

# AILS WORTH CONSERVATION AREA APPRAISAL REPORT AND MANAGEMENT PLAN



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# **AILSWORTH CONSERVATION AREA APPRAISAL REPORT AND MANAGEMENT PLAN**

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**3.0 AILSWORTH CONSERVATION AREA**

Ailsworth is located some 5 miles to the west of Peterborough and adjacent to its neighbouring village Castor. The conservation area includes a large proportion of the village.

The existing Ailsworth Conservation Area was designated by Peterborough City Council in 1969. The boundaries are illustrated on the map shown in Appendix 1 and by the aerial map below and are currently defined as:

To the east: the rear boundaries of properties to Helpston Road and running north along Helpston Road. To the south: the rear boundaries of properties to Peterborough Road. To the north: the east-west track between Helpston Road and Main Street and the built up edge of the village.



#### **4.0 A BRIEF HISTORY OF SETTLEMENT**

This history of settlement does not repeat the excellent historical research and analysis contained in the 'Five Parishes' book (Five Parishes: Their People and Places A History of the villages of Castor, Ailsworth, Marholm with Milton, Upton and Sutton). The purpose of this chapter is to consider how historical influences have led to the character and appearance of the village we see today.

The area now occupied by the parishes of Ailsworth and Castor has a long history of settlement due to its important geographic position. It lies at a crossing point of the River Nene navigation; the river valley has always formed an east west land route. It is thought an ancient route ran from the Nene ford crossing just to the west of the current village, northward.

Aerial photographs reveal ring ditches, settlements, track-ways and enclosures consistent with Bronze and Iron Age settlements. The main area of ancient settlement is on the higher ground to the north in the area locally known as Langdyke.

The wider area is nationally known for its Roman archaeology and the extent and significance of known remains are well summarised in the Five Parishes Report. The Roman town of Durobrivae has had little impact on the site and form of the present day village. Even the former Roman road of Ermine Street, which once ran north / south just to the west of the village, does not appear to have influenced later road alignments.

The Five Parishes document advises that Ailsworth is mentioned in 8th and 9th century church manuscripts and the village name has its origins in the Anglo Saxon language. Local historians have concluded that the Anglo Saxons adapted and re-used Roman structures. As late as the 5th century a Saxon settlement was said to have existed on the site of the present villages of Ailsworth and Castor. A number of Saxon artefacts have come to light including a Saxon hanging bowl. Archaeological excavations have uncovered the post holes of possible Saxon buildings. However, it is cannot be concluded that the built environment of the present village derives from Anglo Saxon origins.

In the Domesday Book, Ailsworth is recorded as a Manor in its own right; however, it always appears to have been subsidiary to Castor for ecclesiastical purposes.

Modern historians have concluded that, in the East Midlands in particular, the Normans adapted the communal system of Saxon agriculture into the open field system. So, in the medieval period, it can be surmised that the settlement comprised of a manor house, possibly on the site of Manor Farm, perhaps half a dozen houses of freemen, and a loose grouping of shanties in timber, reed and plaster, with straw thatched roofs. Village Farmhouse (Castor) is a good example of a late medieval farm/manor house and is constructed in stone with a stone slate roof. Few small late medieval houses still exist, perhaps pointing to timber frame rather than more permanent stone construction whilst the shanties in which peasants lived were crude and short-lived structures. All these buildings were set within their own small field, or close. Here, herbs were grown, hens kept, the milking cow tethered and other activities carried out that needed to be close to the home.

Peasants toiled cultivating the strips in the open fields, grazed stock in the water meadows during the summer, in the woodlands in the autumn and on the upland commons and heaths in winter. The field boundaries and rights of way to all these parts of the parish form the basis of the field boundaries, lanes and paths in today's village.

This system continued for over 700 years into the 17th century. Then, the increasing interest in scientific discovery gave rise to new agricultural methods, selective breeding of stock and seed and the beginnings of mechanisation, with the advent of metal ploughs, seed drills etc.





**Map 1** Extract from an Open Field Map of the Parish of Castor cum Milton and Hamlet of Ailesworth (in the County of Northampton - showing open fields and arrangement of strips) (original at Northants Record Office, from a Xerox copy in Peterborough Local Studies Collection).



During the 17th and 18th century, some of the traditional strips would have been amalgamated to form small fields to respond to this agricultural revolution. The increasing wealth arising from agricultural production enabled more people to build more permanent homes. It is during these centuries that the character and appearance of the village today was largely formed.

Almost all the cottages we now see and Manor House Farm date from the 17th and 18th centuries. Their stone construction reflects firstly, the ability of people to pay for more permanently constructed dwellings and secondly the fact that by this time, local timber supplies had been almost completely exhausted. Map 1 gives a glimpse of the village in this period. Beside the Nene was the Great Meadow and Little Meadow, south of Peterborough Road lay Nether Field and Little Field, immediately west of the village was Dolefield and Upton Field was to the north. Beyond these were common lands, Moore Wood and Castor Hanglands and Heath. It can be seen that small fields are beginning to replace the long strips, particularly close to the settlement. Within the village, dwellings are set at right angles to the road within their own plots.

So, by 1801, the village comprised a manor farm and grouping of houses and cottages, many set within their own small plots on the west side of Main Street and Main Street and Helpston Road. Each plot was enclosed with a stone wall. Off Maffit Road, the east side of Helpston Road and Peterborough Road were small fields, possibly enclosed by stone walls. All buildings were constructed in stone, cottages with straw thatched roofs, with the exception of Manor Farm which was Collyweston slated. The population was 154. The extent of the village can be seen by reference to building periods 1600-1700 and 1700-1800 in the 'Age of Buildings' in the Built Environment Audit document.

The historic ordnance survey map 1886 – 1889 (Map 2) and photographs from the turn of the 20th century provide good evidence of the character of settlement in the 19th century. Continuing agricultural improvement led to the establishment of orchards in the paddocks around the village. Cottages accrued sheds and outbuildings to store fruit, root vegetables and implements; outside privies, pig sties and dog kennels appeared. The village green and pond were still important for social gatherings and watering stock. For the first time, commercial development appeared with the development of the Peterborough Road (turnpike road Peterborough to Leicester) southern road frontage to take advantage of passing trade on the increasingly trafficked road from the east coast ports, through Peterborough to the expanding towns of the East Midlands. In the 100 years to 1891, the population almost doubled to 286, but by 1901, it decreased to 251, possibly due to the mechanisation of agriculture and opportunities in the growing towns.



*Main Street 1900*



In the photograph on page 8, the right hand frontage shows the pre 1800 village of stone and thatch cottages, spaced along the road, in their own plots with stone walls to the frontages between. The left frontage appears to have been in-filled with 19th century cottages. The roads are un-metalled, without pavements or street lights. The trees are to the frontage of Manor Farm and at the end of Main Street can be identified on the historic OS map and still exist today. It appears that the village pump is in the centre grass verge, between the dogs.

By the mid 19<sup>th</sup> century Station Road (Castor station opened 1845) and all other streets were in place, approximately on today's alignments. In the latter part of the century, the first street works included more formal roads which divided up the village green and the draining of the village pond.

The formal enclosure of the fields took place late (the Enclosure Act 1898 Map 1) It is thought that by this time, many of the traditional strips had been amalgamated into single tenanted fields, mainly under the control of the Fitzwilliam Estate. In the period to 1921, the population continued to decline, probably due to agricultural mechanisation and as a result of the Great War, but by the 1930's, it began to increase, reaching 245 people in 1931. (Maps 3)

The interwar period saw the building of the first publicly owned houses at the southern end of Main Street. With the advent of motorcars, Peterborough Road was fast becoming a major trunk route and the volumes of traffic steadily grew. In the 1960's the railway station closed but the numbers of vehicles continued to increase. Shops, a petrol filling station and public houses on Peterborough Road to continue to take advantage of passing trade. (Maps 4 and 5)



