

# CASTOR CONSERVATION AREA APPRAISAL REPORT AND MANAGEMENT PLAN



**Prepared by:** Planning Delivery Services, Peterborough City Council

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## 1.0 INTRODUCTION

Conservation Areas are "...areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance". Planning (Listed Buildings & Conservation Areas) Act 1990.

The purpose of conservation area designation is to retain the special character and appearance of an area and to bring forward measures to enhance its appearance and historic interest. Designation demonstrates a commitment to positive action.

The local planning authority is required to periodically review its conservation areas. A character appraisal is a way of identifying the key features that define the special interest of an area and proposals for enhancement. It is important that all those who have an interest in the conservation area are aware of those elements that must be preserved or enhanced.

This report assesses the historic and architectural qualities of Castor and makes recommendations for the management of the area over the next 10-15 years to ensure its special character, historic fabric and appearance are retained and enhanced. The information will be used as a basis to monitor the general appearance and condition of the Conservation Area and assessing progress in implementing the Management Plan. This report will be a useful source of information for residents, applicants and others who live in Castor.

It is expected that further periodic reviews will take place with residents during this period. The report can be viewed or downloaded at [www.peterborough.gov.uk/page-13083](http://www.peterborough.gov.uk/page-13083) and can be inspected at Planning Delivery Services, Bridge House. A copy is available on request.

The character appraisal will:

- identify the areas special character
- review existing conservation area boundaries
- provide a basis for considering planning proposals that affect the area
- make recommendations to ensure its special qualities are retained and enhanced.

**The Castor Conservation Area Appraisal and Management Plan is adopted as City Council approved guidance and is a material consideration when making planning decisions and considering other changes affecting the area to ensure that its special character and appearance is not harmed.**

### Scope of appraisal

This is an appraisal of the currently designated Castor Conservation Area. The boundary is quite tightly drawn and does not include adjoining ancient landscapes and the historic approaches to the village. However, an appreciation of the historic and architectural significance areas beyond the conservation area has been undertaken. The conclusions and recommendations reflect the wider appraisal investigations. The appraisal reflects the advice given by English Heritage on Conservation Area Appraisals and Management Plans<sup>1</sup>.

### Sources of Information

This Appraisal draws heavily upon research and findings of the Castor Built Environment Audit 2002/2004 [www.peterborough.gov.uk/page-13083](http://www.peterborough.gov.uk/page-13083) The Castor Built Environment Audit was commissioned by Castor Parish Council and relied upon local people to complete survey and analysis work. The appraisal also draws on the Castor and Ailsworth Village Design Statement, adopted by Peterborough City Council as planning guidance in 2004. [www.peterborough.gov.uk/pdf/env-plan-vdscastorandailsworthb.pdf](http://www.peterborough.gov.uk/pdf/env-plan-vdscastorandailsworthb.pdf)

The appraisal also utilises the comprehensive survey of buildings of historic interest and architectural merit and field surveys completed by Peterborough City Council in 2006.

## 2. CASTOR CONSERVATION AREA

Castor is a substantial village, surrounded by agricultural land some five miles west of Peterborough. It is a unique historic settlement located north of the flood plain of the River Nene. The Castor Conservation Area was designated by Peterborough County Council in 1969.

## 3. A BRIEF HISTORY OF SETTLEMENT

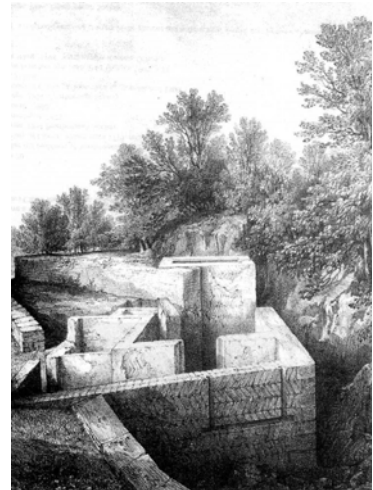
Castor has a long history of settlement due to its important strategic geographic position. It lies at a crossing point of the River Nene navigation; the river valley has always formed an east west land route. Aerial photographs reveal evidence of ring ditches, track ways, boundaries, enclosures, that are consistent with Bronze Age and Iron Age burial sites, agricultural activity and settlements. Finds from these periods and earlier hunter-gatherer periods are scattered throughout the parish. However, Castor is nationally known for its Roman archaeology.

The Roman road known as Ermine Street (the main road between London and Lincoln) crosses the Nene south of the village. A major Roman area of industrial settlement, the northern suburbs of the town of Durobrivae, grew up along Ermine Street. Excavations in the area between the Nene and Castor village reveal considerable quantities of distinctive pottery (now known as Nene Valley Ware) and the remains of kilns, pits, wells and domestic buildings.



There were also substantial Roman structures on the current site of Castor village and characteristic Roman herringbone masonry can still be seen, for example in the bottom of the wall on Stocks Hill. (Photograph left)

The antiquarian Edmund Artis excavated extensively in the centre of Castor during the early 19<sup>th</sup> century. He discovered several buildings, including a bathhouse in the area immediately north of the current line of Peterborough Road, partly within the school playing field, and many other structures. Most importantly, he suggested that the structures surrounding the church, belonged to a very large palatial villa. Many decorative mosaics and pavements were revealed and some were removed for use elsewhere. (Illustration right – foundations of part of Roman building in vicinity of Castor Churchyard wall<sup>1</sup>).



There was settlement within the centre of the present day village during Saxon times. The Victoria County History reports that the present church was on the site of an earlier Saxon structure. Archaeological excavations have identified early Saxon settlement remains within the ruins of Roman buildings. St Kyneburgha, from whom the parish church takes its name, is said to have presided over an early religious house at Castor.

The strategic location of Castor for road and water transport, its fertile alluvial soils, nearby woodlands for grazing and fuel and availability of power from wind and water were all highly important. At the time of the Domesday Survey, it is recorded that the Abbey of Peterborough held 3 hides in Castor and the same amount was held by 5 knights of the abbey and by the 13th century; the manor appears to have been one of the most important possessions of the abbey. The wealth of the manor and court is reflected in the magnificent church, dedicated to St Kyneburgha. The current structure was dedicated in 1124. This original Norman structure was added to in 1220, when the chancel was rebuilt, in 1270 when the south transept was taken down and enlarged and around 1330 when the north aisle was added and other alterations made. Despite other alterations the church retains its strong Norman character. The church also reflects the fact that the vill of Castor included the hamlets of Ailsworth, Upton, Milton, and Sutton.



The gradual increase in the prosperity of the parish is reflected in the houses, including the 15th century village Manor Farm House, the 17th and 18th century cottages and the 18th century houses including The Elms, Home Farm and Manor Farm. These buildings help give Castor its present day character. In the 19th century, the more industrialised methods of agriculture and coming of the railways led to further development, especially along Peterborough Road. The Victorian buildings reflect these changing times with mechanically sawn stone to the walls and Welsh slates roofs. It is thought that the river was also used for heavy goods transport until Victorian times - hence Port Lane.

Right up to the early 20th century, the village retained the open fields, commons and strip farming system of medieval England. The great fields included Mill Field, Thorn Field, Milton Field, and Normangate Field. On the north bank of the Nene were shared meadows including The Moor, Lang Meadow, East Holmes and Calk Meadows whilst to the north on the limestone plateau, were large areas of common land. All these were 'enclosed' by Lord Fitzwilliam (the Enclosure Map is dated 1898 – Map 1) and the shared fields gave way to tenanted farms.

The maturing of the enclosure hedges would have had a huge impact on the landscape. However, whilst the great medieval fields are classically described as "open", in reality the landscape was far from the wide fields seen today. The 1886-89 Castor OS Map gives a clear indication of the many trees in the landscape marking the headlands, strips and paths subdividing the fields: around the village as orchards, boundary markers and in the grounds of larger houses. Trees in the landscape had many important purposes, providing fuel, animal forage, building and craft materials and food. Typical species would have been ash, wild pear and cherry, elm, hazel, elm and lime. The osier beds (willow plantations) close to the Nene were extensive and famous and provided the raw materials for basket making, eel traps etc.

The lanes and footpaths radiating from the village were the paths that provided access from people's homes to their strips and common grazing land. Many indicated on the 1898 Enclosure Map survive to this day and their names such as The Splash, Clay Lane, Cow Lane (giving access to the common pasture) and Water Lane (on the line of a spring) vividly describe their character and purpose.

Better understanding of silviculture and opportunities arising from world trade led to the fashion for planting the grounds of larger houses with new tree species. House owners in Castor enthusiastically planted the new species including cedar, Scots pine, evergreen oak, hybridised limes and Castor House, The Rectory, The Elms and The Cedars are all shown as extensively planted in 1886-89. Many of these trees survive to this day and have a major impact on the character of the village.

