

APPENDIX C: POLICY KET7 - LOCAL HERITAGE ASSETS

1. Purpose of the Report

This report provides the justification for Policy KET7: Local Heritage Assets within the Central Kettering Neighbourhood Plan (KNP). It:

1. Demonstrates how the Neighbourhood Plan identifies locally significant non-designated heritage assets (NDHAs) in accordance with Historic England Advice Note 7: Local Heritage Listing (2nd ed.)
2. Summarises the methodology, evidence base and selection criteria used by the community and Town Council.
3. Provides a clear audit trail supporting the inclusion of the proposed Local Heritage Assets in the Plan.
4. Shows how the identification process aligns with the NPPF, the Planning Practice Guidance (PPG), and the North Northamptonshire Development Plan.

2. Legislative and Policy Context

2.1 National Planning Policy Framework

The NPPF (2024) requires plans to set out “a positive strategy for the conservation and enjoyment of the historic environment” and to recognise the contribution of locally important heritage assets. Paragraph 216 requires that “the effect of an application on the significance of a non-designated heritage asset should be taken into account... with a balanced judgment having regard to the scale of harm or loss and the significance of the heritage asset.”

2.2 Historic England Advice Note 7 (HEAN7)

HEAN7 establishes seven key stages:

1. Commencement (initiating list)
2. Criteria (establishing transparent assessment criteria)
3. Identification (sourcing candidate assets)
4. Assessment (evaluating significance)
5. Approval
6. Publication
7. Review

2.3 Local Plan Context

Relevant policies include:

- JCS Policy 2 – Historic Environment (protect and enhance heritage assets)
- JCS Policy 8 – Place-Shaping Principles (reinforcing local identity)

3. Local Methodology for Identifying Non-Designated Heritage Assets

3.1 Community-Led Process

The Neighbourhood Plan Advisory Panel undertook a structured programme during 2025 to identify potential NDHAs, drawing on:

- Historic research and building surveys
- Local historic environment records
- Community nominations
- Input from local heritage specialists including the Kettering Civic Society

3.2 Selection Criteria

Following HEAN7 §2. Criteria, the Advisory Panel adopted criteria based on:

- Architectural / Artistic Interest
- Historic Interest
- Group Value / Townscape Contribution
- Archaeological / Evidential Interest
- Social / Communal Value

Following the exclusion of any location which is already a designated heritage asset (i.e listed) , all remaining candidate locations were evaluated against these criteria, with significance supported by documentary evidence. As a result, a small number of buildings were removed from the candidate list as it was felt they did not meet the criteria.

4. Assessment of Proposed Local Heritage Assets

Letters were sent to all long-listed candidate sites (October and November 2025) to advise them of the identification of their property as a potential location for inclusion and to invite any initial comments.

Following this Advisory Panel members, prepared a report on each remaining location demonstrating how each asset meets HEAN7 significance criteria.

4.1 Rockingham Road Bandstand



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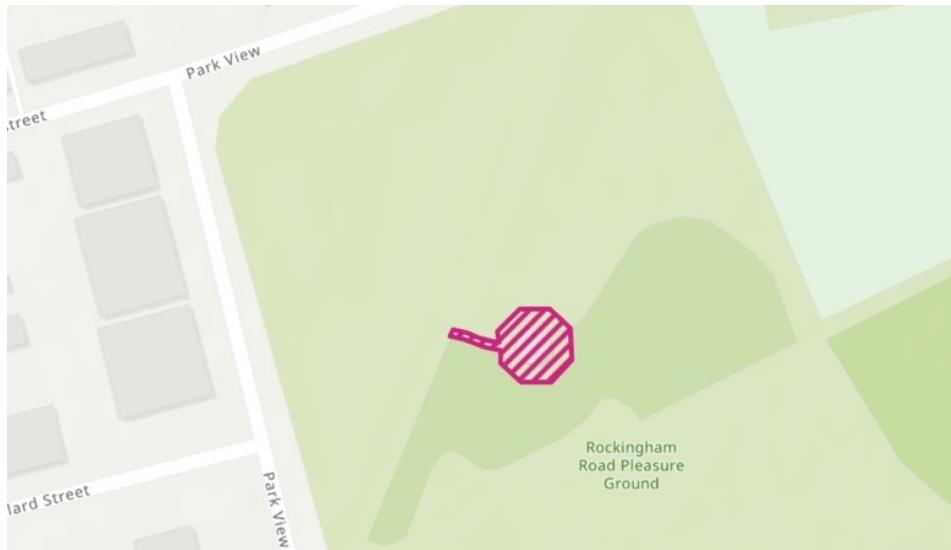
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- Historic Interest: In continuous community use since 1894; Victorian origin, rebuilt 1930s but retaining its role and setting.
- Communal Value: Active focal point for concerts and gatherings.
- Townscape Value: Landmark within historic public park.

Additional Information:

Rockingham Road Pleasure Park was opened in May 1894. It was a gift to the town from shoemaker John Byran, who encouraged Kettering Local Government Board to acquire the land. The bandstand has been an integral part of the landscape ever since; the original Victorian structure was replaced in the 1930s, so is itself almost 100 years old.

As well as being a focal point in the park and the area generally, the bandstand serves as host to a series of Bands in the Park concerts throughout the summer, provided by the town council. It is also used by other groups throughout the year. Hence it has not only historical value but is also a community asset that continues to serve the town.



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4.2 Loakes Factory, Park Street and Wood Street elevations only)



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- Historic Interest: Longstanding shoe-manufacturing centre since 1894; 1930s reconstructed façade following major fire.
- Architectural Interest: Distinctive brick and stone 1930s industrial frontage.
- Communal/Economic Value: Representative of major local employer central to town's industrial identity.
- Group Value: Sits among terraced workers' housing built for factory labour.