*Main Street in 1910*

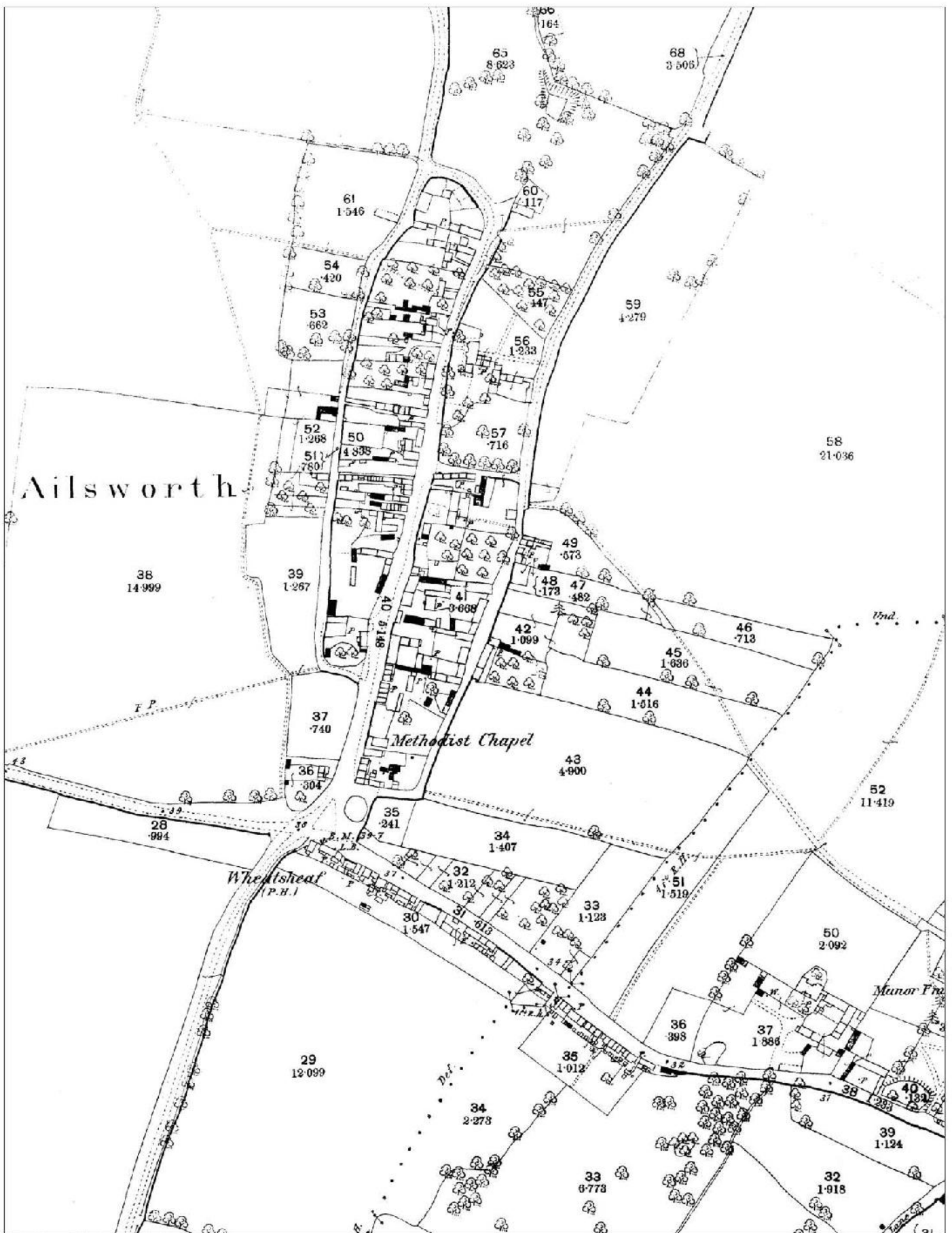


*Main Street in the 1930's*

During the 1960's the character of the village radically changed with the wholesale demolition of cottages between Main Street and Helpston Road and their replacement with estate type houses and later, the development of the west frontage to Maffit Road and the Singefire Road, Casworth Way, Andrew Close, and Holme Close estates. In just a couple of decades, the village had trebled the number of houses. In this period, local government re-engineered the roads, straightening them out, reducing the verges and introducing concrete kerbs, drainage and new electric street lights. Mains water and sewers were also installed. (Map 6)

As the size and volumes of vehicles grew, so the road increasingly dominated the village. In the 1990's, the Castor/ Ailsworth bypass was constructed to the north of the village allowing the installation of traffic calming works. These have attempted to re-create the more tranquil former appearance of the village. Old photographs demonstrate that, before the 1920's, roads did not have a tarmac surface and consisted of compacted earth, limestone, cinders etc. The village character then would have been very different from the ordered kerbed carriageway, grass verges, tree planting and street works of today's Peterborough Road.

Today, more than 75% of all buildings were built since 1950. This new development has comprised of housing estates and infill between surviving old buildings. The form and nature of the historic settlement and its immediate surroundings have probably changed in character and appearance more in the last 75 years than the previous 750.



Title Ailsworth Historic Map 1886 - 1889

Department Planning Services

Drq. No. N/A

PCC GIS

Scale 1:2500

Date 12th November 2007

Name LRM

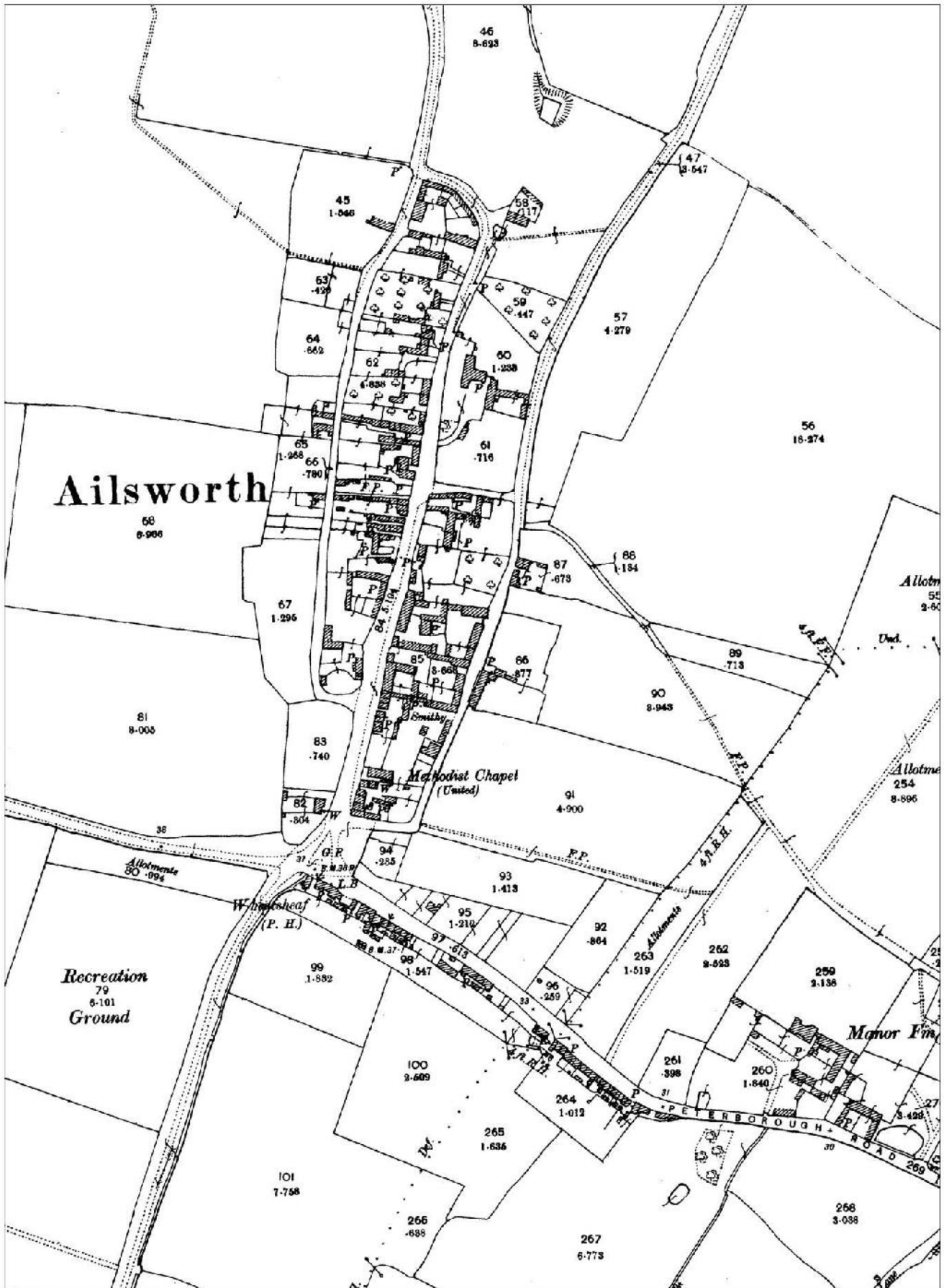


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Map 2 Ordnance Survey 1886 - 1889