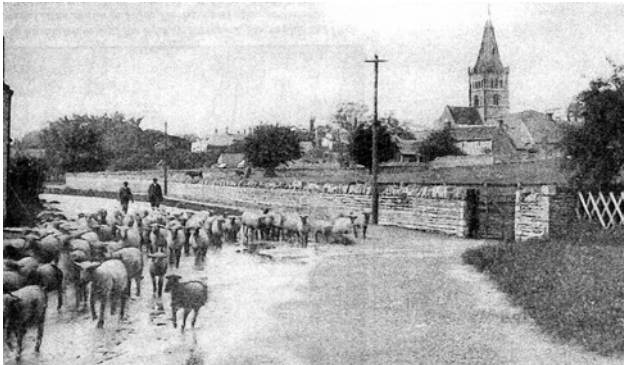


(left) Mature trees to The Cedars and Castor House

At the time of enclosure, in 1901, the village's population was 639, but by 1911 had fallen to 586 as the effects of the enclosures hit small tenant farmers. By 1921 it had fallen again to 576 but this can mainly be attributed to the mortalities of the First World War. There was a further reduction between the wars and after the Second World War and by 1951 the village had reached its lowest recorded population at 546. This is consistent with the analysis of building periods, there being few properties constructed between 1900 and 1950.

By the 1930's Peterborough Road was rapidly 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. In the interwar period, the new local government instigated highway engineering works to straighten out the road carriageways and introduce drains, kerbs, tarmac

footpaths and street lighting. As the size and volumes of vehicles increased, so the road increasingly dominated the character and appearance of the village to a point where action to reduce the effects of traffic were required. In 1993 the Castor bypass was constructed to the north of the village allowing the installation of traffic calming works in the village. These have attempted to re-create the more tranquil former appearance of the village. In reality, as old photographs demonstrate, before the 1920's, the village roads consisted of compacted earth, limestone, cinders etc and were used to drive livestock as well as providing routes for the emerging motor traffic. At this time, the village character would have been somewhat different from the ordered grass verges, tree planting and narrowing's of today's Peterborough Road.



Peterborough Road<sup>1</sup> @1910



Present

The O.S. map of 1958-9 shows that Castor had altered little in shape and form since Victorian times, although significant numbers of buildings within the village had already been demolished. However, by the 1960's the structure of the village began to radically change. In the period 1950-1975 over 123 new buildings were constructed, more than all the buildings surviving from all periods prior to the 20th century. This rate of growth continued with a further 93 buildings being constructed between 1975-2000. By 1991 the population had risen to 807, the highest figure since census records began in 1871. Today, almost 75% of all buildings in the village were built in the 20th century and most of these are in housing estates, quite unlike the historic form of development. The older parts of the village have not escaped 20th century works as the medieval and pre-medieval pattern of roads, paths, tracks and drains has progressively been re-engineered; the pre-1900 buildings and their plots have also been heavily influenced by the second part of the 20th century by incorporation of drives and garages for cars and demolition of outshuts and sheds.

#### 4. THE LANDSCAPE SETTING

The parish of Castor 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 and limestone and cornbrash, overlain in the valley floor by alluvial gravels and silt. To the north of the parish are the ancient woodlands of Castor Hanglands, Moore Wood and other copses. As the plateau slopes to the south, the woods give way to arable fields. The influence of Milton estates on the general character of the countryside is marked by the existence of well built dry stone walls, hedgerows retained from the enclosures, many containing significant mature trees, some of which are extremely over 400 years old. The landscape has a parkland feel, even though most fields are arable. The paths and tracks and areas of common land from before enclosure, still can be traced.

The present village has continually occupied the same site, just at the foot of the scarp slope, since at least Roman times and buildings have used and re-used locally quarried stone. As has been mentioned above, extensive tree planting was carried out in the grounds of major houses, especially Castor House in the 18<sup>th</sup> and 19<sup>th</sup> centuries. In addition to native type species such as elm and lime, exotics including cedar trees and holm oaks were planted. Today, these trees are a considerable influence on the character of the village.

South of the village, the land is flat and fertile and has been farmed since earliest times. Although it appears susceptible to flooding, there is a 3,000 year history of settlement and permanent agriculture. There are trees marking field boundaries and the routes of paths and tracks and beside the drains and on the river flood meadows, crack willows are especially prominent. It is likely that this area contained many elms until the 1970's.

The move away from mixed to arable farming since the second world war has meant that the many ponds in the river valley, in upland fields and within the village that can be seen on old maps (and evidence still exists on the ground) have become filled in by neglect or ploughing. The 1898 Enclosure Map records areas immediately beside the river as meadows, commons and moors, indicating that they were (and still are) periodically flooded grasslands - flood-meadows. The Nene is a mature river with many twists and turns and at some points, has two or more channels. The osier beds that were known to exist into the 19th century have largely been lost. The riverside now reflects its recreational function but is still reminiscent of the working landscape (for fish, fowl, reeds, wood and transport) that existed 100 years ago.

## **5. LANDSCAPE TO TOWNSCAPE - THE APPROACHES TO THE VILLAGE**

### The west approach from the former A47

It can be difficult to distinguish the point at which one leaves Ailsworth and enters the village of Castor. Prior to the development of Thorolds Way and Benhams Close significant open land divided the two settlements. As one rounds the slight bend out of Ailsworth, the stone walls on the back edge of the footpath focus the eye forward, along the perspective lines of the kerbs, grass verge, pavements and wall parapets. A further bend in the road, immediately before Manor Farm Lane closes this open vista and the eye is drawn to the distant view of the church spire. When walking, one becomes aware of the open fields beyond the walls north and south of the road. The meadows on the south side (the site of an ancient moat) especially, then appear as landscape features that divide the built up areas of the two villages.



Peterborough Road (east)



Fields north of Peterborough Road

Overall, this is a visually stimulating approach to Castor, with the stone walls, clusters of stone buildings to the left and distant views of the church spire giving a sense of anticipation of the historic settlement. Perhaps the least satisfactory details of this approach are the modern kerbs, pavements and road surfaces and utilitarian street lights that make little concession to the historic environment.

### The east approach from the Peterborough Road.

Travelling from Peterborough, the presence of the large houses, at the top of Castor Hill, give an indication of an approaching settlement. As the carefully constructed coursed stone wall to Castor House comes into sight, with the exotic tree belt behind, one is aware that there is a transition from landscape to townscape. When walking, the grass triangle to Mill Lane with planted trees, boundary fences etc obviously denote the outskirts of a settlement and after a few yards, the garages to 1 Church Hill focus into view, confirming the start of the village. Almost unexpectedly, the traveller plunges down Love's Hill until the road flattens out to suddenly enter in the strongly village setting of Peterborough Road.





Approaching Loves Hill



Boundary wall to Castor House



Loves Hill (west)

The southern approaches from Splash Lane and Port Lane

At the north bank of the Nene, the un-engineered river and drainage channels, lined by ancient pollard willows give the sense of an historic landscape; it is likely that the water meadows have not changed greatly for 200-300 years. However, looking northward, views of Castor are prevented by the railway embankment, which forms a continuous horizon.

As one passes the railway embankment, the patterns of the great strip field system spread before the eye, gently rising upward toward the village. The sinuous curved field boundaries and drainage channels are typical of the medieval period. These contrast with the straight lines of ditches cut in Roman times, and more recently the 1930's and 1950's drainage works. Despite 1900 enclosure hedges and some very recent hedge planting, the landscape has an open character. The pre-enclosure field boundaries and many of the medieval paths remain, along with headlands and one can readily imagine the communal system of strip farming that existed only 100 years ago. Along the paths and drains there are trees (ash, hawthorn etc) but these are relatively recent. There is no evidence (such as elm suckers, clumps of nettles, or humps) of the large trees that are shown to have existed on the 1886-89 OS map. Particular efforts should be made to retain the medieval pathways and drains and ditches at their full width for landscape, amenity and archaeological reasons.



Port Lane (north)



Poplar trees to sports field boundary.



The middle distance is dominated by the continuous row of poplar trees lining Splash Dyke from Splash Lane to Port Lane and the Pearl Sports Centre. The trees are alien to this landscape and almost totally obscure distant views of the village roofscape and church spire. The scale and proportions of the Sports Centre form a very dominant and none too sympathetic element in the landscape, at least in winter when the trees are not in leaf. However, they both give strong clues that beyond them, lies the village. This feeling is reinforced as the field paths converge toward the village and meet Splash Dyke, a clearly more strongly engineered structure. From Splash Dyke the 20th century boundary fences, conifer hedges and tarmac paths mark the arrival of the villages and this is confirmed by the presence of houses.

Just as the railway tracks of the pre-Beeching era have been gradually assimilated into private ownership and lack of maintenance has curtailed public access, so there is a danger that Castor's ancient system of tracks and pathways is lost through default. Actions should be taken to prevent this.



### The north approaches from Water Lane, Cow Lane and Clay Lane

Historically, Cow Lane, Clay Lane and Water Lane were droveways, giving access to people and stock to the fields (Milton Field), commons and woodland pastures that existed on the top of the limestone plateau. The 1886-89 OS map shows these as lanes, with irregular wide verges either side. In the 20th century, only Water Lane was surfaced as a road (to Marholm) and therefore Cow Lane and Clay Lane give a sense of the medieval approaches to Castor. Looking north along Clay Lane, there is a sharp transition from the cottage (no 5) on the back edge of the carriageway and the wall and large chestnut tree (to no 6). The built forms effectively focus the eye along the lane. The lane has over-hanging vegetation either side, creating the impression of entering a tunnel enclosed by overhanging trees. Walking from the lane southwards, the wall to no 6 and chestnut tree mark signs of settlement. There are panoramic views of the river valley giving a contrast between the distant landscape and immediately approaching settlement. A few yards further and the eye follows the gradient down to the static space of The Green, which forms a typical village scene.