Additional Information:

The Loakes business was established in 1880 at the home on King Street of one of the three brothers who founded the company. In 1894, the business moved to its current site on Wood Street. In November 1929, these premises, known as the Unique Boot Factory, were devastated by a fire that destroyed all of the clicking room, most of the closing room and the leather room.

The rebuilt factory remains on Wood Street. Its street-facing frontage is brick built with stone dressing, retaining the architectural features of its 1930s rebuild. It sits alongside traditional terraced housing, much of which would have originally been occupied by Loakes employees.

Special note: The owner has provided a detailed and very helpful history of the site (Appendix A) suggesting restricting the designation to the significant historic street-facing elevations along Park Street and Wood Street elevations as these continue to illustrate the form and appearance of the 1894 factory building. This is agreed by the KNP and as such the designation has been altered accordingly.



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4.3 Rockingham House Corner of Dryden Street and Field Street, (1895)



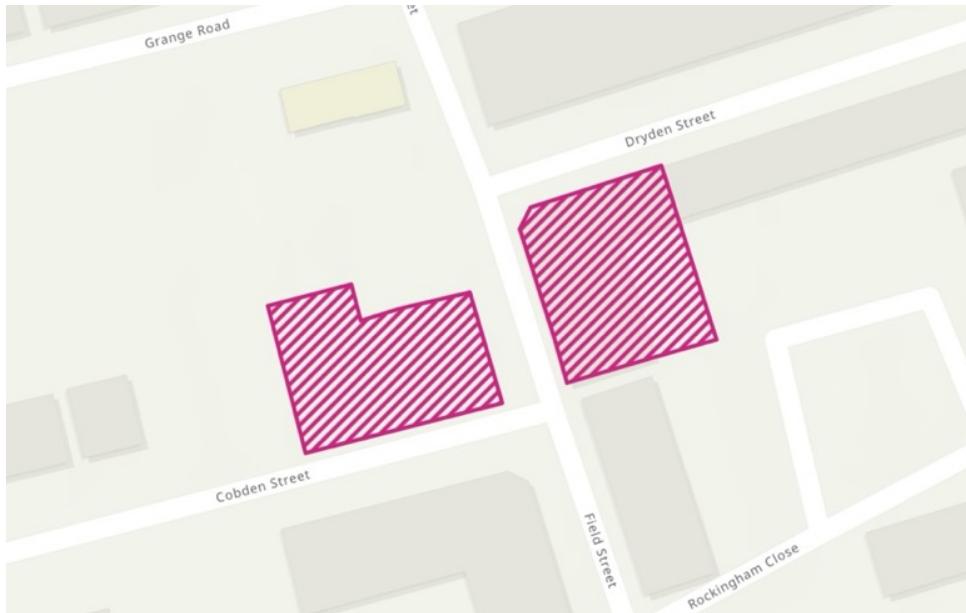
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- Historic Value: Surviving portion of Co-operative Clothing Works and later Rockingham Box Factory.
- Architectural Value: Four-storey red brick industrial block with multi-pane windows and structural grid.
- Townscape Value: Strong corner presence; conserved shell demonstrates industrial evolution.

Additional Information:

Rockingham House is the surviving factory block from what was originally a Co-operative clothing works built in 1895. The site was subsequently extended along Field Street, and for much of the twentieth century the complex was known locally as the Rockingham Box Factory. The standing building is a four-storey structure in red brick with large multi-pane windows and a strong grid of piers and beams, reflecting its use for textile production and later cardboard manufacture.

After the factory closed, the wider site was redeveloped to include new housing, while the principal block on the Dryden and Field Street corner was retained and converted into apartments. This preserved the most significant part of the industrial complex, allowing its nineteenth-century form to remain legible. Rockingham House is a visible marker of Kettering's manufacturing past and continues to contribute to the character of the area while providing contemporary residential use.



Rockingham House (Right) ArcGIS map © Esri. Contains OS data © Crown Copyright and database right 2025

4.4 Branson Court (Former Cobden Works) Corner of Cobden Street and Field Street



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- Historic Interest: Part of clothing/light-manufacturing district; retains key industrial façade.
- Architectural Value: Red brick, arched bays, robust workshop form.

Additional Information:

Branson Court occupies the site of the former Cobden Works, an industrial building that formed part of Kettering's clothing and light-manufacturing quarter. The earliest phase of the building dates to the late nineteenth and early twentieth century, when the Co-operative Society established several clothing factories in the streets around Field Street and Dryden Street. The structure at today's Branson Court shows the characteristic features of this period, including red brick construction, arched window bays and a robust industrial form.

Following the decline of the clothing trade, the building housed a variety of commercial tenants before standing vacant for a time. In the early twenty-first century it was converted into flats, with the external shell retained. Although now residential, the building preserves much of its original factory frontage, offering a reminder of the industrial landscape that once dominated this part of the town. It therefore has both historical and architectural interest as a surviving example of Kettering's manufacturing heritage that continues to serve the community in a new capacity.



Branson Court (left) ArcGIS map © Esri. Contains OS data © Crown Copyright and database right 2025

4.5 Beech Cottage



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- Historic Value: 18th century, surviving remnant of Beech House estate; saved by Tony Ireson, central local heritage campaigner.
- Architectural Interest: Early ironstone building with stables and smithy origins.
- Communal Value: Strong association with local heritage movement.



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Additional Information:

Beech Cottage is all that remains of a much larger house and business known as Beech house which was demolished in 1974 as part of the Kettering Borough Council brutal development of this part of the Town.

The resident of Beech Cottage was the redoubtable Tony Ireson who was a founder member of the Kettering civic Society in 1969. Tony refused to be bullied into allowing his home to be demolished and became a nation wide heritage, hero by standing his ground. Tony won the battle and the 18th c Kettering ironstone, Beech Cottage survives, but for over 50 years has been dwarfed by modern ugly, functional buildings of no architectural merit.

