit living space behind.



Photo 3
*Pittams Farm with its symmetrical
early 19th century front*



Photo 4
Pittams Farm with its 1970 extension

More recently, extensions and changes have tended not to follow contemporary architectural styles, but to reproduce – more or less successfully – existing vernacular character. Neither approach is necessarily right in itself. In every case, we need to consider carefully what we are doing. On the one hand, we have to be careful not to lose the vernacular character of the buildings and the harmonious character of the village. On the other hand, we should not be afraid of using good modern design to enhance the village. New designs can be exciting and do not have to hide themselves in traditional forms, but need to contribute to the village's visual environment, and be well thought out.

1.3 HOW WAPPENHAM DEVELOPED – A SHORT HISTORY

From pre-historical times up to the late 18th century, Wappenham was part of Whittlebury Forest – thus we have to imagine a setting very different from the open rolling countryside, which surrounds it today. There is evidence of iron-age pottery – and kilns have been found South East of the Church and near Wappenham's former railway station. These were either for pottery making and/or smelting – or perhaps both. Traces of a Roman villa have been identified at Astwell near an erstwhile Roman road running East to West, which would have crossed the main Roman artery, Watling Street, at Towcester, then the important Roman garrison town of Lactodorum.

Around 600-700 AD the village got its name from a Saxon called Waepa – Waepa's ham (settlement) – which later on was to become Wappenham. He and his family may have made their way westwards up the river Ouse and along its tributary, the Tove, or along the Roman roads. Today, there is no evidence of Saxon building activities in Wappenham, not even in its Church where we would expect to find it. It is probable that many Saxon buildings were made from local timber but none has survived.

After the Norman Conquest, Wappenham is mentioned in The Domesday Book. A picture emerges of a feudal village belonging to a Norman overlord, Gillo de Pecquiney (*anglicised to Giles de Pinkeney*), with arable land, woodlands, rabbit warren, ponds, a mill, and a common meadow. As a royal Forest Village (part of Whittlewood Forest), grants are recorded for timber used to rebuild the church. However, it is not until the 12th century that we can trace the earliest parts of Wappenham's existing Church.

The Church probably originated in Saxon times and has been rebuilt in local stone and enlarged over the years as the village grew in size and importance. In the early 14th century, Gilbert de Middleton acquired land in Wappenham to provide funds for a Chantry with five priests to sing masses for his salvation. Possibly this survives as part of the present chancel. But apart from the Church, there is little evidence of how the medieval village would have looked.

Wappenham, as we know it today, starts to emerge from the 17th century with buildings in local stone, which would have been thatched or had stone tiled roofs. To the West of the Church, is Wappenham House, originally an imposing rectory built by Theophilus Hart between 1670 and 1686. Today it is often known as The Manor, but Wappenham has never had a Manor House (with the exception of a short period in the 20th century when the then owner's acquired the title of Lord of the Manor of Wappenham). There is a Manor Farm, but this name refers to its land that belonged to the manor (i.e. the estate) of Wappenham, which was given to Giles de Pinkeney by William the Conqueror. There are a number of substantial farmhouses with cottages for their workers and a variety of trades' people. Before the 1880's when it burnt down, the original Manor Farm stood near where the playground is today and owned farm workers' cottages, mostly replaced, up the Helmdon Road and in Highbridge Road. Elm Lodge Farm had cottages down the Weedon Road and on the Green dating from 1650-60s. The Laurels Farm (built around 1700) also had cottages, some now incorporated in the house opposite which has a date stone of 1703, as well as others where the shop and Chapel are now situated. Rectory Farm farmed the land belonging to the Church and had, along School Lane, cottages and a foreman's house (where the bungalow is now). We should not forget how the Church derived its wealth from land and agriculture, evidence

of this is the large barn of about 1700 that is now converted to two houses in School Lane. It was used to store the Church's tithes, or rents paid in kind. In the 1880's, Home Farm was built together with cottages for its workers along the Helmdon Road. Where Poplar Rise now stands there used to be Poplars Farm, again a 17th century house.

Number 7 High Street, is now just two properties, but in the early part of the 20th century was known as Bristle Hill and consisted of ten, mostly, artisans' cottages. Most everyday objects were made in the village. The East end of the village, now much rebuilt, was occupied by labourers, woodworkers, cobblers, and tailors. It was also the Non-Conformist end of the village - farthest from the Anglican Church. As the eighteenth century progressed, with better housing and the new agriculture, the size of Wappenham's population grew to be much greater than today. Among this bustle of farm life, animals, artisans and commercial activity, nestled alehouses to quench the thirst and break the monotony of long hours of work. Four of these survived into the 20th Century: The Bull, The Horseshoe (on Greenside backing onto the smithy, which is now R.J. Abbott and Sons Engineering), The Chequers, and The Royal Oak (part of the house now known as the Old Bakery).

There would have been a variety of shops including bakeries (The Old Bakery was one), butchers' shops, and alehouses, which were often attached to farms. The red brick shop at Beeches Farm has meat hooks fixed to the rafters. There was another butcher's shop at the Old Bull and, in 1900, the son of the publican at the Royal Oak had a butcher's shop with a ventilation window that still fronts School Lane.

Before the village Enclosure Act of 1761, farmers cultivated strips in Wappenham's three open fields, then after the act they were assigned blocks of land. Cereals and livestock allowed these farms to prosper and to display their new wealth with elegant fashionable architecture – especially at The Laurels. Until about 1880, Manor Farm and Rectory Farm were the largest. Then, after the original Manor Farm burnt down, it was split in two, the smaller Manor farm emigrating to the Weedon Road and Home Manor Farm to the Helmdon Road. Both were new buildings, the former of brick, and the latter of stone. Smaller farms such as Pittam's Farm were allocated a few acres, sufficient to earn a living by producing poultry, vegetables, and fruits as well as having a few sheep and a cow. Most households had a pig, chickens, and an allotment.

As well as humbler cottages, superior houses for gentlemen appeared in the village. Theophilus Hart's private rectory, now Wappenham House (also known as The Manor), became one such after his death in 1686. Highbridge House has two date stones, the first of 1680, and another of 1844. The 17th century house appears to have been extended and substantially improved in the early-to-mid nineteenth century. High Street House seems to have been built at the beginning of the 19th century although there is evidence of an earlier house. From 1833, a new wave of gentrification came to Wappenham with the Scott family. There were two rectors called Thomas Scott - the father and then the brother of Gilbert Scott the famous Victorian architect. In Wappenham, Gilbert Scott was responsible for the introduction of a number of genteel red brick villas: Scott's buildings in Wappenham are nothing like as architecturally important as his great works such as the Albert Memorial, The Midlands Hotel at St. Pancras Station and the Foreign Office. Nevertheless, they form a historically important group providing evidence of Scott's development and his work for his family. They are:

- The Old Rectory – for his father – was Scott's first building, replacing the previous rectory now known as Beeches Farm
- No 1 Greenside, Barton Cottage for an aunt

- No 1 The Lane, for his sister
- No 2 The Lane, The Hollies, the schoolmaster's House
- The School (now the Village hall)
- A brick built granary at Rectory Farm is probably by Scott
- He also 'advised' on church renovations c. 1840-50 when everything was 'stripped-out' and all woodwork renewed

The 20th century brought the demolition of cottages, which were considered outdated, the building of new private houses and bungalows, as well as council houses and council built bungalows for the elderly, both now partly privately owned. History is change, and the result of these changes is the combination of buildings that gives Wappenham its character today. Wappenham preserves many of its old buildings and the 20th century development has not erased too much of the village's earlier character. Perhaps the greatest change Wappenham has seen has been in our lifetimes. That is the switch from an essentially agricultural village, with its complements of artisans and trades people, to a mainly white-collar village where people live, but few work. At the start of the 21st century, despite still being surrounded by farmland, only a very small percentage of the population is employed in agriculture. Employment in local industry has similarly decreased. The population is considerably lower than it has been in the last 200 years. It is increasingly prosperous.

In the past, change happened relatively slowly, but now huge changes can happen quickly and can alter a village, and its way of life, beyond recognition. Planning policy controls development, and this is where the Design Statement can help the people of Wappenham have a say in the village's future.

This brief history is indebted to Eileen Robbins and the reader is referred to her series of booklets on the history of Wappenham for further detail. See 4.6 Further Reading.

2 DESIGN STATEMENT

2.1 WAPPENHAM TODAY

2.1.1 Structure

Wappenham is built along a spinal road – the High Street – with roads leading to neighbouring villages at both ends, but it is not just a line of houses. Lanes and paths lead from the High Street to houses and then become footpaths leading to farmland. This gives rise to an attractive variety of views of buildings and countryside. Where the roads meet at both ends of the village, there are open spaces or ‘greens’. Ancient footpaths criss-cross the farmland, consistent with Wappenham's past as a Forest Village, linking the village and Church to adjoining settlements and providing walks with views back to the village. The sense of space and open countryside around Wappenham is much appreciated as a valuable asset to the village and much of Wappenham's character derives from the village's proximity to open farmland, some arable, and some pasture. One of the many tributaries of the river Tove rises to the south of the village, runs into the Silver Lake and continues along the village's east edge. The main course of the Tove, known in the village as the Brook, runs to the east-west valley between Wappenham and Weedon Lois. Also, a spring acknowledged as a main source of the Great Ouse rises in the south of the parish.



Photo 5
*Wappenham seen
from the Weedon
road*

Seen from the near distance, Wappenham presents a compact, but varied skyline, interspersed with some large landmark trees. But from inside the village, we realise the importance of the open spaces that have survived, despite the application of the *infill building policy*.

Design principle 1: Future development in Wappenham will be expected to comply with the design principles and substance of the Wappenham Design Statement.

Design principle 2: Future development in Wappenham should not damage the key structural elements of the village. Development should respect the importance of open spaces both in the *village boundaries, confines or envelope* and around it.

Design principle 3: Future housing development should respect the established linear building pattern with houses built along the main thoroughfares and along lanes. Estate housing patterns should be avoided especially where these would fill-in *valued open spaces* and destroy important views.

Design principle 4: Any extension of the *village boundaries, confines or envelope* should be considered only where it could be shown to provide benefits to the village, most notably by providing: affordable housing, local employment of a kind appropriate to the village, or other facilities, which conform to these design principles.