Cow Lane is altogether more open and the first signs of settlement are the 20th century houses and leylandi and other modern hedges and fences. The character of the Sylvester Road development prevails until the cottages nos. 12 and 14 mark the line of sight. A few steps later and the magnificent church spire forms dominates the middle distance; the views are then framed by the traditional cottage no 1 High Street and the stone wall to the east. As one passes between these enclosing elements either side of the street, a panorama of the village and river valley unfolds below.



Clay Lane (north)



(south)



The Green

Water Lane is metalled but it has the character of a medieval trackway. Paradoxically, the truncating of the road by the new bypass has had the effect of reinforcing the historic feel by making the lane more remote. Walking from the bypass, the curving alignment of the lane and undulating fields mark a historic route but the village cannot be seen. The first signs of settlement are views of the church spire and roofs to The Rectory on the west horizon. Earth banks either side of the lane and a hedge on the west further constrain views but then the walled garden and outbuildings to Castor House come into view and confirm that the village is close at hand. As one nears the village, the earth bank on the east side gives way to masonry walls, the road straightens and the Hollies Farm buildings on Peterborough Road form a vista, framed by the Home Farm barn and wall to Water Lane House.

## 6. ARCHAEOLOGY

The 3,000-4,000 year recorded history of permanent settlement has resulted in a considerable archaeological resource, immediately around the village and within the parish. This report covers only archaeological remains close to the village. Scheduled ancient monuments within sight of the village are:

| Monument No. | Title                          | Notes   |
|--------------|--------------------------------|---|
| PE 127       | Roman site in Normangate Field | Major suburb of Durobrivae. Noted by NVRC as being ploughed in 1974 and still being ploughed. A |

|        |   |  |
|--------|---|--|
|        |   | corridor of the field beside the railway approx. 25mx100 is left to grass  |
| PE 93  | Castor Roman village sites                        | Artis records locate several building ranges and a possible palatial complex. Limestone 'herring bone' walls visible in Stocks Hill and Church Hill. |
| PE 159 | Moated site, Castor Manor Farm                    | Said to have been ploughed but now grassed. Vestiges of ridge and furrow and other earthworks are visible  |
| PE 128 | Roman House, north of Castor Mills                | Known as Mill Hill Villa   |
| PE 122 | Settlement west of Boathouse, River Nene          | Roman and prehistoric settlement, boundary and funerary features. Now maintained as water meadow with minimal tree planting.                         |
| PE 125 | Roman Villa SW of Castor station (Ailsworth)      | Is ploughed arable field and position can be identified through pottery and stone scatters; some parts of field are left grassed.                    |
| PE 243 | Mound at Langdyke Bush (Ailsworth)                | Discernable on site, some nearby (crack willow) planting   |
| PE 115 | The standing stones 'Robin Hood and Little John'. | Possibly very rare examples of prehistoric standing stones, more probably medieval route markers.  |
| PE 207 | Ferry Bridge                                      | Early 18 <sup>th</sup> century Bridge, which replaced a medieval ferry crossing  |
| 33357  | Round barrow SW of Normangate Field               | Prehistoric burial mound.  |

Some of these sites have been subjected to archaeological studies and excavations, others remain unexplored. The following is a brief summary of the main excavation campaigns:

1. 1820s (Edmund Artis) - principally of the Roman sites but in the process, disturbing others. The excavations are (by modern standards), poorly documented, and not systematically archived. Furthermore, 'finds' including whole mosaic floors were removed and re-laid in other places, some of which are not known. Subsequent excavations have confirmed the general accuracy of mapped remains, but have also highlighted the need for re-interpretation of the character of Roman settlement here.
2. 1950s to 1970s (Mr and Mrs Green and Nene Valley Research Committee - excavations in the centre of the village and in Normangate Field, which revealed further evidence of the palatial Roman building, other Roman buildings and burials, potteries, and Saxon settlement features.
3. 1967 - The Royal Commission on Historic Monuments undertook a comprehensive investigation of historic buildings and prior to the development of the Peterborough New Town.
4. 1960 – 1970s – aerial photography carried out by Cambridge Committee for Aerial and Dr S Upex/NVRC. Held at National Monuments Record.
5. 1974 - Nene Valley Research Committee reports for the Peterborough Development Corporation.
6. 1990s – 2007 several excavations and evaluations within the village, revealing further Roman building evidence, and Anglo-Saxon and medieval settlement remains.

As the Nene Valley Research Committee reported in 1974, 'revealed' or known evidence may only represent 10%-25% of the total archaeological resource.

The succession of ancient occupation in and around the village can be summarised as:

1. Evidence for hunter-gather sites (flint scatter sites) throughout the parish.
2. Prehistoric settlement, funerary, and agricultural features throughout the parish, notably burial mounds and boundary markers on the Nene gravel terraces, south of the village, and an Iron Age settlement site north of the village, off Cow Lane.
3. An extensive area of Roman settlement and pottery production sites, running alongside Ermine Street, and from the north bank of the Nene to the current built limits of the village. High status Roman buildings within the village, including one very large palatial structure.
4. Early and Middle Anglo-Saxon settlement in the centre of the village, around Stock's Hill, Church Hill, north of Peterborough Road. An extensive area of early Anglo-Saxon settlement off Marholm Road, to the north-east of the village.
5. The medieval village and including all pre 20th century streets and systems of drainage dykes and ditches that channel through the village running off the limestone plateau and out into the river valley floor south of the village. It is accepted there are other significant medieval documented settlements such as Belsize Farm and within Milton Park but these are beyond the geographical remit of this appraisal.

The medieval field pattern can still be traced from maps and field evidence including the ditches, field paths, bridleways and droveways, commons and vestiges of ridge and furrow. Many of the Lammas Fields resulting from early enclosures immediately around the settlement remain, together with associated walls, banks, ditches and ponds and tree lines.

5. The post-medieval (15th, 16th and 17th centuries) Castor village has left significant remains including the road layout, the re-engineering and channelling of ditches and drains with cut stone channels that can still be traced above ground, or have been noted during excavation of sites in the village for new development. It is likely that there are un-located remains of buildings, enclosures, drains and wells and other evidence of medieval settlement that are currently unknown, especially within and between in the curtilages of pre 18th century buildings.

There is evidence that the archaeological resource of Castor is at risk due to:

- Lack of accurate, consistent published records, especially maps, that make for difficulties in drawing together the records into a comprehensive readily accessible format.
- No site specific policies in the local plan or other formal planning documents.
- Lack of and/or inappropriate site maintenance and management on some sites
- Pressure on Scheduled Monument 93, due to school expansion and other development and works in the centre of the village]

## **7. THE BUILT ENVIRONMENT**

### **7.1 Building Periods**

There are about 320 individual buildings that can be seen from the road frontages and form the street scenes in the village. These include all forms of dwellings (detached, semi-detached and detached) as well as some commercial and industrial buildings. Only 85 (less than 27%) of these date from before the 20th century. However, the 1900 -1901 OS map shows that



historically, there was a denser historic pattern of buildings, many set at right angles to the streets behind buildings fronting the road frontages; the Peterborough Road frontage in particular, seems to have been backed by complexes of workshops, sheds etc. Manor Farm and Village Farm had considerable complexes of farm buildings and cottages whilst other cottages, for example on Stocks Hill and along Peterborough Road, can be seen to have existed but have since been demolished. These losses may have been for a number of reasons. It may be that some buildings were no longer needed, others had to make way for modern development, others may have been of flimsy construction and fell into disuse whilst depopulation may have meant that others were simply abandoned. It can be stated with certainty that there were many more pre 1900 buildings than now exist. The pre-1900 buildings that remain all have a degree of permanence and quality, being built of stone. However, they vary considerably in size and status from the humble 1 up 1 down vernacular cottages in High Street to large formal architect designed country houses including Castor House, The Elms, Durobrivae House and The Cedars.

Two buildings date from before 1600, these being the church, which retains its substantially Norman character and Village Farm, with its typically 15th century "H" plan form. The distribution of the fifty-five 17th and 18th century buildings is marked by clusters of cottages and farm buildings around a more larger building of some status. Typical examples include the surviving cottages, barns and sheds around Hollies Farm and Home Farm. In contrast, the clusters of cottages on High Street, north of The Rectory and off Church Hill show that historically, the commercial heart of Castor was centred immediately around the church, with High Street and Church Hill being more significant than is apparent today. The distribution of the 28 19th century buildings shows a change in the centre of gravity of the village with Peterborough Road (the former A47 trunk route) becoming a key focus of activity reflecting the increasing importance of transport, traffic and trade.

Of course, the enclosure of Milton Park and substantial development of the estate and its buildings was of great significance to the village. On the one hand, enclosure movement legalised the Fitzwilliam family ownership of the village and controlled its development; on the other, the expansion of Milton Hall and enclosure of the estate by stone walls and exclusion of 'commoners' effectively isolated the estate and the village.