Tony wrote several volumes entitled "Old Kettering and its Defenders" charting the 20th Century History of Kettering. Tony died in 2002.

Beech Cottage was originally built to house the Horsekeeper and Driver for Beech House it also incorporated four Stables and a Smithy.



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4.6 Wellington (Montagu) Works, junction of Montague Street and Wellington Street (1887)



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- Historic Value: Once Kettering's largest shoe factory employing 500 workers.
- Architectural Interest: Three-storey industrial red-brick range (painted later), L-plan, stone dressed.
- Communal Value: Award-winning residential reuse maintains external character.

Additional Information:

Shoe factory built by Henry Hanger in 1887 (date-stone over arch in Wellington Street). At one time, this was the largest shoe factory in Kettering, employing 500 workers and producing 6,000 pairs per week.

Hanger died in 1896 and is buried in the London Road Cemetery – as were many other leaders of Kettering's industrial history. The building is of a typical 3-story (plus basement) industrial construction of red brick banded with stone (sadly, subsequently painted white), L-shape.

Taken over by Bryant's leather dressers in the 1930s. Known as the Montagu Works, subsequently renamed Wellington Works on its conversion to flats in 2002 by the Darby Building Company of Northampton for which it was awarded Kettering Civic Society's Rose Bowl award.



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4.7 St Andrews old and new vicarage.



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4.8 Toller Church, junction of Gold Street (originally Bakehouse Hill) and Meeting Lane



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- Historic Interest: Major nonconformist site marking provincial dissenting history.
- Architectural Interest: Ironstone construction with 1898 re-modelling and twin bell-towers.
- Communal Value: Continuing religious and civic role

Additional Information:

A Congregational church built in 1723 as “The Great Meeting” to accommodate Kettering’s growing population of Dissenters (non-conformists challenging the primacy of the established Church of England).

Subsequently renamed “Toller Church” to reflect the century-long ministries of Thomas Northcote Toller and his son, Thomas. Built in undressed ironstone, it underwent substantial re-modelling in 1898, which included re-facing the front of the church and constructing 2 faux bell-towers using brick with limestone dressings.

A faux Classical porch was added in 1979. Whilst the building is not of outstanding architectural merit, it is historically important, representing a significant moment in Kettering’s non-conformist history.



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4.9 Cross Keys Temperance Tavern, 19 Dalkeith Place



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- Historic Value: Important part of Kettering's temperance and Liberal Nonconformist movement.
- Architectural Value: Red/yellow brick with decorative panels; identifiable remnant of purpose-built Coffee Tavern.
- Communal Value: Symbol of local social reform history.

Additional Information:

The Temperance Movement began in Kettering in 1837. Temperance supporters in Kettering were generally Nonconformists and belonged to the Liberal Party. They were most probably manufacturers, tradesmen, Sunday School teachers and local preachers. In the 1800s most Kettering people went to church.

By the time the Temperance Hall opened in 1864 at 50 Gold Street the temperance movement was large. In 1880 the Cross Keys Temperance Tavern in Silver Street opened as an alternative to the public house. [7198/374 - 19 Dalkeith Place - Northamptonshire's Historic Environment Record](#) Building shown as 'Coffee Tavern' on early map. Partially demolished it is now utilised as 'O'Malley's' public house. (1)

{2} Red and yellow brick building with decorative panels, built in 1880 by RW Johnson as the Cross Keys Coffee Tavern and Temperance Hall. Now a pub.

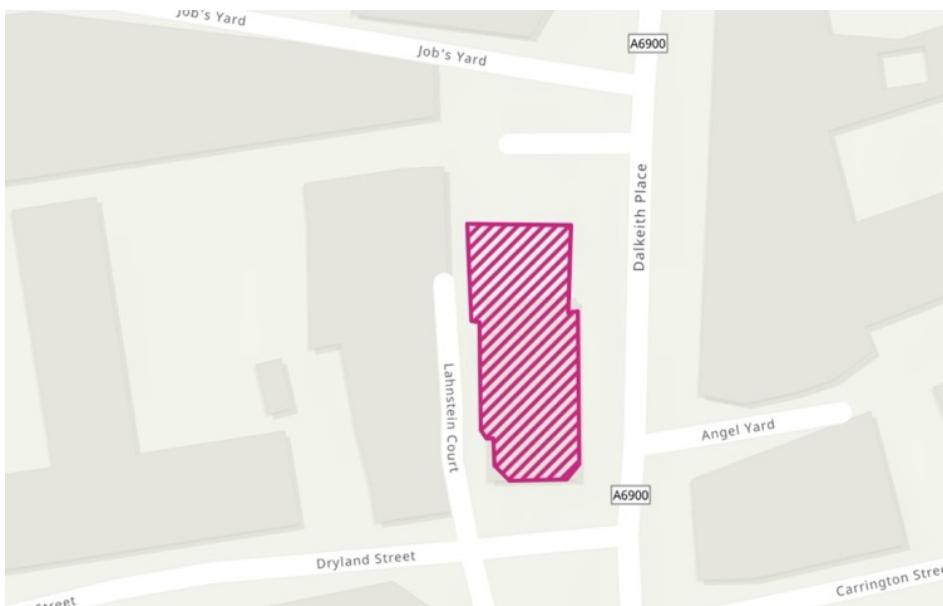
Description from record 7198/364:

Cross Keys Cafe and Assembly Rooms, Horsemarket

Opened in 1880. Still possible to make out a faint cross keys' motif above the drainpipe on the modern building. (1)

Sources/Archives

- <1> [SNN100283](#) Digital archive: Ballinger J.. 1999. Northamptonshire Extensive Urban Survey: Kettering (Industrial). Mapinfo\Archive\Extensive Survey\Kettering. Northants County Council. (unchecked).
- <1> [SNN100283](#) Digital archive: Ballinger J.. 1999. Northamptonshire Extensive Urban Survey: Kettering (Industrial). Mapinfo\Archive\Extensive Survey\Kettering. Northants County Council. (unchecked).
- <2> [SNN111989](#) Book: Bailey, B, Pevsner, N, and Cherry, B. 2013. The Buildings of England: Northamptonshire. Yale University Press. p. 363



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4.10 Central Methodist Church, School Lane



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- Historic Value: Built 1933 replacing earlier chapel; reflects Methodist civic expansion.
- Architectural Interest: Brick with stone dressing, quasi-municipal style; externally intact despite 1983 internal alterations.
- Communal Value: Continues in use by community groups.