2.1.2 Perambulation

Starting at the council built houses (1947-1948) in Helmdon Road, there are wide sweeping views south to Bucknell Wood and to Astwell New Park. There are also *important views* to the north and north-west over the Tove valley to Weston and Weedon Lois - views shared from the back of Home Farm and the houses along Helmdon Road and Highbridge Road. Home Farm is a substantial double pile, Helmdon stone farmhouse. From stylistic evidence it would seem to belong to around 1830, but local evidence points to a later date around 1880. From the front, Home Farm – and the cottages further down Helmdon Road – also have a good prospect over The Piece, the large paddock backing onto the walled gardens of Wappenham House, the Cemetery and the gardens of the Old Rectory. The Piece is highly valued as an open space by the people of Wappenham. Arriving by the Helmdon road, this open space provides an unobstructed *important view* encapsulating the historic centre of the village. There is an impressive church tower flanked, to the left, by the gardens and chimneys of the 17th. century rectory built by Wappenham's notorious prelate, Theophilus Hart and, to the right of the church, by the gardens of the early 19th. century rectory built by the famous architect, George Gilbert Scott. The Piece is also *valued* as an open space crossed by a public footpath affording a pleasant walk connecting different parts of the village.

There is a strong feeling in the village that spaces such as this one should be preserved for the vital part they play in making up the village's form and character. There is an historical reason for this. Looking at the map of the village, it is clear that such valued and important open spaces are the remnants of open spaces that separated the elements of the village as it developed. The earliest evidence of building is around the church with Theophilus Hart's grand rectory. Then, as farms began to appear along what are now the principal roads, the gaps between them became increasingly filled in with cottages and houses. A linear structure emerges with the addition of lanes running off the main thoroughfare at right-angles. Today, the remaining open spaces still

define this structure, and keep the different parts separate. If these open spaces were to be filled in with development, the village would lose its linear, branching, structure and become more solid. This would result in a loss of the valued character of Wappenham.

On the north side of Helmdon Road is a gable-on cottage at no.22 and, on the opposite side of Wappenham House, is the steep gabled Stone Cottage, both are from the early 18th century. Helmdon and Highbridge Roads meet at the westernmost point of the Green, where The Old Bull (early 18th century) – once Wappenham's last public house – faces Gilbert Scott's red brick villa. Unlike the local vernacular, it has a pyramidal roof with a central chimney. Between Helmdon Road and Highbridge Road is an *important* gap in the building line. Here is the Playground, an *important facility* for the village; adjacent to some uncultivated land around a barn and another very important open space – Highbridge House's paddock with an impressive mature horse chestnut tree. Again, this area is felt by many to be a very *important open space*, and should not be built over, not least because of the splendid views it provides from the Green and from the roadside. Views over the Tove valley are also had from the houses in Highbridge Road. On the east side of Highbridge Road, we find Cromwell Cottage, an attractive thatched concoction of c.1930, derived from older buildings previously known as Barrack Yard. Opposite, in a garden with attractive views, is an early 19th century stone cottage gable-on to the road; and then Highbridge House, dating from the 17th century with its elegant early 19th century stone front. The cottage opposite retains some timber framing – one of the few remaining examples in the village. The last house on the left and its workshop on the Weedon Road were originally two terraces of agricultural workers' cottages, one of which had a huge beehive bread oven until the 1970s.

Back to the Green which is overlooked on the South by the Church and by Wappenham House, the central part being the oldest of Wappenham's three ex-rectories: Theophilus Hart's Rectory of 1670-80s. To the east is Beeches Farm. This was the rectory when Rev. Thomas Scott senior was appointed in 1832. It is of two builds, the latest of around 1700 when the house was substantially enlarged. In front, facing the Green, is a survivor of the once ubiquitous red telephone kiosk, designed by another architect from the Scott family, the Rev. Thomas' great grandson, Sir Giles Gilbert Scott.

To the north, beyond Gilbert Scott's brick villa, the Green is closed off by a curved row of stone and brick fronted cottages. Looking westwards from the Green there is the (already mentioned) *important view* towards Weedon Lois. Opposite Beeches Farm's yard at no 17 was The Horseshoe Inn.

At the top of the Weedon Road is the 17th to early 18th century Elm Lodge Farm with its attractive early 19th century gothic revival windows. Its farmyard must be contemporary to the house – the former farmyard cottage has a partly legible date stone of, possibly 1626. At no 1 High Street, is The Old Chequers (late 17th century) – another inn that closed around 1900. Its steep pitched roof was originally thatched.

From the Green, the principal artery is the High Street with Rectory Lane running parallel along the North side of St Mary's Church past Beeches Cottage with its date stone of 1668. It may possibly have been built for a curate or sexton. The church with its listed tombstones must be the most important building in Wappenham (for its history and description, see Further Reading in 4.3). To the east of the Church is the first house built by Gilbert Scott, The Old Rectory, of 1833. Next is the 17th century Rectory Farm. At the junction of Rectory Lane and School Lane is Pyreford House, an attractive amalgam of stone and brick, built over a cellar that has early stone mullioned windows which, surely, belong to the 17th century. There is a stone barn, stables and a

paddock behind. The paddock is *valued* as open space with a footpath running along its eastern side. This open space provides separation between School Lane, the Gilbert Scott school (now village hall) with its view across the paddock to the village and the houses at the end of The Lane. Rectory Lane joins School Lane, coming from the High Street and leading to Gilbert Scott's School of 1868. From here, the lane divides. An ancient bridle road travels north-east past the Gravel Pitts, an area where Roman remains have been found (see 3.3). Then the lane becomes a footpath across fields with *important views* back to Wappenham and over the countryside. It continues to Silver Lake (constructed 1986-7) after twice branching back towards the High Street. The first branch becomes The Lane with two houses by Gilbert Scott: no 2, now The Hollies, originally the schoolmaster's house and no 3, now Barton Cottage built for his sister. The second branch is Pittams Lane.

Back to The Old Chequers, the High Street passes, on the right, Beeches Farm Paddock – a *valued open space*. On the left, no. 5 was until the 1890s two separate cottages and was probably similar in type to The Old Chequers before having had its roof raised. Then, no 7-9, a house *gable-on* to the road, originally three cottages with circa 1830s brick fronts. It was knocked into one and is now being divided into two! This, with another group of now demolished cottages, was the site of Bristle Hill (see 1.3); next, Woodbine Cottage, a symmetrical mid-19th century brick fronted villa with traces of an earlier stone house at rear, - then, next to it, a small opening that leads to a paddock – another important open space. There was, until recently, a small derelict barn set back beyond Woodbine Cottage. Evidence from the stonework, window, and doorframes point to this having been an early 18th century cottage faced in good *ashlar* stone with symmetrically placed windows of *leaded glass*. The survival of the opening between the buildings is a *valuable open space* for the village, which should be preserved. Next is a new house replacing an old cottage, before the red brick Chapel of 1864. Opposite, on the right after School Lane, is the substantial 17th century stone gabled Old Bakery – used as a village bakery up to the 1950s and at one time including The Royal Oak Pub. Back on the left, we get to the *gable-on* Village Shop and Post Office – a very *important facility* for the village. Next is the impressive Laurels Farm House and farmyard of around 1700, and a row of farm workers' cottages opposite (now a single house). The Laurels farmyard is now occupied by one of the few businesses and employers in Wappenham, ECS. On the right, The Lane leads past two Gilbert Scott houses and two old brick cottages to join the footpaths to Gilbert Scott's School or to Silver Lake.

Along the High Street, on the right, is High Street House, probably built in the early 19th century and incorporating an earlier house. This may have been one of the first buildings in red brick with slate roofs in the village. On the left, after three recent houses, are four bungalows built in the 1950s by the district council for the elderly. Some have now been sold off. (There is in Wappenham today a regrettable lack of provision of social and affordable housing). Next, on the right, is a 1980s housing development on the site of Poplars Farm. Here, a barn converted into four houses abuts the small Green known as The Knob – rightly designated *important open space* by SNC. The Knob is also overlooked by an attractive brick and thatched cottage, The Nutshell, and at the start of Pittams Lane is a stone cottage, which would have been thatched before its roof was raised and slated. Next in Pittams Lane is The Willows, no 5 (a curiosity – a red brick house with a front door and no windows to the lane), which has a large paddock backing onto the houses in The Jetty, The Leys, and Brookside. The paddock provides a *valued* and *important open space* for these houses, which have almost no back gardens of their own. The land is also a *valued* element in the *important view* of Wappenham from the footpath SC9, which rises steeply across the field to the east of Brookside. This paddock is highly *valued* as one of the remaining open spaces in the village. As in the case of the Piece (see map), distinctive elements of the village are separated by this space which, if filled in by development, would lose their *valued* identity. This paddock

separates Pittams Lane, The Jetty, Brookside and the Leys. Unlike the Piece and Pyreford House paddock (see map), this land is inside the village boundary so is not protected from development. As an open space it could be at risk unless its vital function of defining the separate elements which make up the village's character is respected.