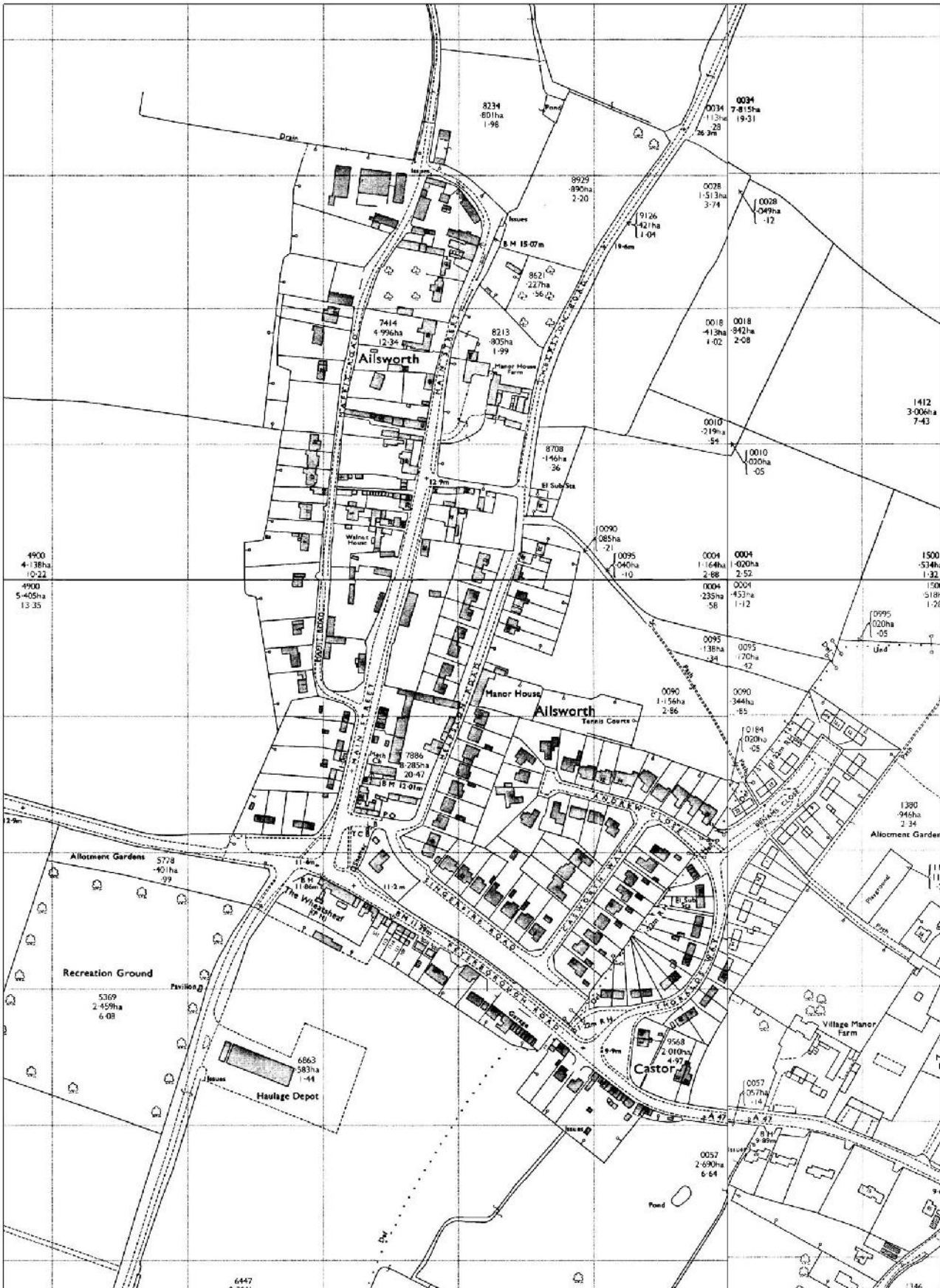


Title Ailsworth Historic Map 1900 - 1901  
 Department Planning Services Drg. No. N/A PCC GIS  
 Scale 1:2500 Date 12th November 2007 Name LRM  
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Map 3 Ordnance Survey 1900-1901







Title Ailsworth Historic Map 1967 - 1978

Department Planning Services Drg. No. N/A

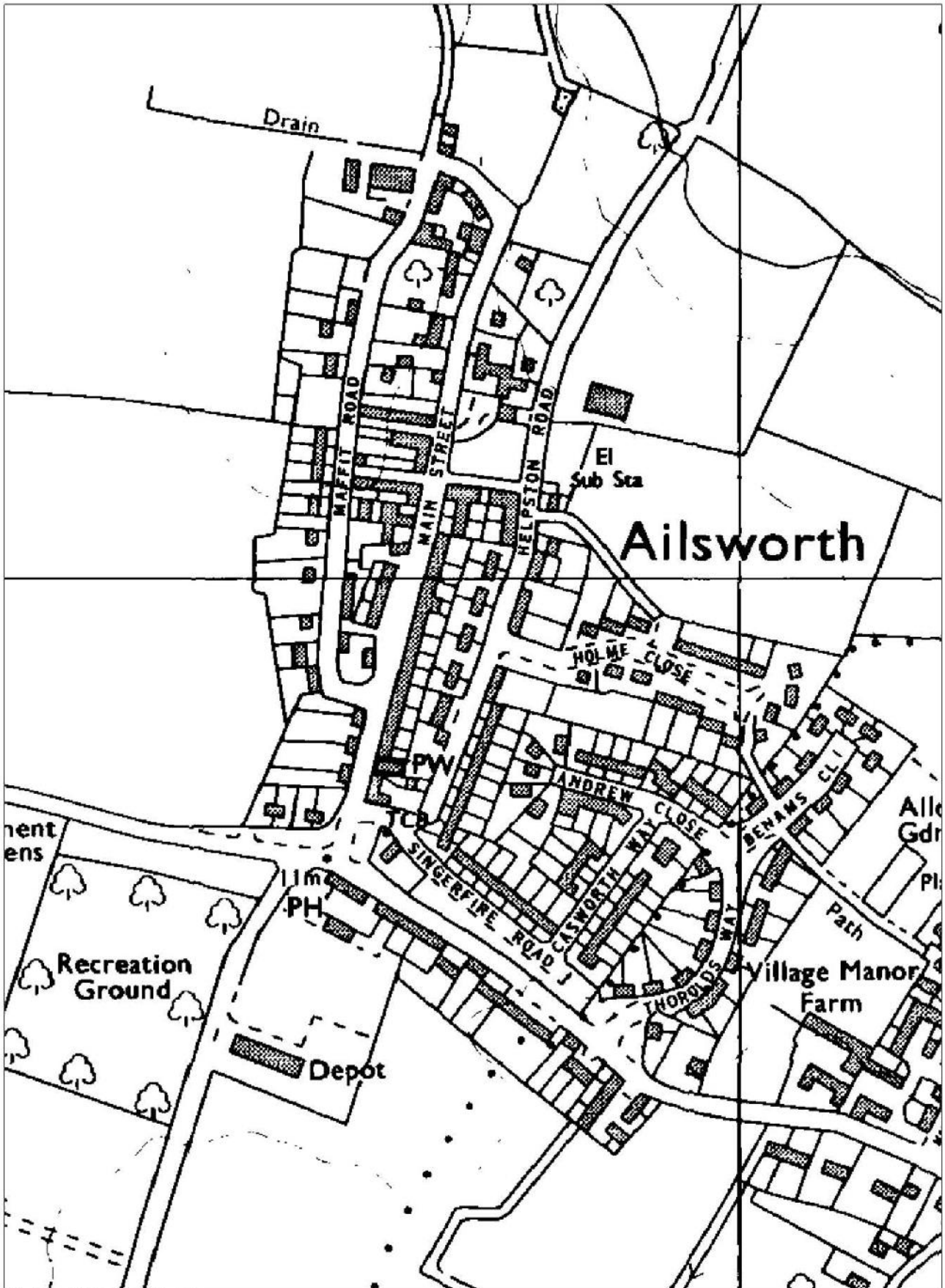
Scale 1:2500 Date 12th November 2007 Name LRM

PCC GIS



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Map 5 Ordnance Survey 1967



Title Ailsworth Historic Map 1987 - 1992

Department Planning Services

Drg. No. N/A

PCC GIS

Scale 1:2500

Date 12th November 2007

Name LRM



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Map 6 Ordnance Survey 1987-1992



## **5.0 SCHEDULED MONUMENTS AND ARCHAEOLOGY**

The following scheduled ancient monuments are within the parish

Monument No 125 Roman Villa SW of Castor Station  
Monument No 126 Site of Roman Villa NE of Sibson Hollow  
Monument No 127 Roman site in Normangate Field  
Monument No 33357 Bowl Barrow 450m NE of Water Newton Mill

Detailed descriptions of these are available in the Royal Commission on Historic Monuments (RCHM) volume on Peterborough New Town and in the Five Parishes document. None of these are close to the current settlement.

No records can be found of what appeared to be a moat on the 1886 OS map, approximately 100m due north from Main Street.

It is known that the history of settlement on the site of the current village goes back at least 1000 years. Twentieth century development in and around the village, has swept away ancient buildings and enclosures that were recorded on the 1886 map.

Within the village, it has been established that over successive periods, sites and in some cases the materials of previous structures were used and re-used. The historic buildings we see today were built alongside earlier structures, which were subsequently demolished. It is likely that the boundaries and enclosures of the plots, orchards and closes shown on the 19th century maps represent boundaries continuous since at least the medieval and possibly Saxon periods. However, 20th century development has resulted in almost continuous built frontages, so evidence of earlier settlement will have largely been covered.

It is almost inevitable that this process of expansion and renewal will continue, with pressures to infill gardens, redevelop and replace buildings. Thus, as sites on the fringes of the village are developed or plots within the village cleared and new foundations excavated, there may still be opportunities to carry out "watching" archaeology to increase our understanding of the medieval and post medieval periods.

In particular, proposals for works on or close to the street frontages and in the vicinity of the many field boundaries, outbuildings, tracks, ponds and watercourses shown on the 1886-1889 OS map should include an archaeological "watching" brief.