Additional Information:

The methodist church on School Lane was built to replace the original church on Silver Street. A date plaque over the doorway commemorates its opening in 1933. It is brick built with stone dressing and its architectural style is more in keeping with municipal buildings of the time than a place of worship.

Extensive internal alterations carried out in 1983 were done without altering the building's external integrity.

The church holds an important position in the town, not only as a place of worship but also as a shared space for many community groups. Much of School Lane has been developed, so this building is a reminder of the history of the town.



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4.11 Carey Baptist Church, King Street



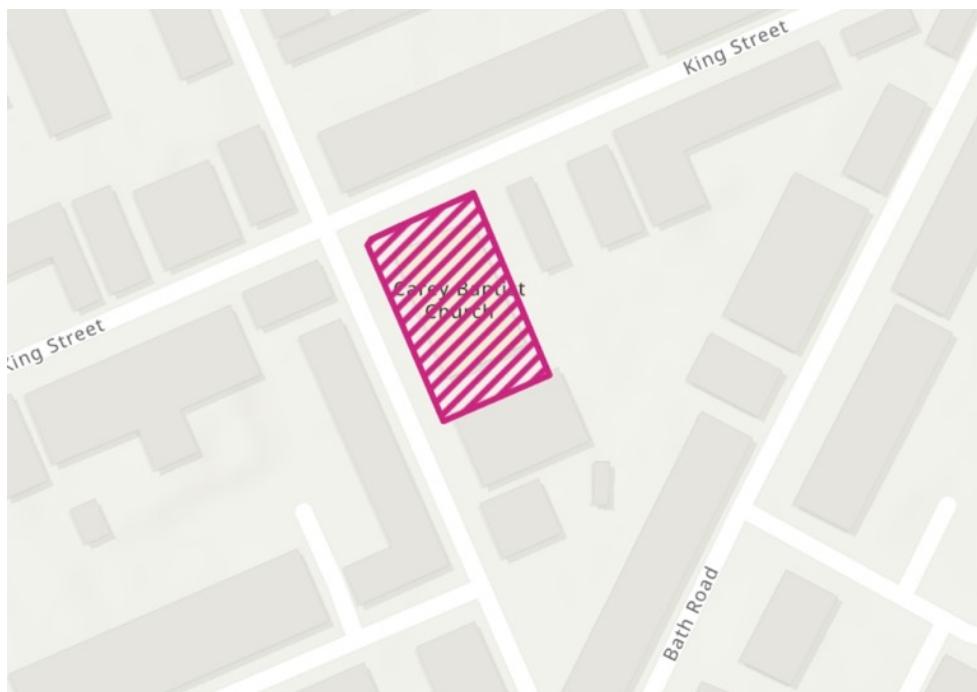
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- Architectural Interest: Designed by Cooper Williams; notable cantilever roof and pitch-pine gallery.
- Historic Interest: Forms part of Nonconformist religious landscape.

Additional Information:

This impressive early 20th century Church was built 20 years after the Church Hall which adjoins the Church Building. The Foundation stone was laid in 1911 and the Church opened in 1912. It is brick built with dressed stone embellishments. It was designed by Cooper Williams of Kettering. The Cantilever

roof construction allows a large open space with galleries and much use of pitch pine panelling. It is still in use today.



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4.12 Park Infant Academy, Park Avenue



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- Architectural Interest: High-quality Victorian school with sympathetic extensions.
- Historic Value: One of Kettering's significant Board Schools.

- Group Value: Important ensemble with Park Junior Academy.

Additional Information:

Park Infant Academy (formerly Park Infant School) was built in 1889 in the brick and stone style typical of other Victorian buildings in the town. It has been sympathetically added to over the years, including a building within the playground that was added in 2001 that complements the design of the original building. It is fenced on its two street-facing sides with traditional metal railings.

The building is a landmark in the community, along with the adjacent (but physically and administratively separate) Park Junior Academy, built in 1898. Note that the Junior Academy building has recently had the top of its distinctive tower removed for safety reasons, so attention to the Infant building might be particularly relevant.



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4.13 All Saints' Church, William Street (1926)