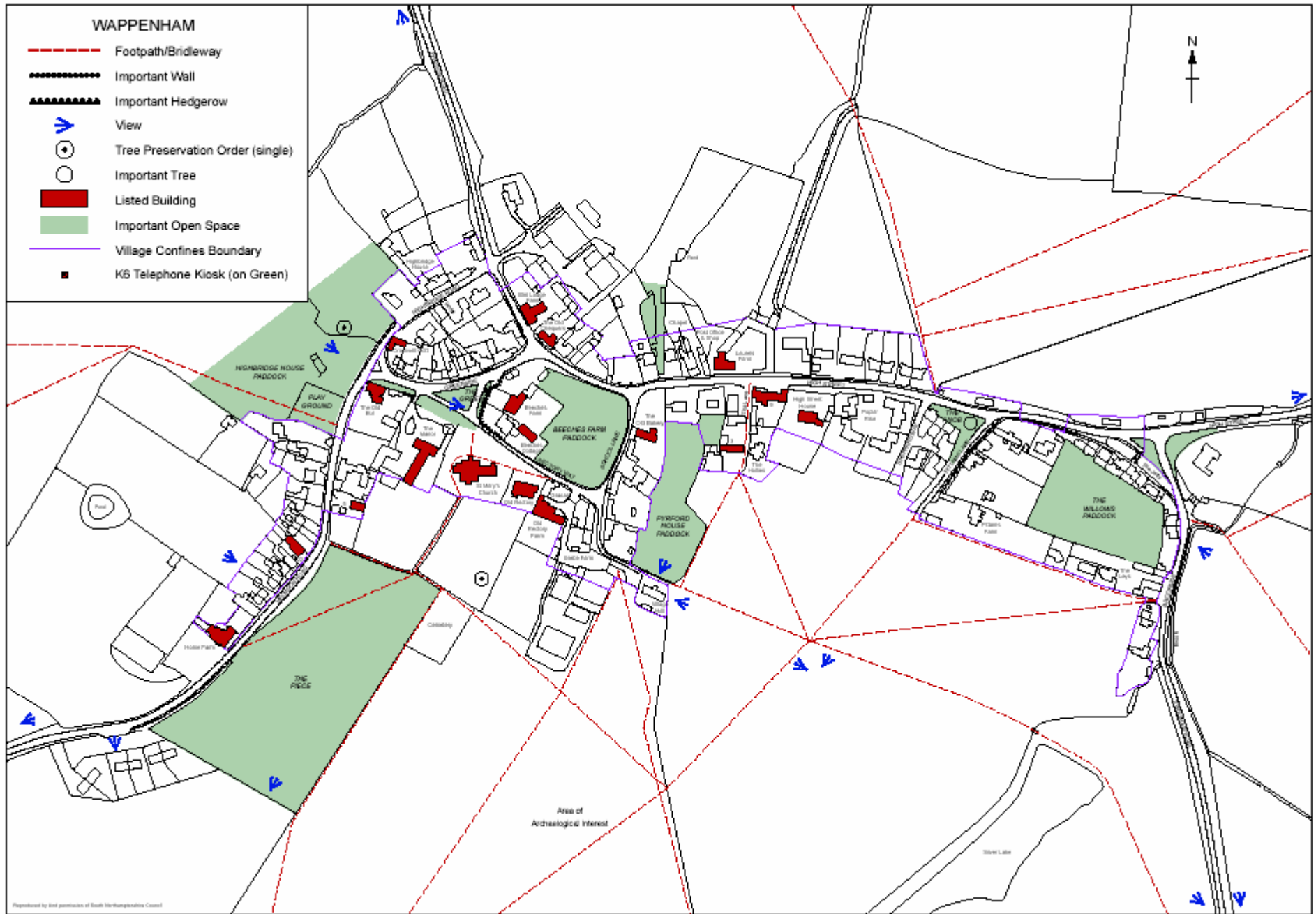
Its uncertain future highlights the threats posed by the present *'infill' planning policy*. The policy states that only land within the village envelope can be developed. Although this policy has prevented villages from spreading outside their *boundaries, confines or envelope*, the disadvantage is that pressure has been put on available plots within the envelope, resulting in villages becoming densely packed and open spaces lost.

Pittams Lane leads up to Pittams Farm, no 7 with its early 19th century symmetrical *ashlar* front and 1970s 'modern' extension. From here, the lane branches into two footpaths with views over the countryside. To the east, the path leads down to Brookside becoming The Leys. Here there is a row of three houses facing onto the field with no road access -originally built in the 1840s, they have mostly been rebuilt in the 1970s - 80s.

At the east end of the High Street, there is an attractive arrangement where houses face their front gardens across the narrow Jetty and look onto the small Lower Green – around which is a white cottage and a new bungalow. Along Brookside is an attractive row of houses, mixing older and more recent elements, with gardens facing the stream and views to the rising ground to the east. At the edge of the village is Silver Lake formed in 1986-7 – a *valued amenity* to the village and anglers.

Outside the village, but in the parish of Wappenham, are a number of field barns and farms. There are important barns, *valued* as rural vernacular buildings on footpaths or visible from rights of way such as: – the brick barn with initials DM and date 1842 and ornamental brickwork on footpath SC9; the Thrift Barn, a fine stone Barn near bridleway SC14; a stone barn at Manor Farm and Rectory Barns on footpath SC33. On the Syresham Road, Poplars Farm House, which was built in the 1970s beside the older Sheppard's Barn (its earlier site in the village), was redeveloped for housing. In the Weedon Road are Manor Farm and its Cottages of 1870-80s and Bloxham's Barn on footpath SC4. On the Helmdon Road Home Manor Farm was built in the 1980s after the original Home Farm ceased to be the principal farm. On the Abthorpe Road are brick barns before reaching the site of Wappenham Station, demolished after the line's closure in about 1958, now replaced by Holly Blue. Outlying 'lodges' or farms include; Wappenham Lodge, Priestly Farm bungalow, Holly Blue, and Whiteways were all built in the last 30 years.

Map – *double spread centre spread map of Wappenham village (shown below on A4 size format), showing open spaces designated as important by SNC, other important spaces, listed buildings, names of places and roads, important views, important trees, TPOs.*



MAP

Design principle 5: *Important and valued open spaces and important views, should be preserved. (see map):*

Design Principle 6: To help preserve the character of Wappenham new building works should be of *traditional form* and employ *traditional material*, except in the case where well-designed contemporary building can be shown to contribute visually to the village.



2.1.3 Social and economic

Wappenham is a small village, population around 300. The high price of property reflects the demand for village houses. A growing number of people under 40 who can afford the high price of property are moving into the village, whereas less well-off young people, and older retired people, often with family roots in the village, find it increasingly difficult to find affordable housing.

Apart from the small number of people employed in farming, other employers and businesses include: R.J. Abbott and Sons Engineering, in Highbridge Road; F. King and Sons, Greenside; ECS, the Electronic engineering company at The Laurels Farm; Hartwood, the carpentry workshop, in the Weedon Road, The PSP (Progressive Supranuclear Palsy) Association at the Old Rectory and, of course, the Post Office and Village Shop. Not all of the approximately 30 people employed in Wappenham live in the village, but an increasing number of people are working from home and run small businesses. The majority either travel to work or are retired. Village opinion would like to see more opportunities for local employment and more affordable housing for the young, old and less affluent. There is a widely held village opinion (information gathered from questionnaires and Future Needs Day) that new housing developments should prioritise affordable housing.

Design principle 7: Future housing development should take into account the social structure of the village, that is its type of population its size and the need for a mix of different size houses. The balance between expensive and affordable houses should be acceptable to village opinion and priority should be given to affordable housing which is badly needed. Where possible development should relate to village needs as expressed in these design principles including the need for more *local* employment.



2.2 COUNTRYSIDE AROUND WAPPENHAM

The South Northamptonshire countryside around Wappenham remains relatively unspoiled by recent development. It is generally appreciated as being an area of attractive countryside. While change in the character of farming is inevitable, the countryside has changed considerably in recent years. Intensive farming and the switch from pasture to arable has led to the removal of natural habitats, especially trees, hedgerows, and pastures. Every effort must be made to preserve and enhance the surrounding countryside with its trees and hedgerows, its footpaths and bridleways and active measures must be taken to protect and enhance habitats for wildlife flora and fauna. This landscape has particularly suffered from the loss of elm trees due to Dutch Elm Disease, therefore the planting of trees should be encouraged. Oak trees need to be protected from current threats of *Sudden Death Disease*. Soil erosion and flooding are an increasing problem, and are exacerbated by the loss of trees and hedgerows. There are good examples of ancient ridge and furrow fields around Wappenham although much has recently disappeared under the plough following change from pasture to arable farming, as have ponds and river habitats for wildlife. It is hoped that the future will see a greater recognition of the importance - from both economic and conservation perspectives - of preserving the valuable heritage of the English countryside. A new development is the Government's Land Stewardship Scheme that financially supports landowners in restoring the countryside and improving the natural environment for flora and fauna. It is encouraging to see this initiative being taken up around Wappenham with plans to restore pasture, hedgerows, and plant trees, re-establish ponds and riverside habitats for wildlife. (Restoring pasture will mean an increase of stock, which in turn may necessitate new buildings to over winter stock.) There are sites of historical, archaeological, and scientific importance in the area: every effort should be made to prevent their loss or deterioration (see Appendix 3.3).

Design principle 8: Every effort should be made to preserve the character of the countryside around Wappenham and protect its flora and fauna, its trees, its hedgerows, its footpaths and bridleways. Loss of such environmental elements in recent years through intensive farming should be remedied where possible. Every effort should be made to plant native trees, restore hedgerows and protect and enhance habitats for wild life. Restoration of pasture should be encouraged, as should riverside habitats and ponds.

Design principle 9: Archaeological, historical, and scientific sites should be protected. Apart from the legal requirement to protect these sites, Sites of Scientific Interest (SSSIs), Listed Buildings, and Tree Preservation Orders (TPOs), any future development in the vicinity of these should not be allowed to detract from the quality of the visual environment or endanger the historical or scientific value of such sites. Where possible historic countryside and agricultural features such as ridge and furrow fields should be preserved.



2.3 THE BUILDINGS OF WAPPENHAM

2.3.1 What is 'right' or 'appropriate'?

Is there such a thing as the right form or the correct material for new buildings, renovations, and extensions? This can never be an easy question as it involves individual taste and judgement. Nevertheless, if we want to preserve the character of the village, certain guidelines of what is *appropriate* can be proposed. Older buildings may lose their character unless their traditional form and original building materials are respected. New buildings can either blend into the village by similarly respecting traditional forms and materials or assert their character as contemporary architecture. In both cases, quality of design, scale and place in the village, have to be fully considered. It is often when these matters are not carefully thought through that *inappropriate* design results.

2.3.2 Description of House types

Walking around Wappenham, we become aware that our experience of variety is very much part of the character of the village which we value. The alterations and rebuilding are witness to the history of the village. Clay bricks, local stone, clay tiles, slates, thatch, and timber blend in well to create an harmonious ensemble whereas newer, often synthetic, or non-local materials, can detract from it. The introduction of new materials in older houses or in new buildings can spoil the unity of the village. The same applies to the form of new buildings, that is their shape and scale. Again, this should not exclude good modern designs or the use of new materials, but suggests that we use these carefully – so we do not put at risk the historic character of the village.