## **6.0 LANDSCAPE SETTING**

The parish of Ailsworth sits just above the River Nene valley on the south-facing slope of a limestone plateau eroded by the river. This plateau rises some 40m above the level of the valley floor. The soils are a combination of Jurassic clays, limestone and cornbrash, overlain in the valley floor by alluvial gravels and silt. To the north of the parish are the ancient landscape of Castor Hanglands, Moore Wood and Heath. These woods and grazed heathland clearings give a glimpse of the appearance and rich biodiversity of local landscape as it was 300 -500 years ago. As the plateau slopes to the south, woods give way to arable fields. To the north of the village, the influence of Milton Estates on the general character of the countryside is marked by the existence of well built dry stone walls and hedgerows retained from the enclosures, many containing significant mature trees. However, to the west, the landscape had a modern arable prairie character. Some of the paths and tracks and areas of common land from before enclosure, can still be traced as footpaths and farm tracks.

The present village has continually occupied the same site, just at the foot of the scarp slope, since at least Saxon times. The 1886 OS map and photographs from the turn of the 20th century show that there were extensive orchards, tree planting in the grounds of Manor Farm and considerable numbers of mature trees on the boundaries between the ancient closes in

and immediately around the village. Today, trees still have a considerable influence on the character of the village but many of the 19th century trees and stands of trees have clearly been lost, as a result of old age, agricultural practices, modern development, disease, such as Dutch Elm disease and lack of replacement planting.

Historically, Ailsworth is typical of the "model" East Midlands medieval parish described in the English Heritage publication "England's Landscape - The East Midlands (2006)". At the southern end of the parish were the bottomlands beside the Nene giving rich but seasonal grazing on the flood meadows and products such as willow withies and wands for hurdle and basket making. Above the flood plain were the valley side terraces, with fertile silty/clay soils productive for agriculture and springs providing water. This was the area occupied by the village and the great open fields. Above these were toplands, characterised by boulder clay covering limestone where the soils were hard to work. For centuries, these were left as woodlands, commons and heathlands, providing hunting land, timber for fuel, building and implements and winter grazing. As the population grew and better engineered farm implements became available, the enclosure system swept away the feudal system of rights and dues, some woods were cleared, and with assiduous manuring, it was found crops could be raised on previously uncultivated land. So, large areas of Heath, the woodlands and commons were brought into cultivation. During the Second World War further land was brought into cultivation to assist national self-sufficiency in food production.

South of the village, beside the Nene, regular flooding has meant that significant areas have remained unploughed. The riverside is still reminiscent of the working landscape (for fish, fowl, reeds, wood and transport) that existed until just 100 years ago.

The move from mixed to arable farming since the Second World War has meant that the many ditches and ponds in the river valley, in upland fields and within the village that can be seen on old maps have become filled by neglect or over-ploughing. What appears to be a former moat approximately 100m due north of Main Street and the village pond are two notable losses.

**The approaches to the villages**

The west approach from the former A47



From the Sutton roundabout, there are open arable fields either side of the road. Nearer the village, the eye becomes aware of the line formed by the houses and rear gardens to the 20th century development along the left horizon. This form of development is quite different to typical historic settlements where it is more usual to "read" a cluster of buildings, that appear to be informally grouped around the church steeple, with the building roofscapes interspersed with mature native trees. To the right the hedge on the allotments frontage and glimpsed roofs of the buildings on Station Road, give some sense of arrival. At the village edge, the traffic calming and signage mark a gateway, with a sharp transition from open countryside, through the road narrowing, whereupon the streets scene opens out on arrival at The Green.

Planting of native trees, particularly ash and oak, within the hedge (or former hedge lines) either side of the Peterborough Road, at say 20m centres would give a visual clue that one is passing from open fields into landscape with greater human intervention. Such trees on the outskirts of villages are a feature of the former Soke and there is evidence that such trees

existed around 50 - 75 years ago. Planting of one or two specimen trees (oak or lime) on the road narrowing at the village entrance would enhance the sense of arrival.

If agreement could be reached with the landowner, the planting of groups of trees in the grassed field edge in which the footpath running north/south behind Maffit Road would give some shelter to footpath users and soften the fairly imposing line of roofs, rear hedges and fences formed by the houses on Maffit Road. In this location, species such as ash, oak, field maple and hawthorn would be most appropriate.

The eastern approach from the Peterborough Road.



On foot, one is aware of moving from Castor, past Village Farm and into a different place. In this context, the open field to the north of the road frontage and the pasture to the south are crucial. However, by car, or even on bicycle, it is difficult to appreciate that it is a defined settlement in its own right. The planting of 2-3 forest trees within/immediately beside the hedge opposite nos. 107 - 109 Peterborough Road would, in the long term, reinforce the framing effect the current holly trees and the 3 storey buildings on Peterborough Road south side and make a strongly defined "gateway", into the conservation area. Small leaved lime, hybrid lime or disease resistant elm would be suitable species.

The northern approach from Helpston Road.



The curving alignment, narrow width, mature hedges and native trees and glimpses of old tracks and former common land mark the ancient origins of this road. Paradoxically, the new bridge, carrying the road over the bypass, gives a sense of expectation of an approaching settlement. The bends and banks conceal views until the road 'drops' into the village. Immediately before, the changing species of trees (from oak and ash to poplar) and stone walls give fleeting clues of the more intense human activity and settlement.

The northern approaches from the Maffit Road Bridleway.





This bridleway was formerly a medieval lane running up the scarp slope to common grazing on Castor Hanglands and Heath. Today, this has been truncated by the construction of the bypass and it is now a severed bridleway with an unsatisfactory trunk road crossing. However, the short length from the bypass crests a small rise; on reaching the top, the roofs of the former farm buildings at the end of Maffit Road come into view framed by trees to the west side of the lane and the poplars at the apex of the Maffit Road/Main Street bend.

## 7.0 THE BUILT ENVIRONMENT

### 7.1 Building Periods

The Built Environment Audit states that only 20% of buildings in the village date from before 1900 with almost 60% being constructed during the period 1950 - 1975.

In the village core, the majority of buildings date from the 17th and 18th centuries though many have been greatly altered and extended, particularly since the 1950's. The historic OS maps show that at least 15 buildings that existed in 1886 were demolished in the 20th century, along with their associated outbuildings, boundary walls etc. The plan forms of these indicate that many of these buildings dated from before 1700. It is likely that these were mainly stone buildings but some timber frame structures may still have existed into the 20th century.

The 19th century buildings are almost all on the Peterborough Road frontage and associated with commercial uses from the increasing road traffic. The Methodist chapel also dates from this period.

### 7.2 Protected Buildings

#### Listed Buildings (Appendix 5)

The Audit gives a detailed analysis of the types, dates, construction and materials of the 23 listed buildings. Almost all are domestic vernacular buildings in local stone rubble and thatch or Collyweston slate.

### 7.3 Building Heights and Plan Forms

The houses and cottages below are from the 17th century





All are built in rubble with squared stone blocks for quoins, reveals and parapets. The houses are 2 storey and incorporate "L" plan forms. The cottages are one and a half storeys with a simple rectangular plan based on a front to rear wall span of about 6 metres.

The properties below are all from the 18th century.



These maintain the architectural tradition of the late 17th century, with cottages of one and a half storeys with a narrow simple rectangular plan form. As typical of the Georgian period, the house is two and a half storeys, had a slightly wider plan form and included a small rear wing.

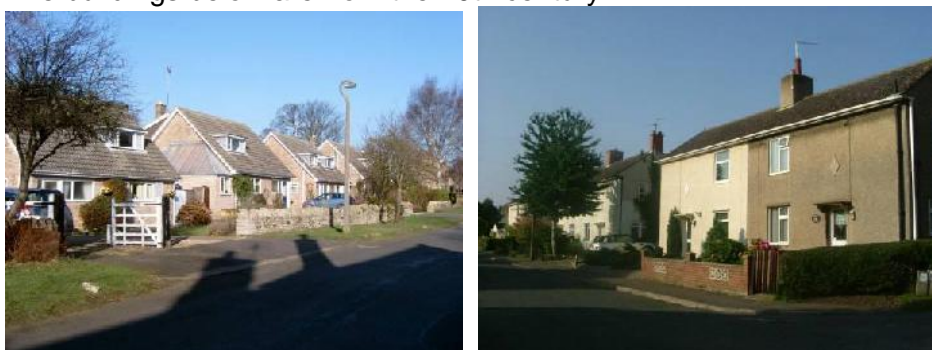
The buildings below are from the 19th century.





They are all of 2 or 3 storeys, rooms within the attics no longer being practical with the shallower pitch of Welsh slate covered roofs. The plan forms are rectangular but have become wider, accommodating 2 rooms within the width of the building.

The buildings below are from the 20th century



They are typical of the 1960's / 1970's, being chalet in style based on a square to rectangular plan form and of 2 rooms deep.

#### 7.4 Building Materials

Before about 1830 the only building materials available were local stone, Collyweston slate, and thatch, with locally made bricks used from the mid 17th century for chimney stacks. From the mid 19<sup>th</sup> century the railways increasingly brought Welsh slates. Towards the end of the century, bricks from the Peterborough yards began to replace local stone, for example, on the Methodist chapel. By the 20th century over 80% of all buildings were constructed in concrete tile roofs, and modern bricks, manufactured far away from the village.

