

# SOUTHORPE CONSERVATION AREA APPRAISAL REPORT AND MANAGEMENT PLAN



**Prepared by:** Growth & Regeneration, Peterborough City Council

**Date:** July 2017

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

## **Contents:**

<b>1.0</b>	<b>Introduction</b>	<b>1</b>
<b>2.0</b>	<b>Scope of the appraisal</b>	<b>1</b>
<b>3.0</b>	<b>Planning Policy Context</b>	<b>2</b>
3.1	Planning (Listed Buildings and Conservation Areas) Act 1990	2
3.2	National Planning Policy Framework (NPPF)	2
3.3	Local Development Framework, Core Strategy	2
<b>4.0</b>	<b>Summary of Special Interest</b>	<b>3</b>
<b>5.0</b>	<b>Southorpe Conservation Area</b>	<b>4</b>
<b>6.0</b>	<b>Brief History of Settlement</b>	<b>5</b>
<b>7.0</b>	<b>Archaeology</b>	<b>6</b>
<b>8.0</b>	<b>Geology and Landscape Setting</b>	<b>7</b>
<b>9.0</b>	<b>Character and Appearance</b>	<b>9</b>
9.1	Spatial character	9
9.2	Materials, buildings and architectural details	13
9.3	Key views	19
9.4	Trees, hedgerows, verges and stone walls	21
9.5	Highway, street furniture and services	22
9.6	Building uses	23
<b>10.0</b>	<b>Historic buildings</b>	<b>23</b>
10.1	Listed buildings	23
10.2	Positive Unlisted Buildings	23
<b>11.0</b>	<b>Management Plan</b>	<b>24</b>
11.1	Planning policies and controls	24
11.2	Conservation area boundary	25
11.3	New and extended buildings	26
11.4	Historic buildings: Additional protection	27
11.5	Alteration to historic buildings	27
11.6	Stone walls	28
11.7	Highways and street furniture	28
11.8	Tree planting	29
11.9	Community Involvement	29
<b>12.0</b>	<b>References</b>	<b>30</b>
<b>13.0</b>	<b>Useful Contacts</b>	<b>30</b>
<b>Appendix 1</b>	Southorpe Parish Boundary	
<b>Appendix 2</b>	Landscape 1300's and @ 1770	
<b>Appendix 3</b>	Open Field Map Southorpe 1790	
<b>Appendix 4</b>	Extract from Inclosure Map 1834	
<b>Appendix 5</b>	Extract from O.S. First Series @ 1824	
<b>Appendix 6</b>	Ordnance Survey 1886-1889 Series	
<b>Appendix 7</b>	Ordnance Survey 1967-1978 Series	
<b>Appendix 8</b>	Southorpe Townscape Analysis Plan	

## **1.0 Introduction**

The Southorpe Conservation Area was designated in 1990. This document aims to fulfil the City Council's statutory duty to 'draw up' and publish proposals for the preservation and enhancement of the conservation area as required by the Planning (Listed Buildings and Conservation Areas) Act 1990 and provide planning guidance in support of Policy PP17 of the Peterborough Planning Policies Development Plan Document (DPD).

A character appraisal is a way of identifying and recording what makes Southorpe an area of special architectural and historic interest. This is important for providing a sound basis, defensible on appeal, for Development Plan policies and planning decisions, as well as for the making of proposals for the preservation and enhancement of Southorpe.

The clear definition of this special interest is important for those who have an interest in the area to be aware of what must be preserved or enhanced.

The draft report can be viewed or downloaded at [www.peterborough.gov.uk](http://www.peterborough.gov.uk). Copies are available on request from Planning Services, Town Hall, Bridge Street, Peterborough. A summary on public consultation and any revisions made will be available.

### 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
- Provide an understanding of what it is about the conservation area that should be cared for and what improvements could be made;
- Make recommendations to ensure its special qualities are retained and enhanced in the future.

The information will be used as a basis to monitor the general appearance and condition of the Southorpe Conservation Area and assess progress in implementing the Management Plan. It is expected that further periodic reviews will take place with residents and Southorpe Parish Council during the next 5-10 years.

The report can be viewed / downloaded at [www.peterborough.gov.uk](http://www.peterborough.gov.uk) and inspected at: Planning Services, Peterborough City Council, Town Hall, Bridge Street, Peterborough. A copy is available on request.