The 19th century developments mark a loosening of the estates grip on the village economy and associated building. In the second half of twentieth century, the advent of estate development, declining importance of agriculture and advent of commuting meant that more than twice as many houses were built in the 50 year period 1950-2000 (a total of 216) than survive from all previous periods added together (104).

## **7.2 Protected Buildings**

Within the village, there are 43 listed buildings, comprising one Grade I building, the Church of St Kynerbergha, two II\* buildings, Durobrivae House and Castor House and forty grade II buildings. Most of these buildings are detached; however they greatly vary in size. Many listed buildings have outhouses, stone walls and other structures within their plots and these are also counted as listed buildings due to their proximity to the main building.

Some curtilage structures are individually listed including the shaft of the village cross in Clay Lane, the dovecot west of Village Farm, a pump, a mounting block and individual stone walls. Thus on the statutory list for Castor there are actually 52 separate entries. The fact that 12.5% of all buildings are listed represents a measure of the village's historic character.

However, this analysis does not include the historic buildings and parkland of Milton Park, which contains some 14 statutorily listed buildings including the grade1 Milton Hall and several II\* structures including the Orangery, Old Laundry, stable ranges and Lodge. Some of these were designed by nationally important architects.

### 7.3 Building Heights and Plan Forms

There are clear patterns in the buildings types. Large, important buildings are set in their own grounds, enclosed by local stone walls. The church, Castor House and Durobivae House are typical examples. The plan forms of each of these buildings are different, reflecting their varied ages and styles; most of the formal houses have plan forms of two rooms in depth. These are also the villages tallest buildings; the houses being generally a lofty 2 storeys with attics.



House



Durobrivae House



Castor House

Historically, the farmsteads have comprised the farmhouse in close proximity to the barns, sheds and outhouses, generally forming the typically square "farmyard". Manor Farm, Village Farm, Home Farm and Hollies Farm were all once of this pattern. Today, only Hollies Farm remains in agricultural use; some farm buildings such as Home Farm have been converted to residential uses and part of the farm complex east of the village hall to business use, whilst others, notably the Manor Farm buildings, have been replaced by modern development.



Former barns: Limes Farm



Home Farm



Manor Farm

Up to the 20th century, the frontages along Peterborough Road were characterised by houses and cottages facing the road, with considerable numbers of other cottages, workshops and sheds behind set at right angles to the road. As explained earlier, many of these have been demolished. The 20th century developments are therefore less dense and characterised by larger, more defensible plots. This process of amalgamation also typifies the cottages. The 19th century population figures confirm that the buildings must have been more densely occupied - in part this would have been because the large houses relied on a retinue of servants but also because many families lived in very small cottages which invariably are one room deep. These small buildings characterise areas such as High Street and give a glimpse of the historic form of the village before 1800. Nineteenth century cottages tend to be 2 storeys, with steeply pitched thatch and Collyweston roofs giving way to Welsh slate. Today, almost all cottages in terraces have been combined to form one much larger dwelling; the great majority of small 17th and 18th century cottages have also been substantially extended.

### 7.4 Building Materials

All buildings surviving from before the 17th century are constructed in oolitic limestone, locally quarried. There may have been shanties in wood and render but, at least from the 17th century onward, it appears that the plentiful local stone was used to construct even the most modest of buildings. Small cottages and agricultural sheds are typically constructed of low quality rubble with rough quoins. The slightly grander farm houses and barns are generally constructed of squared rubble with dressed stone quoins, lintels and sills. By the 18th century, bricks were

being used to replace stone chimneys on existing buildings and construct non-habitable structures such as barns, agricultural sheds and workshops. 'Belgium' triple roll pantiles also came into use for these brick buildings at about the same time. The ability to sawen stone enabled finely finished ragstone blocks to be used for better quality buildings and "estate" barns and farm buildings. In the case of The Cedars and Castor House, fine render finishes (stucco), scored to create the appearance of the finest ashlar, have been used as was the high fashion of the 18th century.



Until the 19th century the better quality houses were covered in Collyweston slate with lesser cottages and farm buildings being thatched in the long straw taken from surrounding fields. Today, 10% of roofs are still covered in Collyweston and about 4% of buildings retain their thatch. Almost all of these are on pre-1800 buildings.

(left) Varied roofing materials

Around 1850, the railway to Peterborough arrived and Welsh slates became readily available, probably off-loaded at Castor station. This new material was enthusiastically adopted by Milton estates and their farm complexes were covered in Welsh slate; furthermore, it is clear from site surveys that estate buildings which may previously have been thatched, were re-covered, when any roof became in need of repair, with Welsh slate.



Longstraw thatch



Collyweston



Pantiles



A major change occurred in the twentieth century. The industrialisation of the building industry and re-invention of concrete meant that large ranges of bricks and tiles were cheap and readily available. These new materials began to show in the 1930's (with the houses on Church Hill) but became overwhelming by the 1960's when all the new housing estates were constructed of modern machine made bricks and concrete roofing tiles. Today, modern tiles appear on 70% of all roofs and 63% of all walls are in modern brick. The choice of most of these modern materials has not always reflected the colours, textures or character of traditional local building materials



Modern materials at Manor Farm Lane, Splash Lane and Allotment Lane

More recently, there has been greater discrimination in the choice of materials so, since the 1990's, most new buildings have been in artificial and natural stone with a pantile or Collyweston type roofs. Not all the replica materials capture the subtle colours and textures of natural building materials.



Photographs of typical large farmhouse, cottage, and barn/sheds



Squared rubble stone and dressed stone quoins, stone lintels (Collweston and slate roofs)



Lower quality rubble stone and rough dressed quoins with timber lintels



Rendered stone and slate



Modern brick and slate



Recent stone faced and pantile

## 7.5 The Built Fabric

The Victoria County History of Northamptonshire (Vol 2) contains an excellent description of the development of the church of St Kyneburgha. (See also 'Five Parishes Their People and Places').

The oldest secular building is Manor Farm, a 15th century stone structure with a classic "H" plan. The formal houses, The Elms, Durobrivae and Castor House date from the 18th century and have square plan forms with a "double pile" roof structure, covered in Collyweston slate; all have symmetrical 5 bay elevations with sash windows and classically influenced front doors and porch.



The Elms



Castor House



Durobrivae House

The typical vernacular form is a one and a half storey cottage, one room deep, with stone rubble walls incorporating squared stone quoins and plinths and a steeply pitched straw thatched or Collyweston slated roof with gabled ends. It would appear that the 'parapetted' gables date from the 18th century and, in some cases have been added to earlier structures (such as The Fitzwilliam Arms). The parapets are fairly crude and do not incorporate the kneelers, with carved details that are associated with much earlier structures.



Typical vernacular 1 ½ storey cottages



Earlier cottages and houses from the 17th century are most likely to have central stacks, whilst from the 18th century, end chimney became the norm. The brick shoulders to the central stack of 25 Church Hill are in brick that is clearly of an early date, with more typically 18th century bricks forming the chimney stack. It may therefore be that even in the 17th century, local red bricks were being used on the most vulnerable parts of chimneys. However, most 18th century buildings appear to have had square ashlar chimneys; many of the stacks have subsequently been replaced in brick with varying degrees of sympathy.



Chimney details

3 Chimneys, Peterborough Road

Cottage doors were invariably of simple plank construction placed centrally where there are windows either side of, or on one side of a 2 bay elevation. No 11 High Street and 25 Church Hill have 2 of the few 17th century plank doors that still survive, both in robust oak chamfered frames under an oak lintel. No 47 Peterborough Road has an ornate fielded panelled front door of the 17th century, with the lower half converted to plank construction, presumably at a later date. In some cases, and in most later (19th century) cottages segmental stone lintels are employed.





Oak framed doors with oak lintels



11 High Street



1 Clay Lane

From 25 Church Hill and 11 High Street, it can be surmised that before 1800 most windows were constructed from substantial pegged oak frames with side hung leaded casement lights set on wrought iron hinges. This form of construction is consistent with the general locality.

The 18th century saw the introduction of slimmer section softwood frames and lights incorporating two and three light windows with single narrow section glazing bars dividing the casements into square lights. The use of wrought metal for opening lights continued, for example at 43-45 Peterborough Road. In some vernacular houses, such as the former George and Dragon and rear section of the Cedars, classically proportioned sash windows were inserted into one elevation whilst at the same time, casements were introduced to another! The formal houses and formally remodelled houses all had classically proportioned sash windows, the windows to The Cedars being particular fine and most of these remain. The 19th century saw a greater variety but 3 light casements are a regularly occurring pattern, as on the former George and Dragon.



The 20th century has brought the greatest variety in style and finishes with all patterns of casement incorporating top and side hung lights, ventilators, paint and stain finishes and upvc. Some 20th century windows are particularly crude in appearance and operation. There are no examples of horizontal sliding sashes or other styles thought of as typical 'cottage' windows. Most cottage windows appear to have had no formal sills, the overhang

from the thatch providing sufficient weathering protection to both attic and ground floor windows. The replacement of thatch roofs with tiles makes the walls beneath windows more susceptible to saturation and freeze/thaw weathering and, to combat this, modern wooden sills (with windows set flush to the wall face), Collyweston slates and stone or artificial stone sills have all been used to improve weathering performance.