From at least Roman times, all formal buildings were constructed in local limestone, with carefully selected oak floor and roof structures. Windows were stone mullioned and roofs were in stone Collyweston slate. These materials and methods gave older buildings a longevity that has enabled them to survive to this day.



From the end of the 18th century single storey buildings were constructed as sheds and workshops in stone and timber, with roofs covered in stone slates or thatch. Clay pantiles began to be used from about the end of the 18th century with Welsh slates being increasingly imported with the coming of the railways. Most cottages had (and still have) long straw thatched roofs. Long straw is the stalks of the traditional species of wheat that was grown in the surrounding fields before short stemmed wheat was bred for combine harvesting. It was traditional for longstraw thatch to incorporate a simple 'swept' ridge (see photo page 8). The current use of decorative block-cut ridges did not appear until the latter half of the 20<sup>h</sup> century.

The 20th century saw the introduction of mass-produced manufactured bricks and concrete tiles. These completely replaced stone, thatch and local slate as materials for new building and building renovation. The great majority of modern buildings are in modern mass-manufactured bricks and concrete tiles.



Today, the availability of local stone and the excellent visual qualities of replica Collyweston slate have reinforced the use of traditionally based building materials and methods.

### 7.5 The Built Fabric

Typical 17th and 18th c. houses and cottages have



*Longstraw thatch roofs with hooded gabled or eyebrow dormers*



*17th c. chimneys are rectangular, set midway along the ridge.  
18th c. chimney stacks are usually square and built off the gable ends.*

Today, almost all original cottage windows and doors have been replaced with modern patterns. These are often markedly different in character.



By the 18th c. wrought iron casements were incorporated into oak window frames. 19th c. cottage windows were in softwood, incorporating wood mullions and transoms. By the 18th c. better quality houses incorporated sash windows, and these evolved and continued to be used right through to the early years of the 20th century. Replacement uPVC windows almost always have a negative effect on the character and appearance of an older property and the conservation area. They do not achieve the visual quality of traditional windows due to the material and oversized frame elements



*20th c. sash and casement replacement windows.*

From the 17th c. doors in cottages were made from wide "planks"; the wood was sufficiently stable for doors to be made from sections of about 10" (250mm) wide, without being braced or framed. From the 19th c. designs became more sophisticated, with mouldings and beads along joints to exclude drafts and better quality doors being framed, ledged and braced.

In houses from the 18th century panel doors and decorative glazed fanlights were introduced to compliment the newly fashionable sash windows. Like sash windows, the styles of panel doors evolved and changed into the early 20th century.



*19th c. beaded plank door and sash window - surviving to this day - 105 Peterborough Road*



*19th c. casements*



*late 19th c sash*





19<sup>th</sup> c. casements



modern replacement casements



19<sup>th</sup> c. doors & windows replaced in replica



19<sup>th</sup> c. door, fanlight and case, slightly modified in the 20<sup>th</sup> c.



Modern replacements of 19<sup>th</sup> c. sash windows, panel doors and 18<sup>th</sup> c. plank doors.

Today, many pre- 20th century doors have been replaced with modern joinery. Some new doors are purpose made, others are standard joinery and frames, adapted to fit existing openings. In other cases, old openings have been adapted to accommodate the new joinery! A number of properties retain 19th c sash and casement windows.

## 7.6 Building Uses

The Five Parishes book and map based evidence show that even in to the 20th century, there was a greater variety of building uses than is the case today. The 1960's included a mixed working farm, 2 public houses, 2 shops, a garage, a transport haulier, the chapel, a smithy and a number of workshops and yards. The allotments still exist but none of the small orchards survive and Manor Farm has ceased to continue in agriculture. Most properties are now in residential use, buildings such as the farm complex at the end of Maffit Road and the 2 former public houses on Peterborough Road have all been converted to residential uses.

However, off Station Road a printing business has become well established and 2 shops remain. Perhaps 75 years ago, most people who lived in the village, also worked there. Today, the number of people who both live and work in Ailsworth is unknown but it can be assumed these are in a minority.



## 8.0 TREES, HEDGES AND WALLS

There are clear patterns in the distribution of trees, hedges and walls. Immediately around and within the historic village, well constructed stonewalls enclosed frontages and plots. Outside this core, it is likely that stonewalls were more rudimentary boundaries forming boundaries to the open fields. The 18th and 19th century enclosures led to the extensive planting of thorn hedges to mark the new field boundaries and to retain grazing stock. The majority of walls and hedges have largely been lost under the new development.

### 8.1 Trees

The 19th century OS historical map series can normally be taken as giving a good representation of significant trees that existed. It clearly differentiates between coniferous and deciduous trees and formal orchards. It would seem to show most trees that are perhaps at least 30 - 50 years old and therefore prominent in the landscape or street scene at that time.

The 1886 -1889 map clearly shows significant numbers of trees on pre-enclosure field boundaries on the fringes of the village. Early 20th century photographs confirm that mature trees were a strong influence in the setting of the village and its street scenes.



*The Green 1915*

However, the development on the west side of Maffit Road has appeared to result in the loss of the mature trees on this side of the village whilst to the east, the Casworth Way /Andrew Close/ Singerfire Road/ Holme Close estates is on the site of a number of small fields, each previously bounded by mature deciduous trees. The small orchards, for example, east of Walnut House and to the rear of 59 Main Street, have also been lost. However, a number of groups of trees noted on the 1886 map still exist, notably, to Manor Farm frontage and the cut between Helpston Road and Main Street. As can be seen from the above photograph, the village grass verges were regularly grazed and trampled by stock and so remained free of trees.

Since the 1930's, there has been significant tree planting in front and rear gardens and on verges. Invariably ornamental species have been used rather than the traditional oak, lime, ash etc. The smaller modern tree types do not have the commanding townscape presence of native species.



*Looking north from The Green 2008*

Ornamental trees also have relatively short life spans in comparison with ash (250 - 300 years), lime (300 - 400 years) and oak (500+ years). Some strategic tree planting now of native species could help to maintain and enhance the character of the village and its setting in the long term.



*Mature native trees make the greatest contribution to the street scene. Replacements need to be planted now to continue historic character into the future.*

## **8.2 Hedges**

Until the late 19th/early 20th century enclosures, field boundaries were marked by stone walls and to the north are vestiges of ancient hedges that are the linear remains of former ancient woodlands. The importance of walls, at least for enclosures within and near to the village is shown in the 1900 photograph of Main Street. At this time, the landscape was being planted with quickthorn and blackthorn hedges, dividing the former great fields and open commons into smaller, more manageable fields. At the same time, picket fences were widely introduced in the village, for example along the Main Street west frontage. Just a decade later, the invention of barbed wire brought an entirely new and less resource intensive means of keeping stock within fields.

The 18th and 19th century enclosure hedges have largely been subsumed within the new housing developments surrounding the conservation area. Enclosure hedges still mark the enclosure field boundaries to the east of the village but due to lack of management, the hedges are becoming small isolated groups of hawthorn trees.

The 20th century has brought the planting of ornamental hedges around the many new houses that have infilled street frontages. These have brought a marked change in character from the more open frontages defined by wicket fences and stone walls. In particular, the hedges on the west side of Maffit Road at the southern end and east side at the northern end are now notable features in the street scene.





*Mixed species and hedges, Maffit Road.*

The Built Environment Audit identifies the trees and hedges that are most important to the character of the village.

### 8.3 Stone Walls

From earliest times, small fields or closes probably existed in Ailsworth used as safe grazing for stock and to grow herbs and fruit. Certainly from the 17th century, cottages were spaced apart, each set in their own plot. The enclosure map indicates a patchwork of fields close to the village street and it is likely that each field was enclosed by a stone wall. Almost all walls now surviving, date from the 18th and 19th centuries. However, since they would have been built and rebuilt on many occasions, it is not possible to accurately estimate their age. Development since the 1960's has resulted in the fragmentation and loss of many walls as successive gaps are made to accommodate new and wider drives and estate roads. Many other walls have fallen into disrepair, been demolished or reduced in height in preference to repair and reinstatement. Others have been replaced by fences, brick and concrete block.

There are several walls in poor condition; further loss of these important historic features would diminish the character and appearance of the conservation area. There may also be opportunities to construct new traditional walls, or restore the height of existing walls, as part of new development schemes. Further puncturing of walls through insertion of new drives should be avoided; if walls need to be dismantled to facilitate new construction they should be reinstated using traditional methods and materials, on completion of the works.

The Built Environment Audit defines the most important traditional stone walls.