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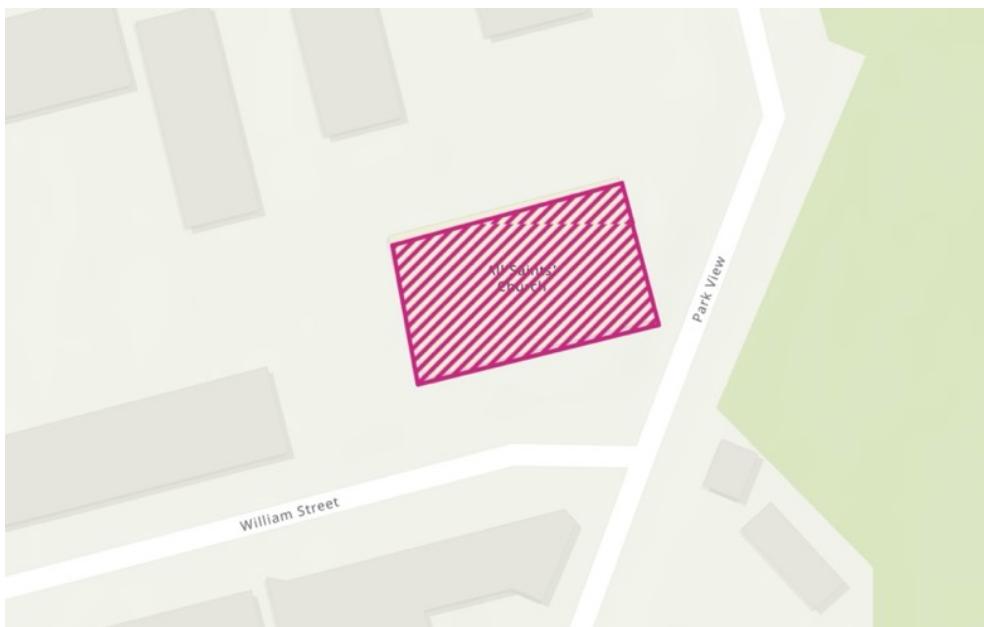
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- Architectural Interest: Early English Gothic Revival in red brick and stone.
- Historic/Social Value: Expanding early-20th-century parish; enduring community role.

Additional Information:

All Saints' Church stands within a residential area of Kettering that expanded rapidly in the late nineteenth and early twentieth centuries. The parish began with a temporary iron church in the early 1900s, with the present building constructed in 1926. Designed by E Turner and E J May, it is built of red brick with stone dressing and adopts a restrained interpretation of the Early English Gothic revival, typical of interwar ecclesiastical design.

The church retains original architectural features including tall lancet windows, a broad nave and an octagonal tower. Although the interior has been adapted over time, the external appearance remains consistent with its 1920s origins. All Saints' continues to play an important role in the community, serving as both a place of worship and a local gathering space. As the surrounding neighbourhood has evolved, the church has remained a landmark and a record of the area's early twentieth-century development



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4.14 William Knibb Centre / Stamford Road Boys School Montagu Street



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- Historic Value: One of the significant Board Schools; associated with Gotch and Saunders.
- Architectural Interest: Architect J.A Gotch. Recognisable campanile form; characteristic of Kettering's distinctive school architecture.

- Communal Value: Longstanding educational and social landmark



Additional information:

In 1877 the Liberals and Nonconformists made a bid for a School Board to build schools. Five Liberal Nonconformists and four Conservative churchmen were elected. The Kettering Board only ever had one chairman, Davis F. Gotch who was a Liberal and Nonconformist and one vice-chairman, Robert B. Wallis who represented a non-sectarian party. The result was that the Board built Stamford Road, Rockingham Road, Hawthorn, Park Road and Spencer Street Schools able to accommodate 4,245 pupils.

Gotch and Saunders designed four out of the five schools. They were designed to be different from other Board schools that were usually built in industrial towns. What made them different was that they had tall Italianate campaniles.

Built in 1892 and originally a Mixed Primary School, it later became a Boys' Secondary School. It merged with Kettering Boys' School in 1976, serving as "lower school", teaching the first two years of secondary. The Windmill Avenue campus taught years three-to-five.

Stamford Road School finally closed in 1983, with its functions absorbed into the school on Windmill Avenue.



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4.15 Drovers' Hall, junction of Bowling Green Road and London Road



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- Historic Value: Administrative centre of former cattle market.
- Architectural Interest: Unusual curved ironstone building with cast-iron porch arcade.
- Community Value: Well-loved landmark, though currently vacant.

Additional Information:

Built in 1880 by the Borough Council as the administrative offices for Kettering's Cattle Market; consisting of the market-keeper's house, offices for the public weighbridge, a refreshment bar and, apparently, a shed for the Council's steam roller.

An attractive, unusually curved, 2- and single-floor building, constructed in ironstone with limestone dressings, the side facing the Cattle Market site (now London Road car park) with an attractive porch with cast iron pillars running the length of the building.

Following the move of the Cattle Market to a new site in the late-1960s, Drovers' Hall was left vacant until the early 1980s when it hosted Lockley's Restaurant and, subsequently, the Ocean City Chinese Restaurant – neither of which thrived. The Hall is, again, vacant and being used for Council storage.



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4.16 Orient House, Cobden Street/Field Street



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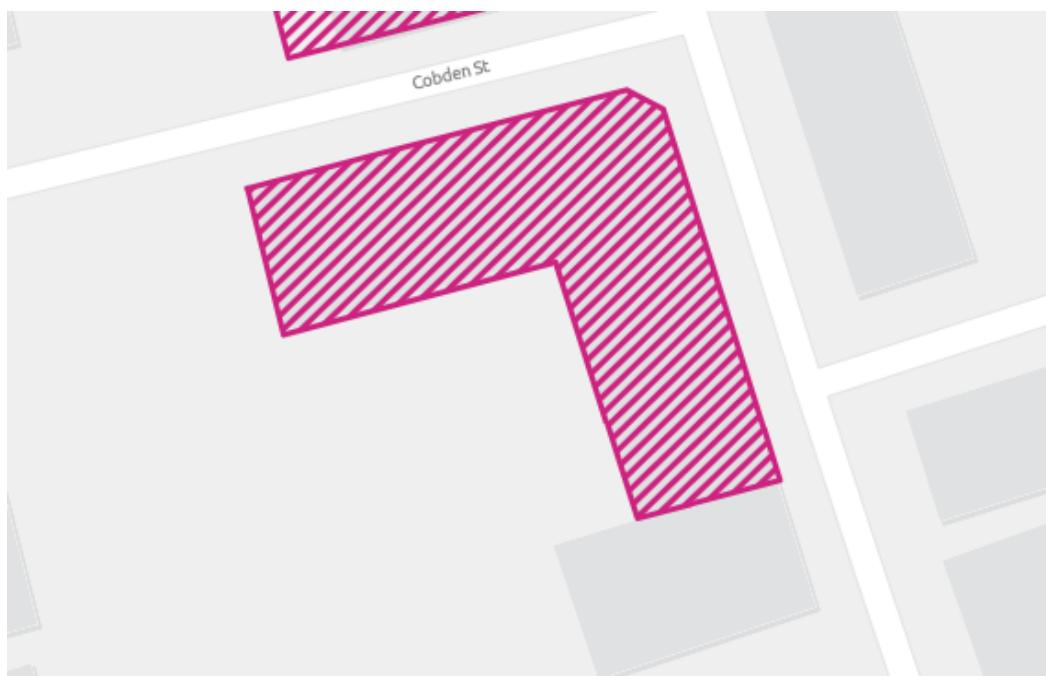
- Historic Value: Association with Kettering Co-op Clothing Manufacturing Society
- Architectural Interest: Distinctive and imposing landmark building.
- Communal Value: Residential reuse maintains external character and detailing.