Almost every cottage has been substantially extended to the point where the original plan form is subservient to modern additions, or terraces of cottages have been amalgamated to form one larger dwelling. Typical cottage ground floor level is normally set at or just below current pavement levels (which are probably raised) and ground and attic floor to ceiling heights are generally 2m or less. It is therefore very hard for modern houses constructed to Building Regulation standards, to replicate the small scale of traditional cottages. However, changes in the nature and application of the Regulations have facilitated the use of thatch on new dwellings.

## 7.6 Building Uses

Historically, Castor's geographically strategic position and natural resources have heavily influenced building types and uses. In Roman times the manufacture of Nene Valley ware, using local clay was internationally important with the pottery exported it all over the country and into Europe.



It can be seen from the historic buildings remaining today that even 50 years ago, there was a far greater diversity of building uses. 100 years ago there were at least 6 shops, 6 working farms, with smithies and agricultural workshops, a post office, two schools, 3 public houses, brewhouses, a windmill and watermill mill, a host of domestic scale workshop industries and the church and chapel.



Former shop to Church Hill



Former barns converted to residential and employment uses



The mechanisation of agriculture meant that, over the last 50 years, the village has increasingly been dominated by residential uses, with people living in the village and commuting to work elsewhere and all but a handful of buildings are now dwellings. The A47 bypass has meant that uses associated with passing trade have not survived and buildings have subsequently been converted or redeveloped for residential uses. One working farm, Hollies Farm remains, along with 3 pub/restaurants, the school, village hall, church and the chapel has been converted to office uses.

## 8. TREES, HEDGES, WALLS AND OTHER FEATURES

### 8.1 Trees

#### Trees within the Village

Within the village there are about 550 trees in public view and over a quarter (27%) are large specimens, over 8m in height. Many of these are within the grounds of the larger houses such as Castor House, The Elms and The Cedars. These have a very great impact on the character of the village. In the case of exotic evergreen species such as cedar trees and holm oaks, their influence is consistent in the winter and summer.



Trees to: Loves Hill



Peterborough Road



It is important to remember that, 100 years ago, in addition to the ornamental species, there would have been orchards, nut and timber and forage trees in and around the village. Most of these have now been lost.

The life of trees is not indefinite and trees planted 300 years ago may well require removal over the next 100 years. During the 20th century, there has been no replacement of the orchards etc that were previously so functionally important and little ornamental planting on the scale with the forest trees that are now so influential in the village's current character and appearance. It is therefore essential that suitable tree re-planting is undertaken now, to maintain Castor's unique environment over the next 200-300 years.

## Trees in the Landscape

The 1887-1889 OS map gives a glimpse of the extensive lines of trees that marked field, ditch and lane boundaries 150 years ago but only a handful of these trees survive to this day. Trees were of great economic and cultural importance. They provided fodder, firewood, timber for tools, buildings and machinery, spars for baskets, hurdles and thatching, chemicals such as tannins, medicines and many other essential items. Some trees were thought to have a spiritual or psychological significance. The Milton estate is well known for its Tudor (500year old) pollard oak trees. On this side of Castor there are some pollard ash trees that are thought to have provided medieval boundary markers and groups of pollard crack willows that contain some obvious ancient specimens. The pollard ashes are on Splash Lane and Splash Dyke, the pollard willows on Splash Dyke and between the river and the railway. It is likely that the industrialisation of farming in the 1970's saw the removal of many of the enclosure hedges and with them the ancient trees. The trees that can be seen on the field boundaries today are mainly willow, ash and field maple and around 30 years old.



View of sports centre and poplar trees from church

Around the edges of the Sports Centre site (photo. left) are lines of Lombardy poplars, planted because they were considered to be suitable for a flat landscape. In reality, they form a fairly strident horizontal feature that dominates the landscape; from the south they do not screen the Pearl building but do prevent views of the church and village roofscape.

If one of the purposes of landscaping is to achieve some form of landscape conservation, there would be merit in carrying out more planting on field and dyke boundaries species that would have been present 150 years ago and to remove the poplars and replace them with a well considered tree belt similar, in conception, to the tree belts at The Cedars and Castor House which would not allow the roofscape of the sports centre to dominate the skyline but still give views of the church spire and village roofscape. Elms propagated from resistant stock should be considered. The 1886-89 OS map could be taken as a template for future planting.

## 8.2 Hedges

Hedges do not appear to have been a dominant feature of the medieval landscape that existed until the turn of the 20th century. The hedges planted on field boundaries south of the village are clearly relatively recent, comprising only the hawthorn originally planted along with self seeded ash and few other opportunist species. They appear to have never been laid and are generally maintained by flail cutting to a height of around 1.5m. There has been recent new hedge planting. As one nears the village, leylandi hedges become prominent along Port Lane and Splash Lane.

Within the village, approximately 84 properties have hedge boundaries fronting roads. Most of these are 1-2m high and are fairly formal garden type hedges. Only 13 of these were found to make a major contribution to townscape. The main area where hedges are significant is in High Street where the combination of the narrow road, small scale cottages on the footpath edge and hedges all combine to give a strong but intimate sense of enclosure.

Immediately north of the village Clay Lane and Cow Lane (on the east side) were bounded by hedges or at least lines of closely spaced trees. On the 1886-1889 OS map the verges to these tracks are shown as pasture. Since these gave access to common land it is likely that regular grazing prevented trees or hedges establishing (except, apparently, at the southern end of Clay Lane). The current emerging tree/hedge line is therefore comparatively recent.

Away from the village it is clear that many of the hedges were planted at the turn of the century in association with the enclosures. However, there also appear to be hedges that have far more ancient origins and possibly derive from tracks through the woodland that once covered the plateau. As the land beside the tracks was cleared for agriculture, the trees were left and shaped into hedges. This conclusion is based on the more varied species within some hedges and presence of indicator species such as dog's mercury.

### 8.3 Walls

The ready availability of local stone has meant that freestanding walls have been part of the landscape for at least a thousand years. Archaeological evidence confirms that walls were used to form enclosures to small fields to define ownership and retain stock. In Roman times these were constructed to high standards of craftsmanship, using mortar.

In later periods, walls for field boundaries tend to be far less well built and comprised of undressed stones laid in rough courses without mortar or hearting. These will have (and still do) required regular maintenance and rebuilding as part of the agricultural work cycle. This rough form of construction appears to have continued despite the high quality of local stone that lends itself to more permanent formal structures. A major change appears to have occurred in the 17th and 18th century when the landscaping of formal parks and gardens became a major industry. The great estates of Burghley and Milton appear to have pioneered the quarrying and dressing of local limestone and the extensive building of carefully coursed stone walls bound with a minimum of mud and/or lime mortar. Today, walls from these periods are a major element in Castor village. High quality walls form boundary enclosures to the more formal buildings, notably, the church, and Castor House, whilst slightly more informal walls delineate the boundaries of almost every property constructed before 1900. It can be expected that many currently existing walls have been built on the footings of earlier structures; the Rectory garden boundary wall on Stocks Hill can clearly be seen to be on an earlier Roman wall. Therefore, even if the walls are no more than 250-350 years old, they may mark ancient boundaries.



Major presence of stone boundary walls

In the 20th century the tradition of wall building appears to have ceased and many walls that required repair have simply been cleared away and replaced with modern fences. More recently, the skills of wall building have been revived and quarries re-opened to provide stone. However, the costs of walling mean that whilst existing walls can now be more readily repaired, new large townscape forming walls of previous periods are unlikely to be built.

## 9. TOWNSCAPE

In the past, the community of Castor centred around the streets bounded by The Green, Church Hill, Stocks Hill and Peterborough Road. The evidence shows that all the facets of community life including church and chapel, schools, shops and public houses were all contained in this area. The shops survived well into second half of the 20th century. These were times when the main transport modes were foot, horse/carriage and cycles.

Streets such as High Street, Church Hill and Clay Lane still retain the small human scale sense of place that characterised the village's form before 1900. However, from the 1930's the strategic importance of the A47 increasingly imposed itself on Castor and by the 1960's, the



highway had been formalised with concrete kerbs, tarmac pavements and trunk road scale street lights and signage.

The engineering of the highway had the effect of straightening out the highway to aid the flow of traffic and provision of regular pavements for pedestrian safety. Thus, the small green outside the Royal Oak has been lost together with the 'squares' outside the old school on Peterborough Road and outside the former George & Dragon PH. Also, where possible, the narrower parts of the road have been widened; the cottages that formerly stood on the north frontage to Peterborough Road just east of the current access to the church at a narrow part of the carriageway, were demolished by 1958 and the carriageway widened. The Peterborough Road would thus have been seen as a series of spaces.

The building of gable ends close to the carriageway, bends in the road alignment, stone walls and trees forming visual 'pinch-points' that closed the view from one part of the road to the next. As one came to a 'pinch-point', one could gradually glimpse the next section of road beyond but it could not be fully seen until the pinch-point was passed. From here one could see the next space ahead, but views right down the road were interrupted by further visual 'pinch-points'.