*Walls in the townscape*



*Wall in poor repair*



## 9.0 TOWNSCAPE

The Ailsworth Built Environment Audit included sections which presented a detailed townscape survey, analysis and recommendations. It is considered that these are still valid and therefore the Audit recommendations should be read in conjunction with this Report. (Appendix 3 – Townscape Appraisal)



*Maffit Road*



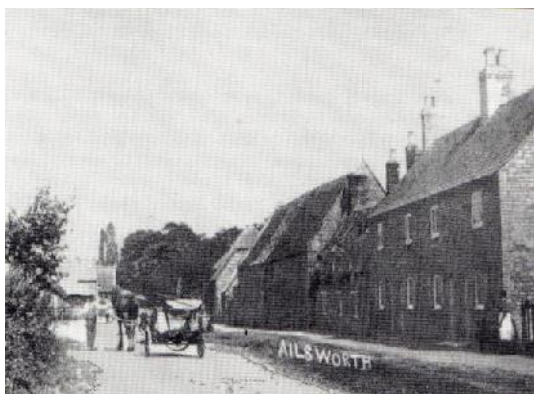
*Main Street*



*Helpston Road*



## 10.0 STREET FURNITURE, FLOORSCAPES AND HIGHWAYS



*Main Street 1910*



*Main Street 2008*

Until the first quarter of the 20th century, the village streets were narrow, with informal edges, meandering alignments and wide rough grass verges either side. As more properties have been built the increased volumes of traffic have gradually led to the formalisation of the highway and introduction of street furniture and signage.

Some historic street furniture has been retained, notably, the K6 telephone box and letter box.



*K6 telephone box*



*post box*



However, successive street works over the last 75 years have resulted in inconsistencies in other elements of street furniture; 3 different styles of lamp post in Main Street.



*Some of the styles of lamp-post in the conservation area.*

Around The Green there are a vast number of traffic, directional and other signs, street lights, litter bins, hydrant heads, and street name signs. This quantity and variety detracts from the appearance and sense of place in what should be the heart of the village.



*Street furniture - The Green*



*Modern utilitarian railings.*



Some street furniture is utilitarian in design and poorly maintained. Overhead telephone wires also detract from the appearance of the conservation area.





*Historic floorscape in local limestone setts*

There are remains of traditional paving and, where reasonably continuous, these are an attractive and historic feature of the conservation area. This type of paving employs particularly hard locally quarried limestone, sometimes known as Wittering Pendle, shaped into setts and laid on edge.



*Sub-divided grass verge*

The infilling of frontages has meant that the once continuous grass verges have been sub-divided by drives and drop kerbs. This changes the character of the village.

## **11.0 MANAGEMENT PLAN**

### **11.1 The Conservation Area Boundary**

The conservation area approximates to the extent of the village as defined on the 1886 OS map. The west boundary runs around the village closes; to the east, new development has rendered previous historic landscape and boundaries of largely academic interest, whilst to the south the principle buildings and curtilages are reflected in the current boundary. There is a strong case for extending the conservation area boundary north to the bypass.

The area contains considerable landscape value: surviving medieval and post medieval field boundaries and rights of way, former pond, and ancient earth embankment. The land is bounded to the west by a bridleway and to the east by the re-aligned Helpston Road and divided into four paddocks, three of which are fenced and in use for grazing. Since medieval times the land to the north of the village has been extensively cultivated. The bridleway to the west and the former bridleway (Helpston Road) formed medieval lanes running up the scarp slope to common grazing land. These lanes gave right of way for villagers to the upland commons to cultivate strips of land in open fields (Map 1). The bridleways have shaped the field boundaries. Within the site the northernmost pair of paddocks are divided north – south by an outgrown enclosure hedge. These paddocks are bordered to the south by the remains of an ancient earth embankment with an overgrown former pond. These features are rare remains of an earlier agricultural landscape which have influenced the character of the today's village. The land has significant landscape value which informs the history of settlement of Ailsworth.



The effect of designation would assist in the retention of trees, hedges and track alignments and may encourage positive actions for the sensitive management of this relatively small but important area of historic landscape.

- **Extend the conservation area boundary to the north as indicated on the proposals map (Appendix 1).**



*Land to the north of the village*

## **11.2 Historic Buildings**

In the case of most historic properties, the challenge is to retain original fabric such as old windows and catches and stays, doors and door-cases, brick and stone floors, staircases etc in houses that have already been modernised, extended and in many cases amalgamated. Retention of walls and stone paths around and within the curtilage of historic buildings is also important.

It is noticeable that modern designs of windows and doors have been installed in many 18th and 19th century buildings. In others, replacement may be imminent. The Peterborough City Council "Renovating Your Cottage - A Guide For Owners" 1988 advice still holds good today.

- **Up-date the broadsheet "Renovating Your Cottage" and distributed to all owners of traditional buildings.**
- **Further extension of already extended listed properties and amalgamations to form larger dwellings should be resisted.**
- **On thatched properties, where old extensions are to be remodelled or where a new extension is acceptable in principle, the presumption will be that the new roof(s) will be in thatch of the same type.** The new Building Regulations allow the use of thatch provided adequate fire precautions – (to a standard known as the "Dorset model") - are in place. The traditional thatching material is long straw.
- **All original materials, particularly Collyweston slates, should be re-used and additional salvaged matching materials incorporated into new work, as required.**
- **Cottage window and doors and frames surviving from before 1930 should be repaired and/or taken as patterns for replica doors and windows for use in repair and restoration on other similar buildings where modern patterns have replaced traditional fabric. On non-listed buildings, the requirements of the Building Regulations (Part L) in relation of attaining high levels of thermal efficiency can be achieved by the use of composite type doors and sealed double glazed units in timber framed windows. The use of replacement uPVC windows should be avoided as they invariably have a negative impact on the character of the conservation area and are inappropriate in a historic context.**
- **Replacement windows should always be located set back into their reveals with the face of the wall in order to retain traditional detailing. As a guide, where non-original**

**windows are to be replaced, new windows should be set back a minimum 50mm and up to 75mm.**

### **11.3 New Buildings**

The 1886 map clearly shows that the character of the village was formed by a particular form and arrangement of buildings, plots and dividing walls. Many buildings were set between Maffit Road and Main Street and Main Street and Helpston Road on east / west alignments with their gable ends onto the roads. There were gaps between groups of buildings and local stone walls existed on the frontages, linking the buildings and enclosing the orchards/gardens/allotments between. The visual qualities of this historic form of development is well illustrated in historic photographs. The constant pressure for infill development has significantly eroded this character.

- **There will be a presumption against infill development or ribbon development within and on the fringes of the village unless it can be demonstrated that there would be no detrimental effect on the amenity, and character and appearance, of the area.**
- **Where infill development may be seen to be inevitable, for example, to replace buildings of little architectural merit the City Council will prepare design briefs, setting out the form and materials of development considered being acceptable.**

**Designs for new development should include the following principles:**

- **New development should closely follow the forms and siting of buildings that shaped the character and appearance of the conservation area; in particular the gable end onto the street frontage with ranges of buildings successively arranged between streets.**
- **Where new dwellings are permitted, they should be designed with a narrow plan form of around 6m.**
- **The new main buildings should be in locally quarried stone with thatch or replica Collyweston slates; clay pantiles (preferably yellow) may be acceptable for secondary structures such as garages. Welsh slate should not be encouraged.**
- **Opportunities should be taken to consolidate and repair existing features in the conservation area such as stone walls as part of agreements for either site related off site works as part of planning consents.**
- **the City Council will publish design guidance and advisory leaflets for owners and residents on how the Conservation Area designation affects them, including advice on appropriate maintenance, repairs and alterations**

If, outside the conservation area, there are particular reasons why traditional type materials cannot be used, grey/buff small plain tiles are readily available and more sympathetic in appearance to the local building tradition than modern concrete tiles or actual or replica Welsh slate.

### **11.4 Archaeology**

This report demonstrates that further action is needed to safeguard and manage the archaeological resource within and around .

- **All schemes for new development within the proposed conservation area boundary or where there is evidence of previous settlement or activity on the 1886 - 1889 OS map, should include an appropriate archaeological assessment before the detailed planning (application) stage.**

### **11.5 Stone Walls**

A number of properties have stone boundary walls. Many of these may represent historic boundaries, in some cases dating from pre-medieval times. Over the years, some walls have been reduced in height in preference to replacing top courses and copings. Were these reinstated they would clearly make a far greater contribution to the street scene. Peterborough City Council has available some detailed practical guidance notes on the building and repair of walls in the local style.

- **All existing stone walls should be retained, maintained and rebuilt if necessary and where there are opportunities (for example as part of a landscaping scheme or planning agreement linked to the grant of planning consent), restored to their original height.**
- **The City Council, in conjunction with the parish council, English Heritage and other bodies considers ways to assist the repair of existing walls and the building of new walls in the local tradition.**

### **11.6 Streets and Street Furniture**

During the 1960's and 1970's the streets were re-engineered to better accommodate motor vehicles and to incorporate mains water, electric and sewers; concrete and steel street lights, tarmac pavements etc. These works very much changed the character and appearance of the village. There are vestiges of earlier granite kerbs and local hard limestone setts but these are very much the exception. The number of items and the siting of street furniture could also be better planned. It is important to retain and encourage repair and reinstatement of the stone cobbles especially to the cuts running at right angles between Helpston Road and Main Street and Main Street and Maffit Road.