Additional Information:

Orient House is a distinctive Edwardian Neo-Baroque building, part of a larger concentration of employment sites on both sides of Cobden St and Dryden St. The building showcases grand architectural ambition rather than typical local industry. It was built and occupied in 1913 by Kettering Clothing Manufacturing Co-operative Society and was used as a factory for women's clothing, employing generations of workers until the company closed in the 1970s. During World War Two Kaycee Clothing (as it was then called) made over 500,000 uniforms for British and US armies. The building was then used by Seddon Packaging. In 2013 parts of the factory in Dryden Street and on the corner of Field Street Avenue were demolished for new housing, leaving the original block on the Dryden Street corner intact.

The building was converted to residential use in 2007 under planning reference KET/2006/1106, which allowed for the refurbishment of existing factory to form 46 flats. The conversion also involved considerable alteration to the internal layout and a replacement roof. In addition, it is specifically recognised that the windows are modern additions and whilst they maintain the character of the property, the current frames and glazing themselves have no intrinsic heritage value.

The overall architectural style featuring elaborate scrolled brackets together with consistent placement of the windows gives symmetry and elegance; the classical framing presenting an opulent Edwardian Neo-Baroque Classicism design to this landmark building.



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5. Summary of Significance and Compliance with HEAN7

Across all candidate assets, the essential HEAN7 tests are met:

HEAN7 Criterion	Evidence from candidate buildings
Historic interest	Strong across industrial, educational, civic and religious buildings, representing key phases of Kettering's development.
Architectural interest	Many assets retain characteristic local materials (ironstone, red brick, stone dressing), distinctive forms (campaniles, industrial grids).
Social/communal value	Schools, churches, bandstand, temperance hall all continue or recall important community functions.

HEAN7 Criterion	Evidence from candidate buildings
Rarity/distinctiveness	Rare Victorian/Edwardian industrial structures, unique temperance buildings, and surviving dissenting heritage.
Integrity	While some have been adapted, principal elevations, forms and settings remain recognisable and significant.

6. Justification for Policy KET7

Policy KET7 identifies these sites as non-designated heritage assets and requires development proposals to:

- Conserve features of significance
- Demonstrate an understanding of heritage value
- Avoid unjustified loss or harm

The policy aligns with national guidance because:

- HEAN7 emphasises that local listing is a material consideration and should be founded on public criteria and evidence.
- The NPPF requires a balanced judgment based on significance; KET7 provides clarity on that significance.
- The approach complements strategic Local Plan policies for conservation and place-making.

Conclusion

The identification of Local Heritage Assets in the Kettering Neighbourhood Plan is robust, transparent and fully compliant with Historic England Advice Note 7.

The assets proposed demonstrably enrich the understanding of Kettering's history, architecture, community identity and townscape. Policy KET7 is therefore justified, deliverable and necessary to secure the conservation of Central Kettering's unique character.

APPENDIX 1 – Loakes Building

Representations on behalf of Loake Brothers Ltd: 91 Wood Street, Kettering

- 1.1 Berrys has been instructed by Loake Brothers Ltd ('the Client') to prepare this response to written correspondence from Kettering Town Council ('the Council'). The Council is in the process of developing a neighbourhood plan for Central Kettering, and the associated steering group are preparing a local list of non-designated heritage assets ('the Local List').

1.2 A letter of notification was received on 30th September 2025 informing the Client that the factory at 91 Wood Street, Kettering ('the Site'), was under consideration for inclusion on the local list of non-designated heritage assets.



Figure 1: Aerial view showing the Loake factory complex at Wood Street (source: Google Earth)

1.3 This representation seeks to assess the existing site against the criteria set out in local listing guidance, and conclude as to the level of heritage interest of the site as a whole, proposing a scope for the listing.

1.4 The PPG defines non-designated heritage assets as

'Buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets. A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets.'

1.5 Locally listed buildings fall under the umbrella of 'non-designated heritage assets', and as such any works proposed to a locally listed building fall to be considered under paragraph 216 of the NPPF², which states:

'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'

1.6 For the avoidance of doubt, no works requiring planning permission are currently proposed to the Site.

Brief history of the Site

- 1.7 Loake Brothers was founded in 1880 by John, Thomas and William Loake. In 1894, the company moved into new factory premises on Wood Street, which accommodated over 300 workers across a floor area of circa 20,000 square feet, and was originally named the Unique Boot Company.
- 1.8 The building has undergone phased alterations over time to accommodate new technologies and respond to the changing demands upon an operational factory building. These have included
 - The replacement of outdated machinery internally;
 - General alterations to interior spaces consistent with the continued operation of the factory;
 - The replacement of failing roof surfaces and installation of PV panels;
 - The construction of new buildings along the western side of the principal range;
 - The installation of security covers to windows on the northern elevation;
 - The installation of EV charging points; and
 - Replacement of fenestration on the southern elevation with modern PVC windows.
- 1.9 The building as it exists today retains some of its historic character, and also reflects these changes.
- 1.10 The main factory building facing Wood Street is principally of two storeys, with a three-storey central portion topped by a curved gable and an oculus window set within a stone surround. The building has brick piers with stone banding at intervals which break up the elevation. There are stone sills beneath the windows, and a black brick plinth.
- 1.11 To the north, the building has a brick elevation beneath a tiled steep pitched roof. The windows are metal framed and set within arched headers, with security grilles added to

¹ Planning Practice Guidance, Paragraph 039 Reference ID: 18a-039-20190723

² National Planning Policy Framework (2024)

the exterior for security purposes. The principal openings have decorative arched headers with red and black brick.