Examples of buildings forming 'pinch-points' to closing views along Peterborough Road

In other historic streets in the village core, this sense of transition from one small scale space to the next is apparent. However, in places the engineering of the carriageways with concrete kerbs, regularly spaced street lights and signs have lessened the historic sense of place.



Church Hill



Allotment Lane



Alleyways

The built environment audit clearly demonstrates that the key components forming Castor's unique townscape are the natural contours leading to special views, the stone walls and buildings right at or close to the edge of the carriageways, large mature trees and almost totally consistent use of just three local building materials, these being stone, thatch and Collyweston slate. It can be demonstrated that 100 years ago there were more traditional buildings and so there would have been a greater density of built fabric and, consequently more intricate pattern of townscape.

In addition to the highway works discussed above, without exception the estate development of the 20th century is characterised by heavily engineered site contours, buildings spaced at regular intervals and set back from the carriageway edge, modern concrete building materials, no new stone wall building and the planting of ornamental type trees instead of the forest type trees planted in previous centuries.

## 10 DRAFT MANAGEMENT PLAN

### Overall proposals

The City Council does not intend to prevent change or new development in the Conservation Area. The following policies and proposals are intended to manage change and avoid harming the key elements which define the character and appearance of the Conservation Area.

The policies and proposals are in accordance with national planning policy guidance and the relevant policies of the Peterborough Local Plan (Appendix 2). The Draft Management Plan complements the Castor Conservation Area Appraisal.

### 10.1 Archaeology

The following measures are proposed:

1. Assemble more easily understandable and publicly accessible maps of archaeological sites and descriptions of archaeological records.
2. Investigate ownership of archaeological sites given that large areas of the parish are thought to be in public ownership or within the ownership of trusts set up to benefit environmental and public interests.
3. Discuss with English Heritage the status of all archaeological resources
4. Consider with English Heritage the appropriateness of possible new designations and their future management and more sympathetic management of existing Scheduled Ancient Monuments, some of which may be in public ownership.
5. Retaining and preventing damage to systems of paths and ancient drains and ditches north and south of the village that gave access to the open fields and their enhancement as ancient field boundaries with tree planting and prevention of piping or other unsympathetic engineering works.

### 10.2 The Conservation Area Boundary

The appraisal has demonstrated that, whilst the current conservation area includes the great majority of the medieval settlements of Castor, it does not include the historic landscapes around the village such as Cow Lane, Clay Lane and the Lammas Fields or more distant archaeological remains.

- **Discuss with local interests and English Heritage the most appropriate conservation area boundary designation to protect historic built landscape and archaeological resources.**

### 10.3 Historic Building and Structure Protection and Future Repair

There is evidence to suggest that the various historic buildings are at risk:

- the barn on the east frontage of Clay Lane
- various stone boundary walls
- **Given the uniqueness of the Castor's built heritage, it would be appropriate to discuss with English Heritage additions to the statutory list to ensure protection of specific buildings and walls and measures to repair and retain buildings and long term management of boundary walls, especially those where long term management is problematic.**

- **Consent should not be given for the removal or modification of all existing boundary walls, the presumption being they are retained, rebuilt in replica if necessary, and where there are opportunities (for example as part of a landscaping scheme linked to the grant of planning consent), rebuilt or restored.**

The Castor Built Environment Audit and this appraisal have demonstrated that a considerable part of the fabric of many buildings, particularly doors and windows has been replaced by unsatisfactory alternatives.

- **the Peterborough City Council leaflet 'Renovating Your Cottage' is distributed to all pre 20th century building owners.**
- **consent should not be granted for removal of any pre 20th century fabric of historic interest or architectural merit**
- **where opportunities arise, encouragement is given to the replacement of modern additions and alterations with more sympathetic alternatives based on historic fabric that exists on other buildings in the village.**

#### **10.4 Castor specific guidance**

Peterborough City Council has general conservation policies and guidance as expressed in the *Peterborough Local Plan (First Replacement) 2005*. However, given the uniqueness of Castor the following guidance is necessary to ensure that:

- Archaeological remains are accessible and interpreted appropriately; development is not permitted where it is likely to impact upon Scheduled remains; where new development is proposed, measures are in place for the proper protection, or excavation, recording and/or rescue and archiving of possible archaeological resources.
- New works to historic buildings should incorporate the:
  - repair or reinstatement external doors, windows, roofs and details, rainwater goods etc. to original designs as part of any refurbishment
  - replacement of any currently non-original features in replica original details, as appropriate
  - put outhouses and boundary walls in good repair as part of any proposals for improvements or extensions.
  - as a general principle, further extension of already extended listed properties and amalgamations to form larger dwellings should be resisted.

#### **10.5 Highway Authority Works**

All existing granite kerbs, old street lights, stone walls, stone flags and other historic materials should be retained. All new works within the conservation area should re-use traditional materials or to use replica materials, or sympathetic modern alternatives.

- **The opportunities presented by highways works and maintenance should be used to gradually restore historic character and appearance of the streetscape.**

#### **10.6 New Development and Design**

Within the current *Local Plan* period to 2016, the one area allocated for new housing is the site off the historic Clay Lane

- **Particular effort should be made to ensure the development of the site off Clay Lane is sympathetic to and enhances the character of Castor by its design on site and possible off site works by incorporation of the principles outline in paragraph 6.3.7 of the Castor Built Environment Audit.**

### **10.7 Building Materials**

Under modern building regulations, it is possible to use thatch for new domestic buildings, provided suitable fire barriers are incorporated. Bricks from locally excavated clay are no longer made and the stock type bricks from south of Peterborough are quite different in character. However, cut stone in a variety of course heights together with window heads, sills etc can be obtained from local quarries.

- **Local stone with Collyweston replica or thatched roofs should be the building materials for extending existing stone buildings or constructing new buildings within the conservation area.**

### **10.8 Stone Walls**

Where alterations or extensions are planned for existing buildings it may be a requirement of that development that stone boundary walls are put into good repair using traditional methods and materials. On new development, the local tradition of stone walling should be continued by forming boundaries between private and public spaces and other appropriate boundaries with traditional constructed local stone walls.

### **10.9 Other Frontages**

Over the last 50 years, significant numbers of new dwellings have been erected through the subdivision of existing plots and frontages. Each subdivision requires additional driveways, the loss of frontage hedges and other enclosures.

- **Further infill development should not be permitted in the conservation area unless it can be demonstrated that the new buildings and associated landscaping will clearly enhance the historic character and appearance of the conservation area.**

### **10.10 Tree Planting and Landscaping**

The need to plant trees to gradually replace 200-300 year old forest trees that are currently so important to the townscape and setting of the village has been noted. The unsympathetic nature of the rectangle of poplar trees surrounding the Pearl Sports centre site has also been considered. The desirability of avoiding planting that may damage archaeological remains (where these have not already been compromised), together with possible reinstatement of the extensive lines of mature trees that were recorded on the 1886-89 OS map.

- **As and when existing mature specimens need to be removed, for example, for reasons of safety, replacement planting of appropriate species should be carried out to maintain the character and appearance of the area. The main species should be selected from Cedar of Lebanon, Holm Oak, hybrid limes, DED resistant elms, beech and copper beech, oak and Scots Pine.**
- **In liaison with local residents and landowners the city council considers the possibility of removing the poplar trees surrounding the Pearl site and replacing them with a tree planting scheme that more satisfactorily assimilates the sports centre buildings into the landscape and, at the same time, frames key views of the village from the southern footpaths and vantage points.**



## 11. 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

Built Environment Team, Planning Services, Peterborough City Council  
Bridge House, Town Bridge, Peterborough, PE1 1HB

Tel: (01733) 747474

Fax: (01733) 890348

Advice regarding planning, including preliminary inquiries, can be obtained from <http://www.peterborough.gov.uk>: or contacting

Development Control (Planning), Environmental Services, Peterborough City Council  
Bridge House, Town Bridge, Peterborough, PE1 1HB

Tel: (01733) 453410

e-mail: [planningcontrol@peterborough.gov.uk](mailto:planningcontrol@peterborough.gov.uk)