The most traditional house type in Wappenham is the detached gable-ended, two or three-storey house with chimneys at the gable ends and with a relatively steep pitched roof. The older examples tended to be placed gable-on to the road with gardens at the side; otherwise, they are front-on to the road with front and/or rear gardens. This type ranges from the largest houses to smaller ones.

Older houses are mainly built in stone although there are brick additions. Roofs, which were thatched, tiled or had stone slates, have mainly been replaced with clay tiles or slate, and, more recently, with concrete, asbestos, cedar tiles, or synthetic slate. With steep pitched gables (about 60° degrees) and prominent chimneys, these traditional, local vernacular houses, make a striking architectural statement and an attractive contribution to the village.

Terraced and attached smaller houses follow the line of the road. These have relatively steep-pitched roofs, and are built in stone or brick or often a mixture of both. Older ones have had the original thatched roofs replaced by natural or synthetic slate or more recent materials. Built in an harmonious mixture of natural materials, warm pink-orange brick, grey limestone, and brown ironstone, these must be among the most attractive type of small village house.



Photo 8
Terraced cottages on Greenside

Some older houses were never thatched. Beeches Farm and High Street House have hipped roofs designed for tiles or slates, and this feature was taken up by Gilbert Scott from the 1830s, e.g. The Old Rectory and at no. 1 Greenside. Gilbert Scott's villas present an interesting variation in house type. They are not in the local vernacular and the variety adds to the character of the 'village-scape'. There are, at least, two houses retaining old timber-frame construction and two houses still have thatched roofs. Barn conversions more or less follow the external traditional architectural form of the original building but often employ contemporary features such as large glass windows (in place of barn doors) and skylights.

Of course, most buildings are not of a single period and have been added onto over time, the parish church is a prime example, and these signs of change make up an important part of the village's history.

From the beginning of the 20th century, non-traditional and non-vernacular buildings dominated, including bungalow types with low hipped roofs and houses in non-local brick or synthetic stone under concrete or asbestos tiled roofs of various pitches. These are the kinds of houses which are non-specific to the village and can be found in most parts of the country. They tend to dilute the village's local character rather than enhance it. Older bungalows have blended in to Wappenham's street scapes and we accept this kind of development as part of Wappenham's history, but should now make an effort to build houses which are more in keeping with the village's character or of high architectural value.



Photo 9
Typical of village churches, St Mary's Church's character is made up from an amalgam of different architectural styles from the 13th to 19th centuries

Design principle 10: Alterations to traditional and vernacular buildings should respect the original architectural form and materials used. New houses should either follow traditional forms and employ traditional materials, or assert their character as contemporary design, in which case great care should be shown to enhance, rather than damage, the visual environment. The village is a place of architectural diversity; therefore, developments should not be of uniform appearance. Conversely, diversity should not be introduced hither and thither for the sake of it. If varieties of styles are employed, they must be relevant to traditional village architectural forms and styles.



2.3.3 Gardens, Trees and Plants in Wappenham

Houses are surrounded by enclosed gardens or face onto the road with or without small front gardens. Most, but not all, have gardens and yards behind. This diversity of types is very much part of the village's character and gives rise to a variety of 'village-scapes'. In the Helmdon Road, some terraced houses have attractive front gardens coming down to the road, others in Greenside, the High Street, and Brookside, front onto the pavement or have narrow front gardens. Houses in the Jetty have attractive front gardens separated from the houses by the pathway, others are set back behind hedges or walls. A number of *important trees* have *Tree Preservation Orders (TPOs)* and other trees and hedges in the village contribute substantially to Wappenham's rural character. Groups of horse chestnuts have been planted at least since Queen Victoria's reign to commemorate coronations and jubilees. There are mature walnut trees and old apple and pear trees in the village, a Bullace on the Weedon Road, and willows along watercourses (although some of these have been rooted up). Biodiversity is valued in the village. Hedgerows include bryony, wild hops, spindle berry, blackthorn and guelder rose as well as crab apples and the usual quick thorn. Up the stream from Silver Lake is a fine old 'hanger' of mature trees and there are good ash and oak trees in the hedges (see Appendix 3.3 for a list of important trees in Wappenham). The area suffered a massive loss of elm trees yet the root systems of many ancient elms are still alive and pushing up in hedgerows.

The village is well known for its exceptionally good examples of lichen growth on stone, especially on the gravestones in the churchyard, which present a rich dappled effect. Lichen is believed to prosper in areas that benefit from unpolluted air (see photo 13 & 14).



Photo 10 & 11
Front gardens facing the Helmdon Road



Photo 12
Front gardens at The Jetty



Photo 13 & 14
Lichen on gravestones in the Churchyard

Design principle 11: Future development should respect and complement the importance and variety of garden types in Wappenham and the varied 'village-scapes' to which these give rise.

Design principle 12: Every effort should be made to preserve the *important lichens* found on stonework in the village, especially in the churchyard. Gravestones should not be cleaned resulting in damage to lichens.



2.3.4 Building materials and building techniques: stone

Up to the early 19th century, stone would have been the main building material (although there were probably many timber framed structures around before then). The 13th century tower of St Mary's Church uses a mixture of grey *limestone*, *ironstone* and brown Northamptonshire *ferruginous sandstone* (often referred to as *ironstone*) and buildings in Wappenham continued to

use the best stone available locally (see DS Sutherland: Northamptonshire Stone). There were extensive quarries at Helmdon (limestone) and Blakesley (ironstone or sandstone).



Photo 15 & 16
Mixture of limestone and brown sandstone and iron stone, St Mary's Church



The larger houses are faced in well cut *ashlar* blocks of limestone. *Ashlar* or *dressed* stone is stone cut in regular rectangular blocks presenting a smooth surfaced *face*. Wappenham House was built in the fashionable style of 1670 - 80's in well cut *ashlar* stone with mouldings around the window openings and an elaborate front entrance under a *broken segmental pediment*. The Laurels (c.1700), another highly fashionable example, exploits the availability of two types of stone. Its four elevations are in well cut *ashlar* limestone set off by darker ironstone *quoin-stones*, *stringcourse*, and a *broken' pediment* enclosing the traces of an emblem (ball motif) over the front door.



Photo 17
Wappenham House, faced in high quality ashlar masonry



Photo 18
Wappenham House, detail of stonework



Photo 19 a & b

Laurels Farmhouse, exploits two types of stone for fashionable effect

Other houses display a mixture of *ashlar*, and *rubble* using limestone and ironstone as it was available. The term *rubble* is used for uncut stone, often of various sizes and types. Stone is also used extensively for boundary walls – of which important examples exist in the village – and to some extent for paving. In the last fifty years many houses have lost their interior flooring of large dressed-stone slabs.

In conserving old buildings, and in constructing new buildings using traditional materials, the methods of construction are as important as the selection of materials used. In pre-20th century buildings, stones are usually well cut and well laid. In this part of Northamptonshire, there is a local tradition of exceptionally well-laid and regularly coursed rubble construction. They are closely laid on their long sides with the stratum horizontal, using *lime mortar* and flush *pointing*. In contrast, modern stone laying can often be clumsy with excessive jointing and use of *Portland cement* rather than *lime mortar*, and sometimes with stones laid, incorrectly, on end. Lime mortar is recommended for stone masonry, and is essential for work on older houses that are built with it. It is more plastic than modern cement and therefore allows for movement without cracking and letting in water. Lime mortar also allows the walls to ‘breathe’ and does not trap moisture in the walls as harder modern cement can do.

Wappenham has some impressive stone *boundary walls*. The Churchyard is enclosed to the North with a *dry stonewall* (built without mortar) with beautiful rounded *saddle back stone capping*. There are some *capping stones* on the well-built wall surrounding Wappenham House and adjoining properties. Traditionally, flat saddle back stones should not be too thin. They should be of stone not concrete. Other walls have upright pitched *capping* stones. In older examples, the stones are not too irregular or too heavy looking for the wall. Stone boundary walls are capped with cement or bricks – especially blue clay or red rounded saddle back bricks. Some boundary walls are dry stone, some laid in mortar – some a mixture of both.

Since the Second World War, *artificial stone* has been introduced. It is often mass-produced in various regular shapes and sizes and made to resemble stone not necessarily of the appropriate area. Despite recent ‘improved’ types, artificial stone does not weather with age as natural stone; it

will probably continue to have a harsh look. Like most synthetic materials, artificial stone threatens to spoil the harmonious visual effect of old stone and other natural materials, consequently, its use in Wappenham is not recommended.



Photo 21
Brickwork, an example of Flemish bond at Old Rectory



Photo 20
Basketwork brick bond of cottages on Greenside A4

Design principle 13: On all new or restored stonework, it is recommended that the *jointing* should be tight and *pointing* should be flush using *lime mortar*. Stones should be closely laid; the correct way up i.e. on their long side with strata horizontal as they come from the quarry beds.

Design principle 14: Care should be taken when restoring the older boundary walls, and new boundary walls should follow traditional forms. Boundary walls should be well *capped* with the appropriate type of *saddle back stone*. Where *flat capping stones* are used, they should not be too thin. Where upright *pitched capping stones* are used, they should be laid relatively even and closely. Cement, blue brick or red brick capping on stonewalls should be used only where appropriate. The use of artificial stone should be avoided.



2.3.5 Building materials and techniques: Brick

In the early 19th century, brick became readily available and fashionable. As a new material it was more expensive than stone. It is common at this time to find houses displaying brick fronts while the rest is built of stone. Wappenham's local brick is a soft pink-orange colour, which blends well with the local stone. Terraced houses on the Green have attractive *basketwork brick bonding* achieved by employing header bricks in this case with lighter coloured ends.

Similar effects derive from blue-ended *header bricks* and are seen in *diaper work* on the granary and the dairy at Highbridge House, and on various other houses and extensions built during the 1840s. At the brick barn, on footpath SC9, the initials DM and date 1842 are picked out in blue-ended bricks. Brick walls of this period are usually of nine-inch solid construction, are laid in lime mortar and in various forms of *Flemish bond* with flush pointing.