## **2.0 Scope of the appraisal**

The appraisal covers the existing conservation area and adjoining land of historic, architectural, and landscape significance where these have an influence on the conservation area.

The appraisal reflects the advice given by Historic England in "Conservation Area Designation, Appraisal and Management" (2016)

**[REDACTED]**

No appraisal can be comprehensive and the omission of any particular building, feature or space should not be taken to imply that it is of no interest.

### **3.0 Planning Policy Context**

#### **3.1 Planning (Listed Buildings and Conservation Areas) Act 1990**

Conservation areas are designated under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and are defined as ‘areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’. Local authorities are required to designate Conservation Areas to ensure that the special character of a place is preserved and enhanced. It is the quality and interest of an area as a whole, rather than that of individual buildings, which is the prime consideration in identifying a Conservation Area.

Designation increases the Council’s controls, with planning applications judged by their impact on the character and appearance of the area and consent required for the demolition of unlisted buildings. The rights that owners have to carry out works to their properties without the prior need to obtain planning permission (known as ‘permitted development’ rights) are reduced. There is also special protection given to trees.

#### **3.2 National Planning Policy Framework (NPPF)**

The National Planning Policy Framework (2012) sets out in one document the Government’s planning policies to help achieve sustainable development. The presumption in favour of sustainable development is the guiding principal of the document. Sustainable development has three dimensions: economic, social and environmental. The environmental role involves contributing to the protection and enhancement of the historic environment.

Under the NPPF a Conservation Area is a ‘designated heritage asset’ and is defined in Annex 2 as:

*‘A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning divisions, because of its heritage interest. Heritage assets includes designated heritage assets and assets identified by the local planning authority (including local listing)’.*

Paragraph 132 of the NPPF advises that great weight should be given to the conservation of designated heritage assets.

#### **3.3 Peterborough Local Development Framework**

The Peterborough Local Development Framework (LDF) provides the local planning policies with which to make planning decisions in the district. The two key documents of the LDF are:

The Peterborough City Council Core Strategy Development Plan Document (2011). This sets out the key principles for the conservation of the historic environment in Policy CS17: The Historic Environment. New development must respect and enhance the local character and distinctiveness of the area in which it would be situated, particularly in areas of high heritage value.

Southorpe is identified as a ‘small village’ in Policy CS1: The Settlement Hierarchy and the Countryside of the Core Strategy. The settlement hierarchy ranks settlements in the district according to their size and the scale and range of its services and facilities.

The Peterborough Planning Policies Development Plan Document (2012) contains detailed policies. Policy PP17 covers designated and non-designated heritage assets including conservation areas, statutory listed buildings, locally listed building, archaeology and historic landscapes. The documents are consistent with the provisions of the NPPF.

The 'Further Draft Local Plan 2016' document proposes no change to the current adopted local plan and policies relevant to Southorpe. Further consultation on the plan will take place in autumn 2016 followed by independent Examination in Public then adoption as the next Local Plan expected in early 2018.

**The Southorpe Conservation Area Appraisal and Management Plan was adopted on 25<sup>th</sup> July 2017 as City Council approved planning guidance in support of policy PP17 of the Peterborough Planning Policies Development Plan Document (DPD) and the emerging policies in the new Local Plan. The Appraisal and Management Plan will be 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.**

#### **4.0 Summary of Special Interest**

The special architectural, landscape or historic interest of the Southorpe conservation area derives from the following:

- A small elongated historic linear settlement.
- Detached buildings on medium sized plots with a low density of development.
- A small range of building types, and modest scale and form of buildings from a few high status houses to small cottages and farm buildings.
- A limited building material palette of coursed local limestone, reconstituted stone and some buff brick for walling.
- Roofs are mostly steep with gabled ends with widespread use of Collyweston slate (and replica) and some Welsh slate.
- The setting and historic relationship of Southorpe to its surrounding agrarian landscape; pockets of development interspersed with open countryside.
- Frequent views across open countryside to distant fields and woodland give a sense of a 'settlement in countryside' and creates a strong connection with the past.
- The curving alignment and informality of Main Street generates a sense of anticipation, particularly south of The Cottage, preventing straight views.
- Extensive grass verges (uncurbed and absence of footways), field hedges and trees and stone boundary walls with 'cock and hen' coping in the local tradition contribute towards a rural character, and as enclosing elements in views.
- Open fields and paddock are vital to the character of the village.
- The attractive planned view along the avenue of lime trees.