Fax: (01733) 890348

### References

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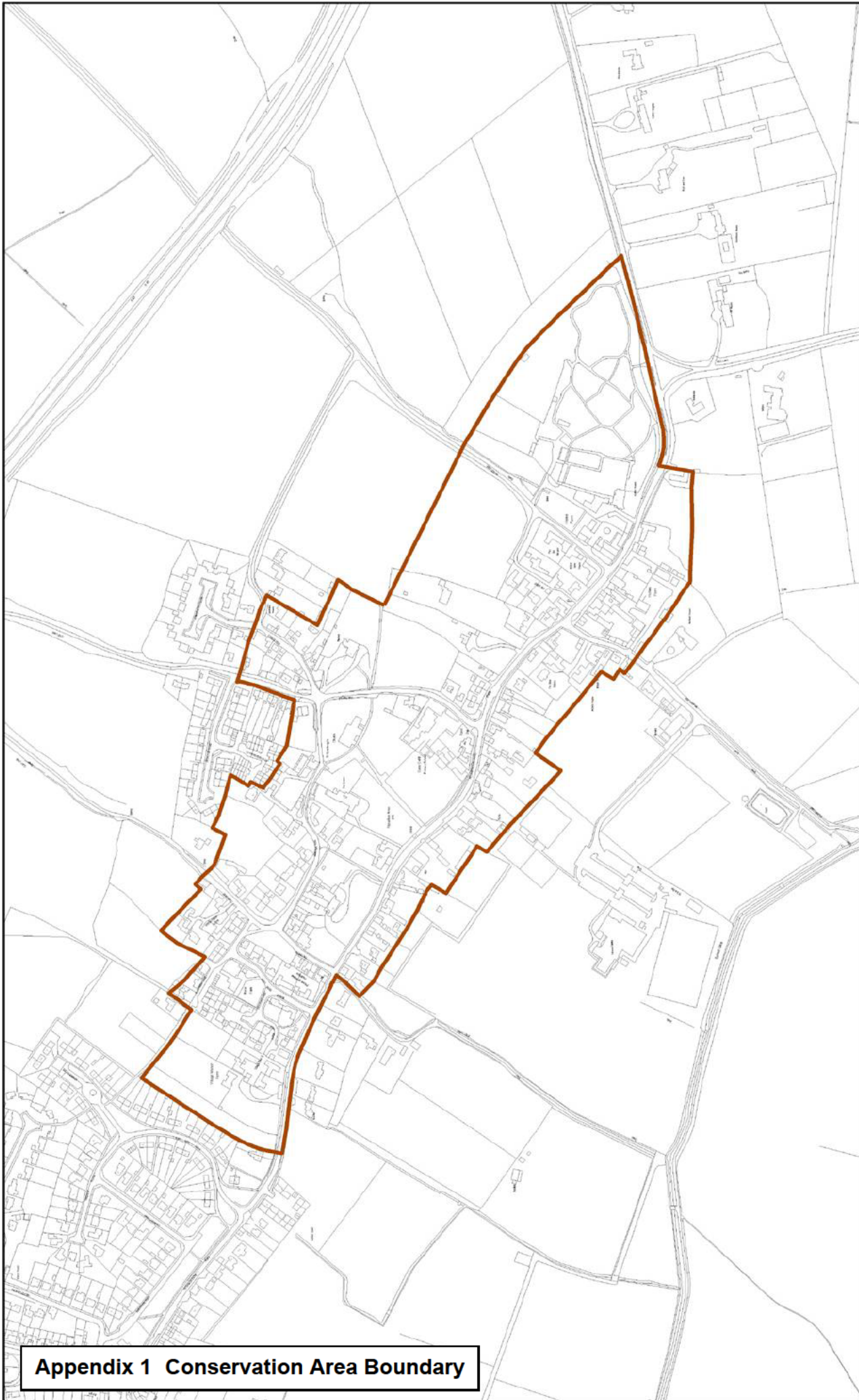
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**The Victoria County History of Northampton Volume 2.**

### Acknowledgements

The photograph and illustration on pages 5 and 7 are reproduced from 'The Five Parishes Book'



**Appendix 1 Conservation Area Boundary**

Title Castor Conservation Area  
 Department Planning Services

Dwg. No. N/A

Date 2nd November 2007 Name LRM

PCC GIS



## Appendix 2 Statutory Planning Policies

Castor 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:

|           |   |
|-----------|---|
| Policy H8 | Village envelopes   |
| H10       | Limited rural growth settlements                                      |
| H15       | Residential density   |
| H16       | Residential design and amenity  |
| H17       | Residential redevelopment of the site of agricultural buildings       |
| H18       | Conversion of agricultural buildings to residential use               |
| 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                                  |
| DA3       | Building materials in character with local tradition                  |
| DA6       | Controls over tandem, backland and piecemeal development              |
| DA8       | Design of extensions and alterations                                  |
| 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           |
| CBE5      | Controls over demolition of listed buildings                          |
| 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                      |
| CBE9      | Controls over change of use of listed buildings                       |
| CBE10     | Control of alterations to buildings protected by Article 4 Directions |
| 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 3 Implications of Conservation Area Status

Conservation area designation has the following implications:

- 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. You are advised to contact the council concerning any proposed works to determine whether or not an application is required.
- Special attention must be paid to the character and appearance of the conservation areas when determining planning applications. Planning applications are advertised for public comment and any views expressed are taken into account. Applicants are encouraged to discuss ideas for development proposals with planning officers prior to submitting a planning application.
- Conservation Area Consent is required for the demolition of unlisted buildings and certain gates, fences and walls. It is advisable to contact the council to confirm whether your proposal will require consent.
- 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.
- Tree Preservation Orders are used to secure the preservation of trees, where their removal would have a significant impact on the local environment and its enjoyment by the public. The local planning authority is required to undertake assessment from a public place, such as a road or footpath. The importance of trees as wildlife habitats will be taken into consideration. There is a strong presumption against any form of development or change of use of land which is likely to damage or prejudice the future long term existence of trees covered by 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: -

- An Article 4 Direction made under the Town and Country Planning (General Permitted Development) Order 1997 and applied to residential properties removes '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 treatments may be insignificant as individual alterations. 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. No properties in Wansford Conservation Area are presently subject to an 'Article 4 Direction'.



## **Appendix 4 Listed Buildings – Grade II unless otherwise states:**

### **No. 12 Allotment Lane**

C17/18 cottage. Coursed stone rubble. Thatched roof with gabled ends. Rebuilt brick end stacks. One storey and attics. Two dormers. Two ground floor .

### **No. 14 Allotment Lane (The Cabin)**

C18 cottage with alterations. Stone rubble with rendered front. Pantile roof with gabled ends. One storey and attics. Two modern semi-dormers with catslide roofs. CASTOR

### **No 4 (Pine Beams) Church Hill**

Dated 1796. Coursed stone rubble cottage at right angles to road. Collyweston stone roof with coped gable ends. Two storeys. Three window range.

### **No 6 (incorporating the former No 8) Church Hill**

C17/18 cottage at right angles to road. Much restored. Coursed stone rubble. Modern concrete tile roof with gabled ends. South end dated 1649. One storey and attic.

### **No 11 (formerly listed as No 15) Church Hill**

Early C17 cottage. Coursed stone rubble, whitewashed. Thatched roof with gabled ends. One storey and attics. Two dormers at eaves. Two window range.

### **No 17 Church Hill**

C18 house. Coursed stone. Collyweston slate roof with coped gable ends. Two storeys and attics. Three window range, flat wooden lintels, modern casements with glazing bars.

### **The Grove, Church Hill**

Early C19 stone house with stuccoed front elevation. Low pitched Collyweston stone roof. Moulded cornice and blocking course with simple pedimented centre piece.

### **No 23 (The Old Rectory) Church Hill**

Said to have been the old Rectory. C17 house extended to west (left) in later C17. Long coursed stone rubble range with steeply pitched Collyweston stone roof with coped gabled ends.

### **Outbuilding immediately north-west of No 23 (formerly listed as Barn 40 yds south-east of The Grove), Church Hill**

Early C18 coursed stone rubble building with steeply pitched Belgium tile roof with coped gable ends. Two modern doors and windows.

### **No 1 (The Little Cottage) Clay Lane**

C17/18 small cottage. Coursed stone rubble. Thatched roof with gabled ends. Brick end chimney. One storey and attics. One dormer at eaves with 3-light casement.

### **No 5 Clay Lane**

C17 or C18 cottage. Coursed stone rubble. Thatched roof with gabled ends with stone coping. One storey and attics. Two dormers break eaves and have casement windows.

### **No 4 (Clay Cottage) Clay Lane**

Probably late C17 coursed stone rubble house, much altered. Steeply pitched Belgium tile roof with gabled ends, south end has parapet gable and internal brick stacks. Ridge stack near north

### **Prince of Wales Feathers (formerly listed as the Prince of Wales Public House), The Green**

Early C19 stone house with ashlar front. Low pitched slate roof with gabled ends. Two storeys.

Remains of village cross (formerly listed as Cross under Clay Lane) The Green

Medieval square base stone and stump of shaft of a village cross situated on an island of grass between 2 ways.

### **No. 3 The Green**

Mid C19 cottage. Dressed stone. Welsh slate roof with gabled ends. Two storeys. three windows, centre first floor blocked. Modern casements with glazing bars, and keyblocks.

**Durobrivae and pump against south wall of kitchen, The Green (Grade II\*)**

Early C18 stone house with earlier origins. Fine early C18 ashlar front of 2 storeys four bays with moulded stone cornice and giant corner pilasters.

**Outbuilding north-west of Durobrivae, The Green**

Probably C18. Small coursed stone building with steeply pitched Collyweston stone roof with gabled ends. Faces courtyard and backs onto road. Included for group value.

**Garden boundary wall to south-west of Durobrivae fronting The Green and turning south east along Peterborough Road to boundary with The Elms, The Green**

Probably C18. Coursed stone rubble garden boundary wall. About five feet to 5 ft 6 ins high and rising to about 6 ft 6 ins at corner. Cement capping. Included for group value.

**No 1 (Stone Lea) High Street**

C18 coursed stone rubble cottage. Thatched roof with gabled ends. one storey and attics. Two dormers at eaves with modern casements. Two modern ground floor casements.