Some stone or brick houses have been rendered with cement. This may have been done to solve problems with poor stone or brickwork, but also may have been done for aesthetic reasons in the early 19th century and later when such 'improvements' were fashionable. (Beeches Farm was rendered over good *ashlar and rubble masonry* in the early 19th century, although the rendering was taken off in 1994). Since the demise of local brick making - probably after World War 1 - modern types of machine made bricks came into use, these do not have the same soft colour as local handmade varieties. Recent brickwork can seem harsh compared to the older types which harmonise so well with stone. New brickwork should therefore, employ re-claimed old bricks, or use carefully selected new ones. Contemporary building practice is to build *cavity brick walls* (rather than solid ones) in *stretcher bond*. However, it should be remembered that cavity walls can be made using traditional bonds and even basketwork bond. Using bonds other than the contemporary uniform stretcher bond could make extensions to older buildings more in keeping and, even contemporary design, less monotonous.

As well as the stone boundary walls, Wappenham has *important* brick boundary walls - built in local brick in various versions of *Flemish bond*.

Design principle 15: Alterations and additions to brick buildings should respect the original types of brickwork as well as the original building methods and techniques, particularly, *bonding, pointing*, and the type of mortar used. Matching materials should be used where possible unless a contemporary design can be justified.

Design principle 16: With new brickwork, even in the construction of *cavity walls*, in order to fit in with the village 'vernacular,' rather than using the standard modern *stretcher bond*, it would be a desirable option if bricks could be laid in a *Flemish bond* or '*basket work*' pattern. In the case of new brickwork joining old, the original bond and materials should be followed and respected.



2.3.6 Windows and doors

Like a face without eyes, nose or mouth, a house without windows and doors would have no character. These essential architectural features give the building its identity, and altering them will change it, often drastically.

At Wappenham House, Elm Lodge, and The Laurels, the windows are elegantly framed with stone mouldings; otherwise, older houses have plain but well proportioned openings in the stone or brickwork. With the exception of some stone *mullioned* windows and, of course, the stone tracery in the church, window frames in older houses were made of wood, probably oak at first, then later-on, pine. Timber window frames have to be replaced from time to time and design changed with fashions. In the 17th to early 18th century, oak window frames held panels made up of small glass-panes (or *quarries*) held together with fine strips of lead or *comes*. The panels that opened were held in *iron openers* hinged to the wooden window frames. Apart from 18th century glass in the Church's chancel, a few original early glass windows have survived. From the mid-18th century, larger glass panes became available and were held in place by well proportioned wooden glazing bars in sash windows. Changing this kind of window to modern wooden or UPVC windows with heavy, thick, glazing bars can radically alter the character of houses of this type. If we want to keep the character of the village, replacing windows on older houses should be carefully thought about. Windows in new houses should follow the proportions and materials used in Wappenham's traditional buildings unless contemporary design can be justified. Double or secondary glazing is, in some cases, insisted on by building legislation, but every effort should be made to respect the appropriate type of glazing especially for older houses. The character of a house is very much affected by the proportions of the window panes, that is the way the window is divided up by glazing bars. In traditional houses in Wappenham, panes are generally either square or taller than they are wide (portrait format). Mullions should divide-up windows so spaced that the panes are never longer than tall (landscape format).

Much the same argument holds for external doors. External doors vary from simple plank doors found in cottages, to more elaborately joined, and panelled timber doors, in larger houses. The latter often have glazed openings above them, whereas cottage doorways would not have had glazing. Again, replacing older doors with different types will change the character of the building. Modern '*off-the-peg*' doors can be the wrong scale and style. A recent trend has been sometimes to incorporate *fanlights* in the door itself rather than above it. Although this has the advantage of letting light into the hallway, it will distort the character of the house - and will do so even more if it is not made of timber and is of an inappropriate design.

Photo 22 - 23 - 24
Three types of windows



Leaded light



Georgian



*Modern UPVC
double-glazed unit*

Timber doors and windows, if well constructed and treated, may turn out to last as long as, or longer, than UPVC replacements (timber constructed examples can easily be found over a hundred years old). External timberwork has been painted in various

colours at different times, paintwork followed fashion and availability. Today there is a wide choice, and personal taste varies. A current opinion among *conservationists* is that the use of brilliant white can be unsympathetic to stone or older brick. Off-whites or softer colours may blend in better with natural materials, ‘bringing the building together’ rather than making the woodwork stand out.

Design principle 17: In older houses, replacement windows and doors should respect the original design and materials, and preferably follow a pattern appropriate to the period of the house. For new building work in Wappenham, a traditional approach to window design and materials employed will fit in best with the village, unless a contemporary solution can be justified as contributing to the character of the village.



2.3.7 Roofing materials

We have seen in the introduction how the older houses were generally thatched. This applies to barns and outbuildings as well. Local thatchers used straw rather than reeds, (reeds were used in areas where reed beds were prevalent). Only two houses in Wappenham retain their thatch and much of their character would be lost if it were replaced with another material. In cases where thatch has been replaced, either of two categories of materials will have been used: firstly, *natural or local materials*, namely thatch, clay tiles, cedar tiles and *Welsh slate*, and secondly, more recently, *synthetic* and *non-locally produced materials* such as concrete tiles, asbestos tiles or sheeting and *synthetic slate*. Natural roofing materials will blend in best with buildings built of other natural materials i.e. local stone and brick. Concrete tiles on an old building will look heavy

and harsh. Asbestos will probably not be used again for health and safety reasons. Synthetic slate has a monotonous look as opposed to the variety of shade and texture found in real or *natural slate*. Corrugated iron was a cheap method of replacing thatch often employed before the revival of interest in vernacular buildings although now quite rare. Corrugated iron was also used to roof barns and out buildings. Although not a natural material, it has become so much part of the rural and agricultural scene that, to many people, it has become acceptable in ways that concrete and asbestos are not. As well as thatch, older houses sometimes had *stone tiles*, older types of slates, or older forms of clay tile.

Design principle 18: For *older traditional or vernacular buildings, natural or local roofing materials* should be used as *appropriate* to the building. Roofing materials for more recent, or new buildings, should be *appropriate* to the building and its setting. *Natural materials* are preferable unless, in the case of high quality contemporary design, new materials can be justified.

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2.3.8 Roof design

As mentioned in the introduction, much of the character of Wappenham's built environment comes from traditional *steep pitched roofs*, usually around 60 degrees, with their high *table stones* following the line of the gables. These were usually designed for thatch or, in some cases, stone tiles. The advent of the railways and canal systems made possible the introduction of *Welsh slate*. Because of its impermeability, lightness, and strength, roofs could be built at a *lower pitch* that allowed a higher second storey. Many old thatched houses were re-roofed and had their walls raised. Slates and clay tiles were also used to achieve elegant *hipped* roofs or double roofs with *valleys* for *double pile houses*.

Photo 25 -26 - 27
Three types of roof



← *Steep pitch originally designed for thatch, in Helmdon Road*



← *Lower pitches such as Pittams Farm*

Hipped roof of High Street House →



Some features in modern roof design neither fit in with traditional design nor are distinguished as contemporary design. There is a tendency in new houses to go in for heavy roof overhangs, often with painted *bargeboards* or *fascia*, which bear little relationship to traditional or local design. They are ubiquitous in urban and sub-urban context and are part of contemporary design practice, which shows little sensitivity to its environmental context. Low pitch *hipped* or pyramidal roofs have been deployed in bungalow design often employing synthetic materials.

Design principle 19: In new buildings and extensions to older ones, garages or other outbuildings, roof design should be carefully considered. It should respect traditional forms and not introduce *inappropriate* contemporary building design and practices unless a contemporary design can be justified.



2.3.9 Roof-scapes

Some of the older houses have impressive *roof-scapes*, in slate or tile, sweeping from gable to gable and framed by high chimneys. Originally, the bedrooms in the roof space tended to be lit by windows in the gable ends more often than by *dormer windows*.

Although dormer windows can be found in thatched and stone tiled roofs, especially in cottages, the type of dormer window seen in Wappenham mainly came in the early 19th century. There is a trend today for improving roof-space by inserting dormer windows and roof-lights. These can adversely affect the visual impact of the simple geometrical shape of the roof and distort the character of the house. This is especially the case on the front of a prominent house, when dormer windows were not part of the original design. Like so often in these matters, there are no hard and fast rules, but if dormer windows or roof lights must be put into an older house, which never had them, they are probably more acceptable at the back of the house where they create less of a visual disturbance. Even then, it is important that they should be to scale with the house and not too numerous. The older types of dormer windows are usually modest in scale, with flat leaded roofs, and spaced well apart. Older houses will look better with small *conservation roof lights* rather than the larger sorts.



Photo 28

The Old Bakery has an uninterrupted roof-scape facing the High Street

Excess skylights and dormer windows have an adverse effect on the village at night. The escaping artificial light interferes with Wappenham's exceptionally beautiful *nightscape* – when roofs, chimneys, and gables are silhouetted against the night sky, and where it is still possible to see the stars on a clear night because of the lack of light pollution from streetlights.

Design principle 20: Wappenham's *roof-scapes* should be respected. *Dormer windows* and *roof-lights (or skylights)* should not be inserted into prominent roof-scapes, especially when visible from a public way. Where such windows and/or roof-lights are inserted, it is preferable that they be in a position where they will have the least adverse impact possible and that their scale and number should be carefully related to the building in question. The effect of dormer windows and roof-lights at night should be taken into account to avoid increased *light pollution*. '*Conservation roof-lights*' should be used to minimise adverse effects.



2.3.10 Architectural features

Apart from fundamental architectural elements such as materials, walls, windows and roofs, the character of the village is made up from many smaller architectural features. These are often vulnerable and can be removed with little effort yet, if lost, will detract irreversibly from the village's character.

The iron railings at Old Rectory may be original to the house as designed by Gilbert Scott. The 18th century railings at the Laurels Farm were removed during World War II, but are to be restored.



Photo 29
Iron railings at The Old Rectory may be original to the house

To keep cattle out of church property, iron fencing with iron kissing gates, installed in the 19th century, survives today. These gates also mark the 'church paths' leading to Church and School.