All of these aspects combine to create a place and conservation area which has a unique and distinctive character that it is desirable to preserve and enhance.

## 5.0 Southorpe Conservation Area

Southorpe is a small linear settlement and a Civil Parish 1 mile south of Barnack and 8 miles west of Peterborough (Appendix 1 Parish Boundary). For electoral purposes it forms part of Barnack Ward in North West Cambridgeshire Constituency.

The conservation area was designated in 1990 and includes the whole of the settlement. There are 42 residential properties in Southorpe (3 listed, and 7 curtilage listed buildings) in the conservation area, and a population estimate of 115 persons. (2016).

The boundary includes the landscape east of Main Street to the former Stamford and Essendine Railway branch line from Wansford to Stamford. To the south the historic site of the former Manorial Hall, medieval hospital and fish ponds. The boundary then turns north along the west of Grange Farm, Stud Farm, fields west of Main Street and rear property boundaries to Hill Farm. The boundary continues north-east past Boundary House and along a field drain to return to Main Street. The boundary then turns south along the former railway line to the railway bridge on the southern approach to the settlement. The boundary is shown on the aerial map and illustrated on the map below, which also shows the village envelopes.



*Aerial view of Southorpe Conservation Area*



*Conservation area and Village Envelope (red lines)*

## 6.0 Brief History of Settlement

### Early development

Archaeological research shows that the wider area was settled in Neolithic times. By the Bronze Age, people had cleared large areas of woodland to form pastures, heaths and fields and it is likely that the Southorpe, Sutton and Helpston Heaths nearby have their origins from this period.

Southorpe is an old name. A permanent settlement had certainly evolved by the later Saxon period and may have been earlier, though there is no archaeological evidence of the houses and barns that would have existed. It is first mentioned in the Anglo-Saxon Chronicle of the 9<sup>th</sup> c where it is spelt *Sutyorp*. It became, and appears in the Great Domesday Book (1086) as *Sudtorp*, turning by mid-16<sup>th</sup> c to *Sowthorpe* and pronounced almost as it is today. The name would seem to derive from 'south village' probably called because south of Barnack, itself an early Saxon settlement, so perhaps a daughter settlement of Barnack. It was too small and late to have its own church.

In the Domesday Book, Southorpe is recorded as having a population of 24 households, clarifying it as a 'medium settlement'; 4 villagers, 2 smallholders and 18 freemen providing a total assessed tax of 4.5 geld units. The community would have consisted of families living together by subsistence farming under the Lord of the Manor.

In 1276 the Manor of Southorpe is recorded as held by Stephen of Cornhill, a London merchant. After the dissolution of the monasteries (1536-1541), Southorpe Hall (the Manor and lands) were given to the Abbots of Peterborough to be used as a summer residence. In 1577 the Bishop surrendered the Manor to Elizabeth I who subsequently granted this to Lord Burghley. The site was located south of Grange Farm, marked as 'Southorpe Palace' on Ordnance Survey maps. (See Archaeology)

In the East Midlands, the Normans adapted the communal system of Saxon agriculture into the open field system. The land around Southorpe is quite fertile. By the 14<sup>th</sup> C peasants would have cultivated strips in the open fields, grazed stock in the meadows during the summer, in the woodlands in the autumn and on the upland commons and heaths in the winter. Southorpe has always been an agricultural community.

Mapping reconstruction of the landscape of the 1300's around Southorpe shows mostly ridge and furrow with some heath and open land. By 1770, shortly before the main Enclosure, it can be seen how small fields are beginning to replace the long strips, particularly close to the settlement (Appendix 2). The field boundaries to these parts of the Parish form the basis of field boundaries today.

### Later development

During the 18<sup>th</sup> century, landowners began to set up farms to put into practice new farming methods. Bottom (Briers) Farm, Middle Farm and Hall Farm are shown on the 'Open Field' map of Southorpe 1790 as established at this time (Appendix 3). Some of the traditional strips had been amalgamated to form small fields to respond to this agricultural revolution. Along with the construction of stone houses came the building of stone walls, to define boundaries to newly acquired land to keep in stock. The character and appearance of the settlement was largely formed during this period.