- **Identify and retain all vestiges of historic street furniture and materials including gas and early electric light standards and brackets, milestones, and granite and local stone kerbs and setts.**
- **As proposals come forward to repair and maintain the cross paths and similar surfaces, opportunities are taken to reinstate traditional surfacing and in particular the local stone setts, fragments of which still survive.**
- **As and when maintenance and repair works comes forward, the opportunity is taken to consider and rationalise signage and street furniture around The Green with a view to reducing and replacing existing elements with designs that are more appropriate to the heart of the conservation area.**
- **As upgrading and maintenance schemes for street furniture come forward new designs and materials are chosen to compliment the historic character of Ailsworth and its conservation area.**

### **11.7 Tree Planting, Landscape And Townscape Enhancement**

The character of the village is changing as more trees and hedges are planted in front gardens and on the grass verges. At the same time, the large native trees, known to exist in the 1880's have been lost or are nearing over-maturity, and specific provision should be made to gradually replace these. It is accepted that this process has begun with, for example, the planting of oak saplings on the paddock frontage between Main Street and Helpston Road. In contrast to the native forest tree species, the ornamental species do not have the same character. Many of the ornamental trees planted within the verges have comparatively short life-spans and it can be seen that many will require arboricultural work/removal in the foreseeable future.





*Mature native trees greatly contribute to townscape character, but planned replacements are needed.*

To retain and enhance Ailsworths character care is needed in the siting of new planting and selection of species. The most effective planting is often where trees are positioned directly opposite gable ends of buildings close to the pavement. The combination of the mature tree and gable then form a "gateway" from one part of the street to the next and giving different parts of the streets their own character and sense of place.

- **a tree planting programme should be drawn up, based on the suggested planting on the Proposals Map and implemented over, say the next 10 years as part of an annual parish tree planting scheme to reinforce the historic character and appearance of the conservation area in the long term.**

The increased size of vehicles and volumes of traffic are beginning to lead to the erosion in the width and quality of the grass verges. The banked verges such as at the top of Main Street and Helpston Road and un-kerbed sections of verge are particularly important.

- **consider ways to protect the grass verges and where they have been obviously eroded, to re-establish their width.**

Until about the 1900 the village green contained a large pond. It may be appropriate to consider the reinstatement of this feature as part of a sustainable drainage / flood alleviation / summer water retention scheme. A reinstated pond would greatly add to the historic character, appearance and sense of place of Ailsworth.

- **it is recommended that the City Council and parish council's (with other organisations as appropriate - for example the Environment Agency) investigate the feasibility of financing and implementing conservation area enhancement works including the restoration of the village pond.**

## 12.0 CONTACTS AND REFERENCES

### Contacts

Advice, including guidance leaflets, concerning Conservation Areas and Listed Buildings can be obtained from <http://www.peterborough.gov.uk>: or contacting Peterborough City Council, Planning Services, Stuart House East Wing, St John's Road, Peterborough PE1 5DD Tel: (01733) 747474  
e-mail: [REDACTED] or [REDACTED]

Advice regarding planning permission can be obtained from [www.peterborough.gov.uk/page-7472](http://www.peterborough.gov.uk/page-7472) or contacting: Development Control (Planning), Planning Services, Stuart House East Wing, St John's Road, Peterborough PE1 5DD Tel: (01733) 453410  
e-mail: [planningcontrol@peterborough.gov.uk](mailto:planningcontrol@peterborough.gov.uk)

## Reference and sources of Information

**CAMUS Project:** Five Parishes: Their People and Places A History of the villages of Castor, Ailsworth, Marholm with Milton, Upton and Sutton, 2004

**English Nature** Natural Area Profile Number 35 Rockingham Forest (1997)

**PECT / Ailsworth Parish Council et al.** Castor and Ailsworth Village Design Statement 2002

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**Royal Commission on Historical Monuments** An inventory of the Historic Buildings in the Peterborough New Town Area, 1973

**Stocker D.** England's Landscape - The East Midlands, 2006

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- Legislation and Guidance

Planning (Listed Buildings and Conservation Areas) Act 1990

Town and Country Planning Acts 1990 (part viii)

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Ancient Monuments and Archaeological Areas Act 1979

Planning Policy Guidance Note 1 (PPG1): General Policy and Principles

Planning Policy Guidance Note 9 (PPG9): Nature Conservation 1994

Planning Policy Guidance Note 15 (PPG15): Planning and the Historic Environment 1994

Planning Policy Guidance Note 16 (PPG16): Archaeology and Planning 1990

[www.communities.gov.uk](http://www.communities.gov.uk)

Guidance on Conservation Area Appraisals. English Heritage 2006

Guidance on the Management of Conservation Areas. English Heritage 2006

- Local Planning Policy:

Peterborough Local Plan (First Replacement) 2005 [www.peterborough.gov.uk](http://www.peterborough.gov.uk)

- Web related:

<http://www.planningportal.gov.uk>

[www.communities.gov.uk](http://www.communities.gov.uk)

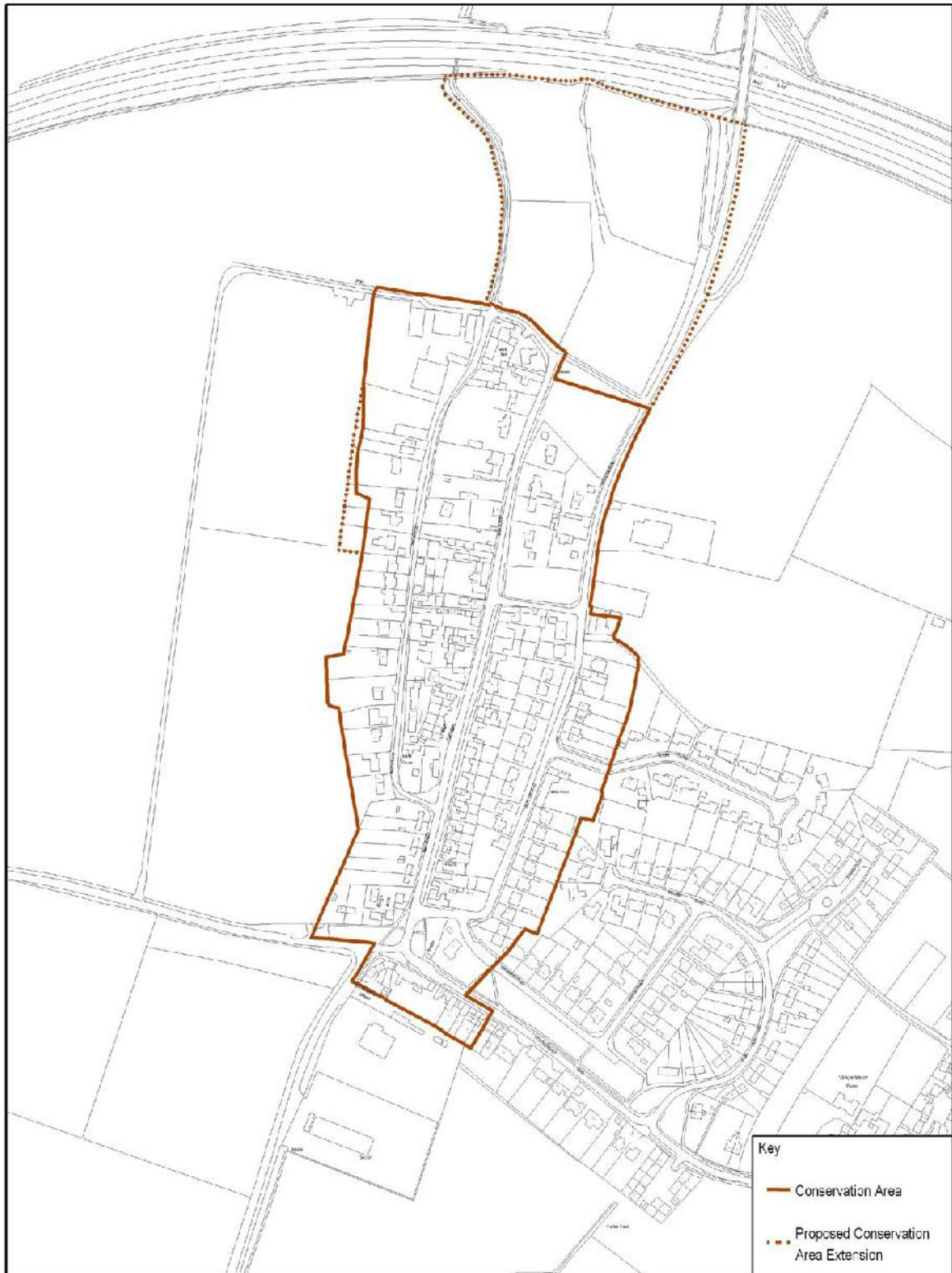
<http://www.culture.gov.uk>

- For technical advice, including repairing, maintaining and restoring historic buildings:

## Acknowledgements

The reproduction of the photograph and illustrations on pages 8, 22, 24 and 27 is taken from 'The Five Parishes Book'

# Appendix 1 Conservation Area Boundary and Proposals Map



**Title** Appendix 1 Conservation Area Boundary and Proposals Map

**Department** Planning Services

**Drg. No.** N/A

**PCC GIS**

**Scale** 1:4000

**Date** 3rd November 2008

**Name** LRM



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## Appendix 2 Statutory Planning Policies