Wooden palings. When we promote traditional features, we strengthen the character of the village. Simple wooden paling-type garden fencing is typical for smaller houses and should be preserved. In new developments, this type of fencing could be adopted in a way that would enhance its design and relate it to the village. As in all design, there is always room for innovation.



Photo 30
Traditional simple palings



Photo 31
Innovative palings

Lintels over doors and windows are usually of simple oak in older houses, but in the grander houses are faced in stone as at Wappenham House and The Laurels.



Photo 32 & 33
Traditional timber lintels

Porches also give distinctive character to house fronts. They may or may not be a part of the original construction. A group of particularly charming porches are typical of Wappenham; these consist of a simple canopy supported on brackets, with a flat or domed leaded roof. Old porches with character are found at Elm Lodge; no. 22 Helmdon Road; no. 2, The Lane; Pittam's Farm; Beeches Farm; no. 1 Greenside; Leeson Cottage and one is being reinstated at no. 5, High Street. In some cases, simple porches have been replaced with heavier, more elaborate designs, which can detract from the character of the building.



Photo 34 & 35

Bracketed porches are typical of Wappenham

Design principle 21: Architectural details including iron railings, wooden palings, lintels and porches form part of the character of Wappenham and should be respected. New developments might well gain by adopting or developing ideas from some of these design features.

Boundary walls Wappenham has important boundary walls, some in stone, and some in old brick (see 2.3.3 and 2.3.4 above).

Chimneys Elm Lodge, The Laurels, and Wappenham House have fine tall stone chimneys designed as twin stacks. These would originally have been designed to take smoke from the large 'ingle-nook' fireplaces used for cooking as well as providing warmth. Other older houses have chimneys of stone or rebuilt ones in brick or artificial stone. Older houses invariably have stacks inside the gable walls, some more recent houses have stacks tacked on the outside of the gables – a non-traditional local feature.



Photo 36

Fine stone chimneys are also typical of Wappenham

Design principle 22: To maintain the character of traditional houses in Wappenham chimneys, if replaced (or added in extensions), should match existing older types. In new houses of a traditional type, *internal stacks* rather than *external stacks*, fit in better with local house types.



2.3.11 Farm buildings, ex-shops, workshops, wells and the railway

There are historically important farmyard buildings (see 2.1.2) at Elm Lodge and The Laurels dating from the 17th and early 18th century respectively. They are rare survivals. Other architecturally important farm buildings are the red brick Granary at Rectory Farm (thought to be designed by Gilbert Scott); the granary, and dairy at Highbridge House with diaper-patterned brickwork, ex-butchers' shops at Beeches Farm, The Old Bakery and The Old Bull. A dairy survives at Highbridge House. Important barns have been mentioned in 1.1.1 above namely the Stone barn at Manor Farm, the Barn with initials and dated 1842 (on the footpath SC7 towards Silverstone). There are other stone barns dating from 18th century at Rectory Barns on footpath SC33. Small brickfield shelters and barns are to be found in often remote places and bear witness to an agricultural way of life now past. They are valuable pieces of vernacular architecture as well as being of historical value. The Old Tithe Barn at Rectory Farm is now converted into two houses. There are old stables at Home farm. Wappenham villagers took advantage of the proximity of the railway by acquiring old rolling stock to use as workshops, one survives from the 1850s at Leeson cottage, and another was recently taken away, from no 5 High Street, to be restored. Many houses have recently discovered old wells, often built in high quality masonry and several houses have evidence of Wells built in their cellars. There are remains of wind pumps that distributed well water before mains water came to the village. Left from the railway is the Three Arch Bridge, other small bridges, and the remains of the High Bridge, which is buried under a new embankment where the line went under Highbridge Road.



Photo 37 & 38
Brick Barn, with date and initials DM 1842

Design principle 23: Old farm buildings, barns, old shops, historical railway stock, railway bridges and wells, as those described above, should be preserved. If there is a justifiable need to adapt them to new uses, great care should be taken to preserve their architectural character and historical character and importance.



2.3.12 Garages and car parking

Accommodation for cars was not catered for when older properties were built. Owners of the larger houses, however, have been able to adapt carriage houses, stables or barns as garages, but in the case of smaller properties and new houses it is often necessary to erect purpose built garages. Garages with flat, *mono-pitched*, *low-pitched* or *bungalow style roofs* will not fit in well with the older, traditional parts of Wappenham. A more appropriate design solution is to build the garage as a barn-like structure with gables and a pitched roof, using traditional materials. In this region, traditional village houses do not have garages or stables contained within the *footprint* of the house (integral garages) although more recent house builders have tended to adopt this solution. As there is a shortage of on-road parking space in the village, there is an understandable temptation to convert front gardens into car parking space. There is a danger that this may spoil the village-scape with its attractive front gardens. It should be resisted unless unavoidable. New developments must provide adequate parking space.

Design principle 24: Cars and parking can destroy the character of a village. Front gardens should only be turned into parking space if unavoidable. New housing must provide adequate parking spaces. Contemporary garage designs with flat, low pitched or mono roof will detract from the visual environment, as will bungalow style garages. New garages should be built as *traditional rural barn type buildings* with gables and relatively high-pitched roofs in traditional, local, and natural materials.



2.4 SERVICES AND AMENITIES

2.4.1 Village highways and footpaths

Roads have been widened in the 20th century to accommodate the motor car. However, the present priority is to reduce speed and increase safety. Any future development in Wappenham should respect pedestrians, pushchair users, wheelchair users as well as equestrian access and safety, even if this means that motorists have to slow down. Every effort should be made to reduce cars' speed and maximise safety through the village. Asphalt footpaths are surfaced with fine golden gravel enhancing the visual environment.

Design principle 25: Development in Wappenham should not encourage an unacceptable increase in volume and speed of road traffic; it should enhance the safety and comfort of pedestrians, equestrians, wheelchair users, and pushchair users.

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2.4.2 Rural rights of way

Existing footpaths and bridle paths over the countryside are much valued by walkers and are a major asset of the Village.

Design principle 26: All public rights of way in the parish should be protected, maintained, and kept open.

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2.4.3 Utilities

Much of the electricity and telephone supply is still overhead detracting from the visual environment. It is hoped that eventually these cables will be replaced by underground supplies. The old red telephone box (type K6) is part of Wappenham's Gilbert Scott heritage being designed by Giles Gilbert Scott in the 1930s.

Design principle 27: Change to the utilities supplies should prioritise the replacement of present overhead cable with underground services as long as trees and hedgerows are not put at risk. The K6 type old red 'phone box is part of Wappenham's Gilbert Scott heritage and should be maintained and preserved.

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2.4.4 Street lighting

There is no street lighting in Wappenham so the village benefits from beautiful night skies – on clear nights the stars are visible – a rare occurrence these days. Future development should avoid increase in light pollution. Low level solar lights are recommended instead of brighter ‘security’ lightning.

Design principle 28: To preserve Wappenham's night skies street lighting and other contributions to light pollution should be avoided.

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2.4.5 Amenities

The Village Shop and Post Office, the Village Hall, the Playground, Silver Lake (especially for fishing) and Wappenham's public footpaths are all amenities of great importance to village life, as are the activities and maintenance of The Church and Chapel.

Design principle 29: In future developments the amenities listed above should be supported and protected.

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2.4.6 Conservation of the environment

Development in the village should not detract from the visual and natural environment, especially in the vicinity of legally protected buildings and scientific sites (SSSIs).

Design principle 30: Apart from the legal requirement to protect listed buildings, Tree Preservation Orders (TPOs) and Sites of Special Scientific Interest (SSSIs), future development in the vicinity of such sites should not be allowed if it detracts from the quality of the *visual environment* or the historical or scientific value of such sites.

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3 LIST OF DESIGN PRINCIPLES

The design principles set out in section 3 are intended to work as guidelines to preserve what we believe is valuable in Wappenham as well as facilitating the type of new development which will enhance rather than distort the character of our village.

Design principle 1: Village Structure

Future development in Wappenham will be expected to comply with the design principals and substance of the Wappenham Design Statement. (See p34-35)

Design principle 2: Village Structure

Future development in Wappenham should not damage the key structural elements of the village. Development should respect the importance of open spaces both in the *village boundaries, confines or envelope* and around it. (See p34-35)

Design principle 3: Village structure

Future housing development should respect the established linear building pattern with houses built along the main thoroughfares and along lanes. Estate housing patterns should be avoided especially where these would fill-in *valued open spaces* and destroy important views. (See p34-35)

Design principle 4: Village structure

Any extension of the *village boundaries, confines or envelope* should be considered only where it could be shown to provide benefits to the village, most notably by providing: affordable housing, local employment of a kind appropriate to the village, or other facilities, which conform to these design principles. (See 2.1.1)

Design principle 5: Open spaces and views

Important and valued open spaces important views should be preserved. (See foldout map p.39)

Design principle 6: New buildings

To help preserve the character of Wappenham new building works should be of *traditional form* and employ *traditional material*, except in the case where well-designed contemporary building can be shown to contribute visually to the village. (See 2.1.2)

Design principle 7: Social Structure

Future housing development should take into account the social structure of the village, that is, its type of population, its size and the need for a mix of different size houses. The balance between expensive and affordable houses should be acceptable to village opinion - and priority given to affordable housing which is badly needed. Where possible

development should relate to village needs as expressed in these design principles including the need for more *local* employment. (See 2.1.3)

Design principle 8: Countryside

Every effort should be made to preserve the character of the countryside around Wappenham and protect its flora and fauna, its trees, its hedgerows, its footpaths and bridleways. Loss of such environmental elements in recent years through intensive farming should be remedied where possible. Every effort should be made to plant native trees, restore hedgerows and protect and enhance habitats for wild life. Restoration of pasture should be encouraged, as should riverside habitats and ponds. (See 2.2)

Design principle 9: Countryside

Archaeological, historical, and scientific sites should be protected. Apart from the legal requirement to protect these sites, Sites of Scientific Interest (SSSIs), Listed Buildings, and Tree Preservation Orders (TPOs), any future development in the vicinity of these should not be allowed to detract from the quality of the visual environment or endanger the historical or scientific value of such sites. Where possible historic countryside and agricultural features such as ridge and furrow fields should be preserved. (See 2.2)