The Barnack with Pilsgate and Southorpe Inclosure Act 1841 led to the medieval farming system of open fields, strips and common land being privatised. The Southorpe Inclosure Map 1834 (Appendix 4) gives a good picture of the village at this time. Grange Farm is thought to have recently been built, reflecting the increased prosperity of the period. The map depicts Southorpe as a small linear settlement comprising the four farm groups dispersed along Main Street, with occasional cottages and barns each likely enclosed with a stone wall at least to the front. These early buildings are the core of the village and a

tangible reminder of its agricultural history. Surviving within and around the conservation area are many boundaries which date back to at least the Enclosure and some may be earlier. These are important links with the agricultural history of the village and every effort should be made to protect them.

A point of note is that by the time of the Enclosure the road north to Ufford and Barnack had been realigned. The dog-leg' route seen on the 1790 map (Appendix 3) and the Oakham OS First Series map (Appendix 5) was replaced by the straight and more direct route of today, north-east of Hall Farm.

The historic Ordnance Survey map 1886 (Appendix 6) provides good evidence of the character and appearance of the settlement. The opening in 1857 of the Stamford and Essendine Railway branch line from Wansford to Stamford brought social and economic change that may partially account for the rise in population. The line closed to passengers in 1929 and to good traffic in 1931.

The population of the Parish in 1834 was 137, increasing to 227 in 1870, then declining to 139 in 1891, possibly due to mechanisation of agriculture and opportunities in the growing towns. In the period to 1921 the population increased to 176 then declined to 138 in 1961. Today the population is estimated at 115 (2016).

The 1967-1978 OS map show that there was very little change in the settlement from the late 1800's to the mid 1960's. (Appendix 7) Only a small number of new buildings: the pair of stone cottages dated 1892 south of the former school, 12 dwellings since the 1960's, and the extension of an earlier building at Willowgate. The only structures demolished are the smithy near the telephone box, a pound for stray animals south of Rosemead Cottage and three small outbuildings. A few ponds have been filled in.

Apart from the new buildings, the main visual change has been the more formalised nature of Main Street being surfaced and kerbed in places. Otherwise, the rural setting of Southorpe and the present day layout and size have changed very little. It retains an undisturbed deeply rural quality. The limited new building has not brought a more intensive form to the settlement.

Southorpe has been almost exclusively an agricultural community within its rural location. Today this has changed significantly and Southorpe is now a quiet residential village. It is unlikely that more than 2 or 3 people are employed in agriculture today, most commute to work elsewhere.

Southorpe is designated a 'small village' in the Planning Policies Development Plan Document (2102). The unique linear character is reflected in there being four small and separate village envelopes with the land between designated as open countryside.

## **7.0 Archaeology**

The Peterborough City Council Historic Environment Record (HER) contains records on historic buildings, sites, structures, below and above ground archaeology, individual finds and reports. There are no scheduled monuments within the conservation area or its setting, but there is some underlying archaeology of the early settlement of interest.

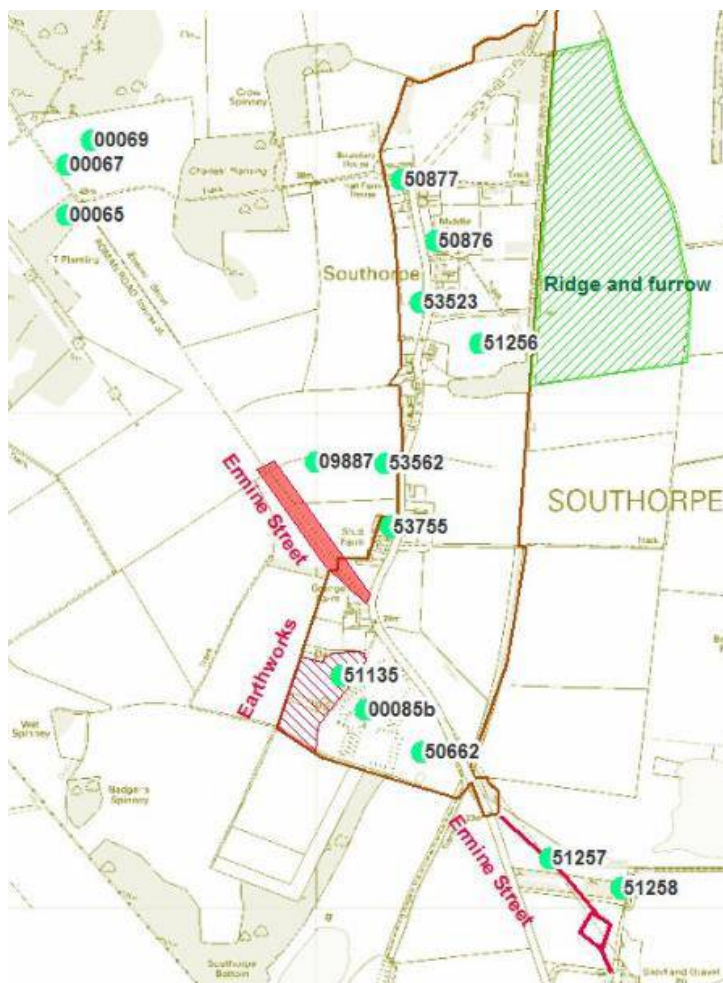
The Roman Ermine Street (London-York) bisects the southern end of Southorpe, to the north of Grange Farm, where its ancient route is marked by the NW-SE section of Main Street and seen as a parchmark visible on aerial photographs. A portion of the broad agger of the road (about 8m wide, indicating the importance of the route) may survive as earthworks visible on the ground immediately to the west of the conservation area shown coloured red on the map