- 1.12 To the west end is a more recent structure which sits above the parapet line of the original building and forms a visible contrast through its brick tone and fenestration. Within the facility, it retains its first-floor warehouse door, though there is no external pulley system or mechanism and the roof is modern. The window and door openings are blocked up.
- 1.13 Within the eastern courtyard space are modern single-storey structures with pitched roofs, modern PVC windows and PV Panels. There are also a number of shipping containers. Behind this lies the principal factory floor, notable for its multi-pitched roof, which was replaced with a metal and PVC surface, and accommodates PV panels. To the south of the site, a single storey range with a pitched roof accommodates car parking and ECV charging. The structure has an open elevation to the inner courtyard, and continuous brick façade to Wood Street.

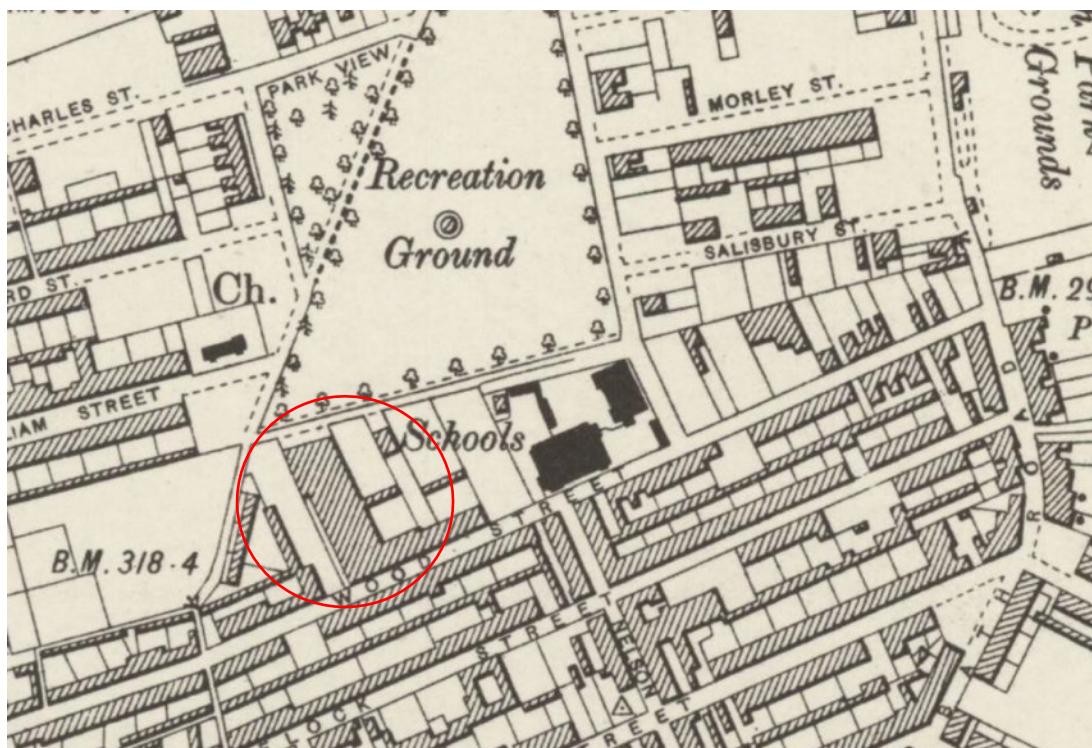


Figure 2: 1901 OS showing the Wood Street factory (location indicative)



Figure 3: Historic photograph of the Wood Street elevation (undated) (source: www.loake.com/history/)

Figure 4: The elevation to Park Street in 2025, showing new PVC windows





Figure 5: The elevation to Park Street



Figure 6: The extension to the east, replacing an earlier house

Criteria for Local Listing

1.14 At the time of writing, the Central Kettering Neighbourhood Plan is at an early stage of development, and as such does not have a policy or set of criteria against which buildings under consideration for inclusion in the Local List are assessed. In due course, the policy will include provision of a Local Heritage Assets Policy (Ket 7). At the time of writing, there is no proposed wording or detail about the policy online.

1.15 In preparing this assessment, therefore, consideration has been given to Historic England's *Advice Note 7 Local Heritage Listing: Identifying and Conserving Local Heritage* (2016) ('Advice Note 7'). This draws upon good practice to provide advice on the establishment and management of a local list of buildings of interest, identifying a five-step cycle:

- Identification: Identifying candidate assets and gathering suitable data for assessment phase;
- Assessment: assessing the suitability of an asset for addition to the local heritage list;
- Ratification: finalising the list and gaining agreement at an appropriate level of the local authority;
- Publication: ensuring access to the local heritage list via the Historic Environment Record; and
- Review: Regular review to ensure that the local heritage list remains up to date.

1.16 The guidance also provides a list of selection criteria for the inclusion of buildings on the local list, and recommends that selection criteria are tested through public consultation.

1.17 The document also identifies a number of criteria for inclusion on a local heritage list. These are identified in the table below, along with a brief description of how the Site relates to each criterion.