Design principle 10: Form and materials of building

Alterations to traditional and vernacular buildings should respect the original architectural form and materials used. New houses should either follow traditional forms and employ traditional materials, or assert their character as contemporary design, in which case great care should be shown to enhance, rather than damage, the visual environment. The village is a place of architectural diversity; therefore, developments should not be of uniform appearance. Conversely, diversity should not be introduced hither and thither for the sake of it. If varieties of styles are employed, they must be relevant to traditional village architectural forms and styles. (See 2.3.2)

Design principle 11: Design principle 11: Gardens

Future development should respect and complement the importance and variety of garden types in Wappenham and the varied 'village-scapes' to which these give rise. (See 2.3.3)

Design principle 12: Lichens

Every effort should be made to preserve the *important lichens* found on stonework in the village, especially in the churchyard. Gravestones should not be cleaned or treated in a way which damages lichens. (See 2.3.3)

Design principle 13: Building materials, stone

On all new or restored stonework, it is recommended that the *jointing* should be tight and *pointing* should be flush using *lime mortar*. Stones

should be closely laid; the correct way up i.e. on their long side with strata horizontal as they come from the quarry beds. (See 2.3.4)

Design principle 14: Stone boundary walls

Care should be taken when restoring the older boundary walls and new boundary walls, should follow traditional forms. Boundary walls should be well *capped* with the appropriate type of *saddle stone*. Where *flat capping stones* are used, they should not be too thin. Where upright *pitched stones* are used, they should be laid relatively even and closely. Cement, blue brick or red brick capping on stone walls should be used only where appropriate. The use of artificial stone should be avoided. (See 2.3.4)

Design principle 15: Building materials, brick

Alterations and additions to brick buildings should respect the original types of brickwork as well as the original building methods and techniques, particularly, *bonding*, *pointing*, and the type of mortar used. Matching materials should be used where possible unless a contemporary design can be justified. (See 2.3.5)

Design principle 16: Brick bonds

With new brickwork, even in the construction of *cavity walls*, in order to fit in with the village ‘vernacular,’ rather than using the standard modern *stretcher bond*, it would be a desirable option if bricks could be laid in a *Flemish bond* or ‘*basket work*’ pattern. In the case of new brickwork joining old, the original bond and materials should be followed and respected. (See 2.3.5)

Design principle 17: Windows and doors

In older houses, replacement windows and doors should respect the original design and materials, and preferably follow a pattern appropriate to the period of the house. For new building work in Wappenham, a traditional approach to window design and materials employed will fit in best with the village, unless a contemporary solution can be justified as contributing to the character of the village. (See 2.3.6)

Design principle 18: Roofing materials

For *older traditional* or *vernacular buildings*, *natural* or *local* roofing materials should be used as *appropriate* to the building. Roofing materials for more recent, or new buildings, should be *appropriate* to the building and its setting. *Natural materials* are preferable unless, in the case of high quality contemporary design, new materials can be justified. (See 2.3.7)

Design principle 19: Roof design

In new buildings and extensions to older ones, garages or other outbuildings, roof design should be carefully considered. It should respect traditional forms and not introduce *inappropriate* contemporary building design and practices unless a contemporary design can be justified. (See 2.3.8)

Design principle 20: Roof-scapes

Wappenham's *roof-scapes* should be respected. *Dormer windows* and *roof-lights (or skylights)* should not be inserted into prominent roof-scapes, especially when visible from a public way. Where such windows and/or roof-lights are inserted, it is preferable that they be in a position where they will have the least adverse impact possible and that their scale and number should be carefully related to the building in question. The effect of dormer windows and roof-lights at night should be taken into account to avoid increased *light pollution*. '*Conservation roof-lights*' should be used to minimise adverse effects. (See 2.3.9)

Design principle 21: Architectural features

Architectural details including iron railings, wooden palings, lintels and porches form part of the character of Wappenham and should be respected. New developments might well gain by adopting or developing ideas from some of these design features. (See 2.3.10)

Design principle 22: Chimneys

To maintain the character of traditional houses in Wappenham chimneys, if replaced (or added in extensions), should match existing older types. In new houses of a traditional type, *internal stacks* rather than *external stacks*, fit in better with local house types. (See 2.3.10)

Design principle 23: Farm buildings, ex-shops, workshops, wells and the railway

Old farm buildings, barns, old shops, historical railway stock, railway bridges and wells, as those described above, should be preserved. If there is a justifiable need to adapt them to new uses, great care should be taken to preserve their architectural character and historical character and importance. (See 2.3.11)

Design principle 24: Garages and car parking

Cars and parking can destroy the character of a village. Front gardens should only be turned into parking space if unavoidable. New housing must provide adequate parking spaces. Contemporary garage designs with flat, low pitched or mono roof will detract from the visual environment, as will bungalow style garages. New garages should be built as *traditional rural barn type buildings* with gables and relatively high-pitched roofs in traditional, local, and natural materials. (See 2.3.12)

Design principle 25: Roads and footways

Development in Wappenham should not encourage an unacceptable increase in volume and speed of road traffic; it should enhance the safety and comfort of pedestrians, equestrians, wheelchair users and pushchair users. (See 2.4.1)

Design principle 26: Rights of way

All public rights of way in the parish should be protected, maintained, and kept open. (See 2.4.2)

Design principle 27: Utilities

Change to the utilities supplies should prioritise the replacement of present overhead cable with underground services as long as trees and hedgerows are not put at risk. The K6 type old red 'phone box is part of Wappenham's Gilbert Scott heritage and should be maintained and preserved. (See 2.4.2)

Design principle 28: Street lighting

To preserve Wappenham's night skies street lighting and other contributions to light pollution should be avoided. (See 2.4.4)

Design principle 29: Amenities

In future developments the amenities listed above should be supported and protected. (See 2.4.5)

Design principle 30: Conservation of environment

Apart from the legal requirement to protect listed buildings, Tree Preservation Orders (TPOs) and Sites of Special Scientific Interest (SSSIs), future development in the vicinity of such sites should not be allowed if it detracts from the quality of the *visual environment* or the historical or scientific value of such sites. (See 2.4.6)

4 APPENDICES

4.1 LISTED BUILDINGS AND ARCHITECTURAL FEATURES IN WAPPENHAM

For further details of the following buildings, see English Heritage Listings.

Building	Location	Details	Grade
Beeches Farm	Greenside	Listed as The Beeches	Grade II
Beeches Farm	(as above)	Left and right gate posts	Grade II
K6 red telephone box	Greenside		Grade II
Wappenham House	Greenside	Listed as The Manor	Grade II*
The Old Bull	Greenside		Grade II
Stone Cottage	Helmdon Road		Grade II
No.22	Helmdon Road		Grade II
Home Farm	Helmdon Road	Listed as Home Farmhouse	Grade II
Home Farm	(as above)	Sundial	Grade II
Laurels Farm	High Street	Listed as The Laurels	Grade II*
The Old Chequers	High Street		Grade II
Elm Lodge Farm	High Street		Grade II
No. 6	High Street		Grade II
High Street House	High Street	Listed as No.8 High Street	Grade II
Cromwell Cottage	Highbridge Road		Grade II
Beeches Farm Cottage	Rectory Way	Listed as Wilson's Cottage	Grade II
Rectory Farmhouse	Rectory Way		Grade II
The Old Rectory	Rectory Way		Grade II
Church of St Mary	Rectory Way		Grade II*
Chest tomb	St Mary's Church	Approx. 9 m. N. of vestry	Grade II
Headstone	(as above)	Approx. 6 m. N of NE angle of N aisle	Grade II
Headstone	(as above)	Approx. 7 m. S of SE angle of chancel	Grade II
Headstone	(as above)	Approx 7 m .S of S porch	Grade II
The Old Bakehouse	School Lane	Listed as No. 1	Grade II
No. 3	The Lane		Grade II

4.2 LIST OF TREE PRESERVATION ORDERS AND OTHER IMPORTANT TREES

4.2.1 Trees commemorating coronations:

- Horse chestnut, Highbridge House paddock (of Queen Victoria) (TPO)
- Horse chestnuts at Home Farm (Queen Victoria's Jubilee)
- Pink chestnut, The Knob (George VI)
- Five horse chestnuts, Home Manor Farm, (George VI)
- Horse chestnuts, Playground (Elizabeth II's Jubilee)
- Fastigiate oak High Street (replacement for Elizabeth II Jubilee poplar)

4.2.2 Other landmark trees:

- Two horse chestnuts, in field to W Silver lake
- Walnut and Pine, in field near SW end of Pittams lane
- Horse Chestnuts, beeches, Oaks, by Weedon Road at Manor Farm
- Two Horse Chestnuts opposite Poplars Farm
- Mature trees, upstream of Silver Lake
- Also, many mature trees in fields and hedgerows around Wappenham

4.2.3 Garden and village Trees:

- Walnut, Pyrford house Paddock
- Yew, Pittams Farm
- Yew and old pear at The Willows, 5 Pittams Lane
- Walnut, Woodbine Cottage
- Copper Beech, Old Rectory (TPO)
- Oak and two limes, Wappenham House, near churchyard.
- Two western red cedars, Cemetery
- Millennium Oak, Cemetery
- Millennium Yew, Old Churchyard
- Beech, Beeches Farm Paddock

4.3 LIST AND LOCATION OF AND ARCHAEOLOGICAL SITES (SEE MAP)

- Western gate field, below Gravel pits: fossil bank.
- Many fields in the Parish: Fossils, mainly marine, are found.
- Blackmires Farm (now in Silverstone Parish): Stone Age axe head found.
- Holly Blue and opposite side of road: Roman Kilns found and an important silver and bone roman brooch of North Gallic or Germanic origin

- Gravel pits Field, coarse Iron Age pottery, kilns, and Roman pottery.
- School Fields (east of Gravel pits), scatter of Roman and later coins.
- Southeast to southwest of the Parish the line of a Roman road that linked Towcester with Kings Sutton (also a Roman settlement) can be traced. There are some modern deviations from the original line, but nowhere is it part of a modern metalled road, which it crosses where older footpaths and bridle roads cross.
- Southwest of road from Astwell Park to the Mill Ponds is the site of a Roman villa or inn. Discovered by aerial photographs in the dry summer of 1976 it remains unexcavated.
- Ancient tracks to Syresham, Helmdon etc are traceable, at least back to Saxon times.
- The Eye Spring, now part of the west end of Silver Lake. Some Roman coins have been found and in the post Norman Conquest, it was known as a chalybeate, or healing, spring and was a place of pilgrimage.
- Field northeast of Elm Lodge Farm, site of rabbit warren. The right of free warren was granted after the Norman Conquest and is confirmed in Domesday Book.
- The Church, existing in Domesday Book, rebuilt, repaired, and altered in the 12th and 13th century and since. The oldest and most historically important building in Wappenham, along with some furnishings, its graveyard, and funeral monuments.
- Weedon Road, on the right side, at bottom of hill leaving the village, is the site of the village sheep dip fed by a spring now channelled underground into the Brook.
- The Railway line's path can still be traced. The platform of Wappenham Station remains under the field shelter at Holly Blue.
- Near Elm Lodge Farm, a brick and stone bridge crosses the Brook.
- The Three Arched Bridge connected fields once belonging to Laurels Farm, which had been divided by the railway.
- Weedon Road, there are the remains of the High Bridge which crossed both railway and Brook.