of archaeological records below. Known locally as '40 foot way'. The agger was the embankment supporting the road's surface to give it a properly drained base. Stray finds have been located on either sides of the Roman road, between Southorpe and Walcot Park. These include a coin, pottery, a brooch and the torso of a small male figure carved in Barnack stone (HER 00065, 00067 and 00069 and 51227).

To the south of the railway bridge are linear banks and irregular hollows visible on a natural limestone spur that projects northwest. These may also be the remnants of the agger of the Roman road that has been quarried or eroded by subsequent use as a track (HER 51257).

At the southern end of the conservation area is the likely site of Southorpe Hall (HER 00085, HER 00085a, HER 00085b), which is traditionally associated with the medieval manor granted to Queen Elizabeth I by the Bishop of Peterborough in 1577 (Victoria County History Northamptonshire, 2, 1906, pp463, 466). There seems to be no substance to the claim for an Abbot's Palace or summer residence, as Bridges suggested (Bridges 1791, *History of Northamptonshire*, 2, p496). Bridges described the ruins as those of 'not a large house', the remains then being a dovecote, part of a garden wall, and several fishponds.

It is possible that the ruins noted by Bridges were those of the hospital known from documentary sources to be extant in Southorpe in 1294 and belonging to Peterborough abbey. Its site is unknown but may be that of Southorpe Hall (Knowles & Hadcock 1954, *Medieval Religious Houses*, p307).



Sites of archaeological interest

Aerial photographs clearly show a complex of ditches and fishponds, which lie in the southern part of the site, together with a holloway along the eastern side of the current north-south aligned farm track. Amongst the earthworks extensive remains of possible house platforms are visible at TF/0798/0236, as depicted on the OS.1886 map. In addition, degraded earthworks survive to the west, within the Conservation Area (HER 51135).

Aerial photographs show broad ridge and furrow structure created by a medieval oxen-plough run East-West within an extensive area east of the former railway line outside the conservation area. Traces of earthwork headland survive at both the west and east extents of the ridge and furrow. A broad dry ditch runs north-south across the field, approximately in line with the current rear boundary of properties fronting Main Street.

A second earthwork ditch, later than the ridge and furrow and studded with mature trees, runs east to west across the centre of the area, known as Southorpe Meadow Site of Special

Scientific Interest, a wildflower-rich hay meadow where the ridge and furrow is visible, indicating farming tenure and practice and medieval in origin (HER 51256). These remains are likely to be associated with the medieval and post-medieval open fields of the historic hamlet.

## **8.0 Geology and landscape setting**

Southorpe Parish is located on the higher land around 25-28m above Ordnance Datum at the watershed between the River Welland and River Nene valleys, in an area known historically as The Nassaburgh Hundred: a medieval sub-division of Northamptonshire between Stamford and Peterborough. (later The Soke of Peterborough) The Southorpe Brook drains to the south. Main Street is quite level through the settlement.