Ailsworth Conservation Area is covered by the Replacement Peterborough Local Plan 2005. The following is a summary of the main policies that protect the conservation area:

[www.peterborough.gov.uk](http://www.peterborough.gov.uk)

Policy H8	Village envelopes
H10	Limited rural growth settlements
H15	Residential density
H16	Residential design and amenity
OIW10	Employment uses in villages
T10	Car and motorcycle parking requirements
R10	Shops in villages
R11	Loss of shops or A3 uses in villages
LT3	Controls over the loss of open space
DA1	Townscape and urban design
DA2	The effect of development on an area
DA6	Controls over tandem, backland and piecemeal development
DA9	Protected spaces and frontages in villages
CBE2	Areas of archaeological potential or importance
CBE3	Development affecting conservation areas
CBE4	Controls over demolition of buildings in conservation areas
CBE6	Control of alterations and extensions to a listed building
CBE7	Control of development affecting the setting of a listed building
CBE8	Sub-division of the grounds of a listed building
CBE11	Controls over Buildings of Local Importance
LNE9	Landscaping implications of development proposals
LNE10	Detailed elements of landscaping schemes
LNE11	Ancient, semi-natural woodland and veteran trees
LNE12	Hedgerows
LNE13	Controls over ponds, wetlands and watercourses
IMP1	Planning obligations

## Appendix 4 Effect of Conservation Area Status

Conservation area designation has the following effect:

- Permitted development rights that make a planning application unnecessary for some minor alterations and extensions to dwellings are more restricted within a Conservation Area. Planning permission is required for external cladding and painting, boundary walls, roof alterations, the formation of hard surfaces and additional controls over the positioning of satellite dishes. The size and location of outbuildings may require planning permission. **You are advised to contact the council concerning any proposed works to determine whether or not planning permission is required.**
- Special attention must be paid to the character and appearance of the conservation area when determining planning applications. Planning applications are advertised for public comment and any views expressed are taken into account. Applicants are encouraged to discuss proposals with planning officers prior to submitting a planning application.
- Conservation Area Consent is required for the demolition of unlisted buildings. It is advisable to contact the council to confirm whether your proposal will require consent. In certain circumstances consent is also required for the demolition of any wall exceeding 1m in height (abutting a highway or public open space) or 2m in height elsewhere.
- Trees within conservation areas are covered by the Town and Country Planning Act 1990 (as amended). It is an offence to cut down, top, lop uproot or wilfully damage or destroy a tree having a diameter exceeding 75mm at a point 1.5m above ground level. The local planning authority must be given 6 weeks notice of works to trees within a conservation area. Failure to give notice renders the person liable to the same penalties as for contravention of a Tree Preservation Order.

A potential additional means of planning control available to a local authority is the ability to apply an Article 4 Direction Order to residential properties: -

An Article 4 Direction made under the Planning Act removes some or all 'permitted development rights' from significant elevations, normally front and side. Alterations such as replacement doors, windows and porches, the creation of hard standings and the removal of original boundary enclosures may be insignificant as individual alterations. However, the cumulative effect of these alterations together with the removal of other architectural details such as chimneys, ridge tiles and decorative timber work leads to erosion of character and appearance. An Article 4 Direction requires planning permission to be obtained for these minor developments. No planning fee is paid in these circumstances. There are currently no Article 4 Directions in Ailsworth.

## **Appendix 5 Summary of Listed Buildings – Grade II unless otherwise stated**

### **Manor House (formerly listed as The Manor)**

Probably C17 or early C18 house. Long coursed stone rubble range with Collyweston stone roof with gabled ends, with stone coping. One storey and attic.

### **No 28 Helpston Road (Thatchcroft)**

C17/18 cottage. Coursed rubble, rusticated quoins. Thatched roof with gabled ends. Inscription CS and date in south end gable. Rendered end stack. One storey and attics.

### **No. 30 Helpston Road (South View)**

C18 cottage. Coursed rubble with stone quoins. At right angles to road. Thatched roof with gabled ends. One storey and attics. Two dormers at eaves. Two windows and 2 doors under continuous wooden lintel.

### **No .10 Main Street (east side)**

Possibly C17 origin or C18 cottage with later alteration at right angles to road. Dressed stone. Steeply pitched Welsh slate roof with gabled ends. Two storeys. Two window range,

### **No 44 Main Street (east side)**

C17 range of cottages at right angles to road. Random rubble with stone dressings. Thatched roof with gabled ends. One storey and attic. Three dormers. Two small casement windows.

### **No 46 Main Street (east side) (Punchbowl)**

A much restored C18 cottage adjoining east end of No 44. Whitewashed stone rubble with thatched roof with gabled ends. One storey and attic. Two window range. Modern casements

### **Nos. 50 and 52 Main Street (east side) (The Cottage)**

C17 house remodelled in 1865 (datestone in gable). Long coursed stone rubble range. Now tile roofs with stone coped gable ends. South end has lower roof. Two storeys. Four/five window range, gabled at north end and with gabled first windows.

### **No 15 Main Street (west side)**

C18 house. Ashlar. Collyweston stone roof with coped gable ends. Two storeys and attic. Three window range. Two light wood mullion transom windows, stone lintels with keyblocks.

### **Walnut House Main Street**

Probably C17. Stone rubble house with large quoins. Steeply pitched wood shingle roof with gabled ends. Stone end chimney stacks with brick tops and brick ridge stack off centre.

### **No 19 Main Street (west side)**

C17 cottage at right angles to road. Coursed rubble with ashlar dressings. Thatched roof with stone coping to gable ends. One storey and attics. Two dormers at eaves. Two window range.

### **No 39 Main Street (west side)**

C18 house with early C19 wing forming L-shaped plan. Low pitched hipped and gabled ended roofs. Two storeys. The C18 part has metal frame casements with glazing bars and has modern extension to north in similar style.

### **No 41 Main Street (west side)**

Dated 1758. Coursed stone rubble house with bands of dressed stone and quoins. Thatched roof with gabled ends with stone coping. End brick chimney stacks. Two storeys and attics. Three window range. First floor and attics 2 light casements, ground floor 3-light casements.



**No 43 Main Street (west side)**

C18 cottage. Coursed stone rubble. New thatched roof with 2 large dormers, and coped gable ends. One storey and attic. Ground floor 4 casements with glazing bars and modern plank

**No 45 Main Street (west side)**

C18 cottage. Coursed stone rubble. Thatched roof with gabled ends. Two dormers. Two ground floor windows, casements with glazing bars. Two central doorways, one blocked.

**No 47 Main Street (west side)**

C18 cottage. Coursed stone rubble. Low pitched new pantile roof with gabled ends. Two wedge-shaped dormers. One storey and attic. Two casements with glazing- bars.

**No 49 Main Street (west side) (Kek Cottage)**

Early C18 cottage. White painted rubble, rendered to side. Thatched roof with gabled ends. One storey and attics. Two gabled dormers at eaves. Three windows, casements with glazing bars and wooden lintels. Two rebuilt brick chimney stacks at gable ends.

**No 51 Main Street (west side)**

C17 cottage at right angles to road. Whitewashed rubble. Steeply pitched thatched roof with coped gabled ends. One storey and attics. Three window range. Two dormers at eaves.

**No 55 Main Street (west side) (formerly listed as Jasmin Cottage and Rose Cottage)**

C17 house. Coursed stone with thatched roof with gabled ends. Projecting gabled cross wing to right (north). Stone coping to gables. Two storeys. Five/six window range.

**No 105 Peterborough Road (Spring Cottage)**

Dated 1811. Coursed stone rubble cottage. Pantile roof with gabled ends. Two storeys. Three windows of 3:2:3-lights, casements with glazing bars.

**Nos. 111 and 111A Peterborough Road**

Early C19 pair of houses. Coursed rubble with ashlar dressings. Welsh slate roof with gabled ends. Three storeys. Four bays, left and right hand blind. Sashes with margin glazing bars, in stone architraves with key blocks. Glazed and panelled door to No 111.

**No 115 Peterborough Road**

Late C18 house. White painted brick. Roof concealed behind parapet which has 5 blank panels. Two storeys. Five windows. Three are two-light casements with glazing bars, 2 have modern windows. Ground floor modern fenestration. Tudor arch carriageway is now a doorway.

**No 117 Peterborough Road**

Early C19 cottage. Coursed stone with ashlar quoins. Welsh slate roof with gabled ends. Two storeys. Three bays. Modern casements in original openings with keyblocks to flat head. First floor centre window blocked. Central doorway with round head with keyblock, blind fanlight.

**(Former) Wheatsheaf Public House, Peterborough Road**

Early C19 house. Stone with dressed stone front and with Welsh slate roof with gabled ends. Stone band at first floor level. Two storeys. Three windows. Later sashes without glazing bars in original openings with plain stone lintels. Reeded doorcase with plinth blocks, small pediment, rectangular fanlight with ornamental-glazing and double half glazed doors. To left, a single storey rubble extension with stone slate roof, three irregular modern casement windows.