4.4 LIST OF GILBERT SCOTT BUILDINGS IN WAPPENHAM

- The Rectory, 1833. For the architect's father Rev. Thomas Scott.
- No. 1 The Green, 1842. For Jane Farthing, architect's relative.
- Barton Cottage, no. 1, The Lane, c.1853. For Caroline Scott, architect's sister.
- The Hollies, no. 2 The Lane, Head Master's House, 1867
- The School, 1867 (now Village Hall)
- Restoration work on St Mary's Church 1840s -50s.
- Granary at Rectory Farm

4.5 FURTHER READING

- David Cole: Gilbert Scott
- Nikolaus Pevsner: The Buildings of England, Northamptonshire
- Eileen Robbins: Wappenham's Gilbert Scott Heritage (research for SNC)
- Eileen Robbins: Among the Leaves so Green-O!
- Eileen Robbins: Passing Shades
- Victoria County History
- Royal Commission on Ancient Monuments, Northamptonshire, volumes I &II

- DS Sutherland: Northampton Stone, the Dovecote Press 2003

4.6 GLOSSARY

A

Appropriate / inappropriate, used to signify what forms or materials are considered suitable/unsuitable in a particular situation. See 2.3.1

Artificial stone, building blocks made to resemble stone but not of natural stone

Ashlar masonry, masonry with regular blocks and even faces

B

Barge boards, timber boards fixed under the eaves of a gable

Basket work brick bonding, an ornamental Flemish brick bond, the brick's ends being a different tone or colour to its sides (see photo 20)

Broken pediment, ornamental triangular motif with open apex, derived from classical temple, it's often used over windows or doors (See photo 19)

Broken segmental pediment, as above, with curved rather than triangular form

Bonding, the pattern in which bricks are laid in a wall

Boundary walls, walls enclosing the perimeter of a property

Built environment, the elements in the environment which consist of buildings

Bungalow type plan or footprint, often, but not always, a deep square shaped plan as opposed to the narrower oblong plan of the *traditional* house

Bungalow style roof, usually a *low-pitched*, often *hipped* roof covering a *bungalow type plan or footprint*

C

Cames, lead channelling joining glass panes or quarries in leaded windows

Cavity brick walls, walls constructed in two skins with cavity between them

Consultation, the process by which the Wappenham Village Action Plan Group collected village opinion to derive the contents of this Design Statement

Conservation roof-lights, a type of small iron roof-light often required by planning authorities for use in listed buildings or conservation zones

Conservationists, people interested in protecting the visual or natural environment

Control, (of planning decisions), the power to determine the future nature of Wappenham

D

Diaper work, see *basketwork*

Dormer windows, window rising vertically from roof slope

Double pile houses, a single pile house has a row of rooms under a single pitched roof; a double pile house is two rows wide, under two gables, and two pitched roofs, usually with a valley between

Double-glazed unit, a double-glazed window construction

Dressed stone, stone worked to a smooth surface

Dry stone wall, usually boundary walls, where stones are laid without mortar or cement

E

External stacks, chimney stacks projecting from the exterior of a wall.

F

Facia boards, timber boards attached under eaves on front or back of house

Fanlights, a window set in an external doorframe, above the door, sometimes fan-shaped or often rectangular

Ferruginous sandstone, see ironstone

Flat capping stones, flat slabs of stone used to cap a wall

Flemish bond, brick bond made up of alternative stretcher bricks and header bricks i.e. bricks laid lengthways and at right angles to the wall (photo 21)

Footprint, the shape on the ground determined by the building's plan

H

Header bricks, bricks laid at right angle to the wall, exposing the end face of brick

Helmdon stone, local light grey, often shelly, limestone quarried at Helmdon

Hipped roof, sloped rather than vertical at gable ends

I

Important, when used to refer to something in the area, it is important because village opinion values it highly

Important facility, important, because village opinion values this facility highly

Important Lichens, recognised in a scientific study as exceptionally good examples (See 4.5)

Important open space, designates as such by South Northamptonshire Council being consistent with their Residential design Guidance

Important view, important, because village opinion highly values the preservation of these views

Important trees, trees valued as important by the village (see *the preservation order*)

Inappropriate, refers to changes to buildings or the village which may negatively effect the character and quality of the built or natural environment.

Infill building policy, Wappenham is designated a limited infill village. This means that planning applications for building are only allowed within the *village confines, boundaries* or 'envelope'. See map, and SNC Local Plan

Internal stacks, chimney stacks built within the thickness of a wall

Iron openers, opening window frames made of iron.

Ironstone, a general terms for brown stone owing its colour to the presents of iron. For different types of iron stone see D.S. Sutherland; Northamptonshire Stone.

J

Jointing, in masonry, the mortar joining stone blocks

L

Leaded glass, windows of small glass panes or *quarries* joined with lead *comes*

Light pollution, artificial light detrimental to the natural dark night and the visibility of the stars

Limemortar, mortar mixed with lime

Limestone, a grey sedimentary stone composed of lime-rich matter

Lintels, beam, or slab supporting wall over door or windows openings

Local brick, bricks made locally from local clay

Local materials, building materials produced locally

Local stone, stone quarried locally

Low pitch, see *Pitch*

M

Mono pitch, see *Pitch*

Mullioned windows, window frames divided vertically with upright members or mullions

N

Natural materials, building materials made from a single natural substance such as clay, timber, stone etc. Not always an exact term as bricks and mortar may be a mixture of materials

Natural environment, aspects of the environment relating essentially to nature

Natural slate, roofing slate made from natural stone material

Nightscape, used as in landscape to describe the visual impact and composition of a village at night

Non-locally produced materials, building materials not made locally

O

'Off-the-peg' doors, factory made to standard sizes, not custom made

Older traditional, see 'Traditional' below

P

Pitch, of a roof. High or low pitch refers to varying degrees of steepness. *High pitched*, traditional, roofs in Wappenham have an angle of about 62 degrees. *Low-pitched* roofs can be much flatter. Pitch of the roof can determine width of the houses plan and visa versa. Mono pitch signifies a roof constructed as a single slope.

Pitched capping stones, stones set (pitched) upright along the top of a wall

Pitched stones, pavement formed with stones set (pitched) upright

Pointing, in brick or stonework, the finish given to the mortar *jointing*

Porches, structures above and around external doorways

Portland cement, a mix of Portland cement and sand without added lime

Q

Quarries, glass panes incorporated in leaded lights (windows)

Quoin-stones, or coin-stones, i.e. corner stones. Stones set vertically at the corners of buildings, often emphasised for architectural effect by size or use of different material or type of dressing

R

Roof-lights (or skylights), glass panels set parallel to the slope of the roof.

Round saddle stone, rounded stones used to cap a wall

Roof-scapes, referring to a view of roofs which contribute to the village-scape or village landscape

Rubble, refers to walls made of random sized and undressed masonry bonded with mortar or clay, etc.

S

Saddle back stone, stones with rounded upper faces used to cap a wall

Steep pitched roofs, see *Pitch*

Stone tiles, roofing material made from lime stone slabs

Stretcher bond, a bond composed of bricks laid length ways along a wall

Stringcourse, a course of bricks or stones that projects from a wall

Sudden Death Disease, a disease which can destroy oak trees

Supplementary Planning Guidance, This has legal status and is applicable to planning applications

Synthetic materials, building materials made from a combination of materials such as concrete. Not always an exact term see natural materials

Synthetic slate, not made from natural slate but from asbestos or other materials

T

Table stones, slabs set along the extremities of stone gables

Traditional forms, the shapes of houses built, mainly, before the railway age, i.e. circa 1850

Traditional material, building materials used before the railway age, i.e. circa 1850

Traditional rural barn type buildings, of traditional forms and traditional materials

Tree Preservation Orders (TPOs), on mature trees so they are protected by law

V

Valley, V-shaped form where two pitched roofs meet

Valued open space, valued as open space, open space valued by village opinion

Valued, valued by village opinion

Valued amenity, an amenity which is valued highly by village opinion

Vernacular architecture, an architecture which is of local form, of local style, of local materials

See *Traditional forms*

Vernacular buildings, See *Vernacular architecture*

Village confines or envelope, refers to the area designated by SNC in which limited *infill development* can take place

Village-scape, used as in landscape, the visual composition of the village

Visual environment, the environment which we are aware of visually

W

Welsh slate, roofing slate mined in Wales

(glossary to be up-dated)

Prepared for the Wappenham Village Action Plan (VAP) Steering Group with historical material provided by Eileen Robbins. This plan aims to reflect the comments and views received during a process of consultation with the village.

VAP members: Colin Bullock, chairman; David Foden, treasurer; Kerstin Kappler; Nick Levinson; Eileen Robbins; Dianne Walsh; Brian Watts.

Photographs by Clive Watt and Colin Bullock.

STATUS

17-04-2004 version as sent to SNC Oct 04. after receiving their comments revised 20.1.05. Outstanding matter to settle with SNC on important open spaces, revision to glossary, final approval process