The settlement is located within the Nassaburgh Limestone Plateau Character Area. (Peterborough Landscape Character Assessment 2007). The bedrock geology is principally Lower Lincolnshire Limestone (Oolitic) and sand on higher ground. This area is a backbone of limestone and dry heathland and the landscape is characterised by an undulating land form between the rivers Welland and Nene.

This is a region rich in natural resources, with favourable landscapes of limestone grasslands and remnants of ancient woodlands. Historically most of the high land was left as dry sandy heath and used for common grazing. The most significant change has been the loss of heaths, notably Southorpe and nearby Sutton Heath and small water meadows.

Southorpe has a close historic relationship with the landscape. It is surrounded by gently rolling agricultural farmland enclosed by hedges and interspersed with small areas of ancient deciduous woodland enclosing the landscape all of which has not changed for generations. The land is very fertile and cultivated with a pattern of open irregular sized fields with hedge boundaries allowing long views. The landscape is an important part of the setting of the conservation area; open countryside is interspersed with pockets of development and there are long ranging views to distant fields and woodland.

### **The approaches to the settlement**

Southorpe has only one road, which runs north to south. The distinctive linear form with separate staggered groups of buildings interspersed by open countryside 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 building roofscapes.

From both the north and south approaches the settlement is barely visible until one is almost upon it. Both approaches have attractive rural views over the landscape and there is little in the views to signal the arrival at a settlement. The driver passing through is left with a sense of a small, deeply rural, clustered settlement in the landscape. The village is effectively within open countryside, reflected in the four small and separate village envelopes in the Peterborough Development Plan Document

#### The Southern Approach

The approach from the south is rural with some enclosure to the road by field hedges and trees. It is not until cresting the railway bridge does the viewer have a sense of an impending settlement, from partial views of Stud Farmhouse, Bottom Farmhouse, Grange Farm and their outbuildings. Even then the sense of arrival at a settlement is not really apparent, despite passing the signage marking the ‘entrance’ gateway, until rounding the bend at Grange Farm where Stud Farm and Bottom Farmhouse help to ‘draw the eye’.



*Approach from south:*

### The Northern Approach

The approach has a strong rural character, particularly from views to the open landscape to the west. Passing the former railway bridge to Walcot Road, the road turns south-west and straightens, taking on a formal character from the avenue of tall mature lime trees and open fields to either side, and gives an enclosed and distant view of Hall Farmhouse which becomes the focus of attention. It is not until close to the bend where the group of buildings south of the corner is revealed is there notice of arrival at a settlement. This is an outstanding and attractive entrance and transition from landscape to the village.



*Approach from north-east:*

Good rural views of the village are obtained from Herward Way, the long distance footpath that arrives from the south passing, Keepers Cottage then leaves north-east along Ermine Street.

These positive entrances provide a very gentle transition between the landscape and the settlement and are a key aspect of the character of the conservation area. Southorpe is inextricably linked to its setting in and part of the landscape, which provides strong rural views and has influenced the nature of the settlement.

## **9.0 Character and Appearance**

### **9.1 Spatial character**

Southorpe has evolved as an elongated linear plan form connecting five dispersed 18<sup>th</sup> and 19<sup>th</sup> century farmsteads along the medieval road to Barnack and Ufford to the north and the Leicester to Peterborough Road and River Nene to the south. Interspersed between the farms are a few former farm labourers' cottages, and some limited 20<sup>th</sup> century infill housing

giving a low density of development. Southorpe is somewhat distinct in that it does not have a historic core.

A comparison of the 1790 open field map and the present day settlement shows that the layout has changed very little. The 1886 OS map clearly shows that the character of the village was made up of groupings of farm buildings and cottages and open paddocks, fields and orchards bounded by stone walls. A key part of the character and appearance of the conservation area comes from the historic development of the village; the grouping of vernacular buildings and the series of open landscape between them.

Within the conservation area there are no distinct character areas, rather a series of small transitions between building groups. There is a varied alignment along Main Street, flanked by fields, extensive hedges, stone walls and verge, with buildings standing to the rear of the road or set back and enclosed by boundary walls. All add visual interest to break up long views along the street.

### **Grange Farm to Farrendon / The Cottage**

The arrival from the south has been described. To the south, beyond the field stone wall is the undulating open landscape and earthworks of the former Manorial site and medieval fishponds with distant views of Keepers Cottage and Grange Farm Cottages.