**No 11 and outbuilding adjoining to north-east, High Street**

Probably C18 and C17. Coursed stone rubble cottage. L-shaped on plan. Thatched roof with gabled ends and hipped angle. One storey and attics. One gable dormer with casement.

**No 12 High Street**

Early C18 cottage at right angles to road. Coursed stone rubble. Gable end to road dated 1724. Concrete tile roof with gabled ends. One storey and attics.

**No 14 High Street**

C18 cottage. Rubble with stone quoins. Concrete tile roof with gabled ends. Two storeys. Back to road, 2 windows. Front 3 windows, modern casements and plain central doorway.

**No 16, High Street**

C17 cottage. Coursed stone rubble. Thatched roof, one end hipped the other gabled. One storey and attic. Back to road: 2 windows.

**Stone about 260 yds east of Castor House, Loves Hill**

Possibly Medieval. Small stone on roadside, about 2 ft high. Believed to be part of the shaft of a wayside cross.

**Manor Farmhouse, Manor Farm Lane**

C17 house refashioned in early C19. Long coursed stone rubble range with low pitched Welsh slate roof with gabled ends. Wing at rear forming L-shaped plan. Two storeys.

**Castor House, Peterborough Road (Grade II\*)**

Early C18 stone house with rendered front. Steeply pitched double span roof with coped gable ends. Two storeys and attic. Five bays. Sashes with glazing bars in moulded stone architraves

**Gates, gate piers and flanking garden boundary walls to s. of Castor House, Peterborough Road**

Late C17 rusticated stone gate piers with cornices and large ball finials, niches on front sides have railings at base. Wrought iron gates and ornate wrought iron overthrow.

**Home Farmhouse, Peterborough Road**

Probably C17 house. Coursed stone with steeply pitched Collyweston stone roof with gabled ends. L-shaped on plan with hipped angle to roof.

**Barn south-west of Home Farmhouse fronting onto road, Peterborough Road**

Probably C18. Small stone rubble barn with steeply pitched Collyweston stone roof with gabled ends. It has been shortened at west end and the end wall rebuilt incorporating garage doors.

**Barn west-south-west of Home Farmhouse (formerly listed as barn on street 50 yds to west), Peterborough Road**

Probably early C18. Five bay coursed stone barn with steeply pitched Collyweston stone roof with coped gable ends. Double doors at centre. Triangular ventilation holes in side

**L-shaped range of stables, barn and brewhouse immediately south-east of No 6**

**Peterborough Road**

C17/18 range of stables, barn and brewhouse. Coursed stone rubble with steeply pitched Collyweston Stone roof with gabled ends. The stables at north end have lower pitched roof. The brewhouse at south-west end has lower roof with parapet gable with internal stack.

**No 8 (Three Chimneys), Peterborough Road**

C17 range of cottages, now one house. Long coursed stone rubble range with thatched roof with gabled ends. one storey and attic. Three, 3-light ground floor casements and 2 plank doors.

**Royal Oak Public House, Peterborough Road**

Tablet with "LB" over "1727" in gable. Coursed stone range, plastered front to west part. Thatched roofs with coped gable ends. Z-shaped on plan. one storey and attic.

**No 26 (formerly listed as Cottage immediately west of Royal Oak Public House)**

**Peterborough Road**

C17 cottages, now one. Coursed stone range. L-shaped on plan. Thatched roof with coped gable ends. one storey and attic. cottage to south facing road:

**Church of St Kyneburgha, Peterborough Road (Grade I)**

Dedication, unique in England to Kyneburgha daughter of King Peada, King of Mercia and founder of Peterborough Abbey, who came to Castor circa 650, and founded a nunnery, traces of which are said to remain in the church. However it is primarily a Norman church

**Churchyard boundary wall to north of church of Kyneburgha from north-west gate to south-east gate,**

Probably C18. Coursed stone rubble wall of about 5ft high with large capping stones. Many of the capping stones are coffin lids.

**The Cedars and outbuilding adjoining to north-east, Peterborough Road**

Early C18 house with remodelled facade of early C19. Coursed stone with rusticated quoins, the front rendered. Steeply pitched Collyweston stone hipped roofer Two storeys and attic. 61

**Mounting Block on west side of the Cedars, Peterborough Road**

Dated 1708. Plain stone mounting block to side of house with initials "E.B." and date "1708".

**The Fitzwilliam Arms, Peterborough Road**

C17, restored. Long stone range with thatched roof with stone coped gable ends. One storey and attics. Five windows. Ground floor 3-light casements with glazing bars and lintels

**No 36 (The Elms), Peterborough Road**

Date 1769 and initials W over WF on tablet. Stone house with ashlar front. Double span steeply pitched Collyweston stone roof with gabled ends with stone coping, and low parapet

**Stables to north-east of No 36 (The Elms), Peterborough Road**

Early C19 stable building. Coursed stone rubble with slate roof with gabled ends. Situated to north-east of the Elms at right angles to Church Hill. Two storeys.

**Village Farmhouse, Peterborough Road**

Probably C15/16 origin, with C16/17 alterations. Coursed stone rubble house with Collyweston stone roof. H-shaped on plan with gabled wings with stone coping.

**Dovecot to west of Village Farmhouse, Peterborough Road**

Small C18 dovecot. Stone rubble. About 13 ft square on plan. Pantile roof with gabled ends, and lantern. Plank door with stone lintel.

**No 3 (Dragon House) (formerly listed as former George and Dragon Inn), Peterborough Road**

C17/18 house. Coursed stone rubble. Thatched roof with gabled ends with stone coping. Rendered end and ridge stacks with cornices, L-shaped on plan with C18 gabled cross wing.

**No 5, (The Hollies Farmhouse), Peterborough Road**

Early C19 house at right angles to road. Dressed stone. Welsh slate roof with gabled ends. L-shaped on plan with wing to south. Two storeys. Three windows. Band between storeys. Sashes



**Barn east-south-east of No 5 (The Hollies Farmhouse), Peterborough Road**

Early/mid C19 coursed stone barn with Welsh slate roof with gabled ends. Double doors and ventilation slits on road side. Loft window in west end. Included for group value.

**Nos. 17 and 17A, (formerly listed as Mill Farmhouse), Peterborough Road**

Probably early C18, coursed stone house with steeply pitched Collyweston stone roof with coped gable ends, east gable has tumbled brickwork. Two storeys 3 window range.

**Barn immediately to south of Nos. 17 and 17A, Peterborough Road**

Large circa C18 stone barn with steeply pitched Collyweston stone roof with gabled end. Roof partly clad in asbestos sheeting.

**Barn to south-west of No 17, Peterborough Road**

C18 stone barn. Steeply pitched pantile roof with gabled ends. Brick north end with tumbled brick work in gable.

**No 23, Peterborough Road**

Early C18 house. Coursed stone rubble with flush quoins. Steeply pitched Welsh slate roof with gabled ends. one storey and attics. Three gabled dormers. Two ground floor windows, page 68.

**No 37 (formerly listed as House opposite Royal Oak Public House) and adjoining outbuilding to south-east, Peterborough Road**

Early C18 house. Coursed stone with ashlar front and steeply pitched plain tile roof with coped gable ends. Two storeys. Two window range, widely spaced 3-light casements.

**Village Hall, Peterborough Road**

Former School. Dated 1829. Plain rectangular building of coursed stone with ashlar dressings and low pitched hipped slate roof. Two storeys. Five window range.

**Barn to south of Village Hall, Peterborough Road**

C18 coursed stone 5 bay barn with steeply pitched Belgium tile roof with parapet gable ends. Corrugated iron double doors at centre. Ventilation slit in gable end. RCHM (40) page 68.

**Nos. 43 and 45, Peterborough Road**

Early C18 house. Stone rubble with dressed stone front.- Steeply pitched stone roof with gabled ends, one end has stone coping. Two storeys. Four window range. Three-light casements

**No 47 (The Old Smithy) (formerly listed as Cottage 55 yds south of The Elms), Peterborough Road**

Probably early C17. Coursed stone rubble house with hipped thatched roof. L-shaped on plan with later C17 right hand wing with dressed stone gable end with date "1676", and stack above the cornice. One storey and attic. Central panelled door.

**No 2 Splash Lane**

C18 coursed stone cottage with steeply pitched Collyweston stone roof, with gabled end and gabled front left. Two storeys. Front 2 ground floor windows and one first floor window in gable.

**No 4 (Willow End), Splash Lane**

Probably early C18. Roughcast rendered cottage at right angles to road. Thatched roof with gabled ends. one storey and attics. Two casement windows. Two dormers at eaves.

**No 1, Stocks Hill**

Dated 1803. Small coursed stone rubble house at right angles to road. Collyweston stone roof with gabled ends. Flush quoins. Two storeys. Three window range.

**The Old Rectory, Stocks Hill**

Late C17/early C18 house refashioned circa 1860. Coursed stone with freestone dressings. Steeply pitched Collyweston stone roof with coped gable ends. Two storeys and attic,

**Roman walling west-south-west of the Old Rectory, Stocks Hill**

Two sections of Roman herringbone stone rubble foundations incorporated into C19 stone wall.