Criterion	Description	Appraisal of 91 Wood Street
Asset Type	Although local heritage lists have long been developed successfully for all buildings, all heritage asset types, including monuments, sites, places, areas, parks, gardens and designed landscapes may be considered for inclusion.	The Site comprises a boot and shoe factory, which remains in the use for which it was intended. There is some local interest related to the continuation of the use on the site since 1894.
Age	The age of an asset may be an important criterion, and the age range can be adjusted to take into account distinctive local characteristics or building traditions.	The factory was established at 91 Wood Street in 1894, and some of the buildings retain their historic character and appearance.

Rarity	<p>Appropriate for all assets, as judged against local characteristics.</p>	<p>Kettering underwent significant expansion over the course of the 19th century, which included the development of a number of factory sites for shoe manufacture.</p> <p>The building is not rare in terms of its age, use, or character, and there are a number of listed examples of factory buildings of this period which better provide evidence of this history; for example, the Ken Hall Footwear building on Newman Street, the Dalkeith Works (grade II), and the Bathcraft Factory Building on Havelock Street (grade II).</p> <p>Each of these pre-dates the factory at 91 Wood Street, and survives in a better preserved state. The Wood Street factory has been altered to accommodate the changing demands of the industry, and as such is not rare in terms of its survival or features.</p>
Architectural and Artistic Interest	<p>The intrinsic design and aesthetic value of an asset relating to local and/or national styles, materials, construction and craft techniques, or any other distinctive characteristics.</p>	<p>The Site as a whole has undergone phases of evolution to reflect the evolving needs of a working factory site, including the replacement of external windows to Wood Street, upgrades to the roof including changes to the north lights, and the installation of PV panels.</p> <p>By virtue of its use, the factory has undergone phases of alteration consistent with the changing demands of shoe production. This has included changes to the roof structure.</p> <p>The façade to Wood Street possesses some aesthetic interest for its attractive two-storey central range. The surrounding single-storey buildings are of limited aesthetic interest, being utilitarian in character and added piecemeal to meet the needs of the factory. Similarly, the two-storey entrance extension to the east is utilitarian in character and of no particular architectural or artistic interest.</p>
Group value	<p>Groupings of assets with a clear visual design or historic relationship.</p>	<p>The Site sits alongside a range of two-storey residential terraces. Whilst the use of red brick contributes to a harmonious</p>

		<p>appearance, the scale and expression of the factory building are different, with a single-storey un-fenestrated range to the eastern end along Wood Street, and the grander principal building further along.</p> <p>There is no clear group value with other buildings, as the factory functioned (and continues to function) as an autonomous site where all stages of the manufacturing process are undertaken.</p> <p>It is not the work of a known or noted architect, and whilst the style and materiality are in keeping with other buildings in this part of Kettering, this does not bestow any particular group interest.</p>
Archaeological Interest	The local heritage asset may provide evidence about past human activity in the locality, which may be in the form of buried remains, but may also be revealed in the structure of buildings or in a designed landscape, for instance. Heritage assets with archaeological interest are primary sources of evidence about the substance and evolution of places, and of the people and cultures that made them.	The Site is not known to possess any archaeological interest, and the principal phase of development has taken place since the 1870s.
Historic Interest	A significant historical association of local or national note, including links to important local figures, may enhance the significance of a heritage asset. Blue Plaque and similar schemes may be relevant. Social and communal interest may be regarded as a sub-set of historic interest but has special value in local listing. As noted in the PPG: <i>'Heritage assets... can also provide meaning</i>	<p>The factory was first established in an outbuilding at 62 King Street in 1880, before moving to the Wood Street site in 1894. The footprint can be seen on the 1899 OS at Figure 1.</p> <p>The photograph at Figure 3 shows the historic appearance of the factory site from Wood Street, comprising a red brick elevation with attractive stone dressings. The building does therefore possess a degree of historic interest as the factory of a prominent local business which has persevered for over 100 years on the same site.</p>

	<p><i>for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.'</i> It therefore relates to places perceived as a source of local identity, distinctiveness, social interaction and coherence, contributing to the 'collective memory' of a place.</p>	<p>The building's principal elevation to Wood Street remains largely unaltered (with the exception of changes to the fenestration and the addition of modern extensions), and as such illustrates an earlier phase of the street scene in this part of Kettering.</p> <p>There is no link to wider social values, or a greater communal interest.</p>
Landmark Status	<p>An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.</p>	<p>The building does not have any particular landmark status as it lies on a predominantly residential street with a strong linear emphasis. When experienced from along Wood Street, the southern elevation is clearly discernible from the surrounding residential buildings by virtue of its scale and detailing, though this is not a landmark in the sense of a building which is clearly seen or recognised from a distance and used for navigational purposes.</p>

Conclusions

- 1.18 The building is considered to possess a degree of local interest by virtue of its long-term and continued use as a boot and shoe manufactory, and for the character and expression of the externally facing elevations to Wood Street and Park Street.
- 1.19 The principal buildings to Wood Street and Park Street form part of the 1894 factory complex, and therefore date from the early phase of development at the Site.
- 1.20 The internal structures have undergone piecemeal alteration to facilitate the continued use of the factory, including the addition of further buildings during the 20th century, and the replacement of features (such as the roof) when these were no longer fit for purpose.
- 1.21 This includes the addition of the entrance building to the east of the main range to Wood Street (Figure 6).
- 1.22 The Park Street and principal Wood Street elevations are therefore considered to be of local interest, and merit inclusion on the Local List, because these continue to illustrate the form and appearance of the 1894 factory building.
- 1.23 The later 20th century structures are not considered to possess any particular heritage interest, as later utilitarian buildings which have been constructed as part of the continued functioning of the factory.

1.24 It is therefore recommended that the local listing designation is restricted to the external parts of the factory Site facing Wood Street and Park Street, as these embody the Victorian character of the factory site and are appreciable from within the street scene.