*Landscape south to Manorial Site    View north towards Stud Farm barns and Bottom Farm*

The tall field hedge to the north-east side of the road focusses attention towards the former outbuildings and walls of Grange Farm (now residential conversion to Abbots Barn) and Grange Farmhouse, both on slightly higher land. These buildings provide an agricultural flavour of the character of the settlement to come.

The sense of Main Street as a winding rural lane becomes apparent on rounding the bend with the short sightline terminating in the walls and hipped roofs to Stud Farm barns and Bottom Farm barns opposite. The rural sense is evident by the open aspect to the north-west across the pasture field and earthworks of Ermine Street and the continuation of the field hedge on the east. The long stone boundary wall (west) and tall hedge opposite provide a pleasant sense of enclosure. The grass verges adjacent to the footway and along the hedge line and the absence of kerbs all add to the visual interest. At points along the field boundary on the east there are uninterrupted long views across the open countryside

The position of the Stud Farm and Bottom Farm barns close to the road provide strong enclosure to the street scene.



*Stud Farm barn and Bottom farmhouse*

Past Bottom Farm the tall mature field hedge to the west, interspersed with occasional trees partially overhanging the road, un-kerbed rough verge, absence of a footway, sporadic street lamps fixed to telegraph poles and stone boundary walls to the east combine to create a strong rural scene. Ermine Lodge and the new Brooke House, by their form, materials and set back positions have a largely neutral impact in the street scene. The importance of the open space and view eastwards between Ermine House and Brooke House is recognised in the Peterborough Local Plan where the land is annotated as open space for protection.



*View North along Main Street beyond Bottom Farm / Ermine Lodge towards Rosemead Cottage*

Beyond Brooke House the curving alignment of the road and a view of mature boundary hedges and field trees conceal buildings. The positions of the historic Rose Cottage and April Cottage aligned to the back edge of the road on the inside of the slight bend with The Cottage beyond create a pinch point in the street and an enclosed character. Throughout the village telegraph poles and overhead wires are noticeable and detract from the street scene, particularly here.



*View north to Rose Cottage, April Cottage and The Cottage*

### **Main Street North of Farrendon / The Cottage**

The road edge position of The Cottage restricts views north before the view opens out across the farmland to the west. The open character continues for a distance, with the entrance to the Southorpe Pasture SSSI, the historic field track on the east and framed by stone walls and hedge until the next building, Willowgate is reached.

The small area formed by the Parish notice board, seat, trees, traditional K6 red telephone box, and boulder of Barnack Rag stone and its information plate provides a pleasant focus

and adds interest to the scene. From here, and for a distance ahead, fine vistas out into the open countryside are gained across the fields and to the distant Charles wood. The presence of the countryside and views across the open landscape with grazing animals and the tree belts are a defining characteristic of the village and the setting of the conservation area.



*Views north beyond The Cottage*



*Boulder, seat and telephone box*



*Entrance to SSSI*



*View west to open countryside*

This part may be considered to be something of the centre of the village by the stronger presence of housing and a footway and kerb to the west. Willowgate incorporates part of an earlier building, evidenced by older stonework, ashlar chimney stack and comparison with the 1886 OS map. To the north, a group of mid-late 20<sup>th</sup> C infill bungalows and dormer bungalows are set back from the highway in medium sized plots behind low stone and brick walls and a deeper grass verge. The infilling of spaces with 20<sup>th</sup> c properties has changed the nature of this part of the village. The variation in brick and stone frontages emphasises the changing character.

The focus of the vista back south is The Cottage and its large rear converted barn which combined with Farrendon and The Tent opposite, terminate views and form a gateway.

Midstone House (Middle Farmhouse) and the arrangement of its barns and outbuildings set back behind their stone boundary wall feature strongly in views. The mature willow tree to the north is a particular focal point. The farmstead is shown on the 1790 Open Field map

The road takes on a more enclosing character from the flanking beech hedge and stone wall to the paddock opposite, though slightly detracted by the three large Anglian Water Authority cabinets. The Old Wood Yard, Hall Farm Cottage and Masons Cottage positioned at the rear of the footway with Middle Farm Cottage opposite add enclosure to the street. These buildings help define part of the street and form a pleasant group. They 'draw the eye' to the former barns of Hall Farm which terminate the view at the north end of the village before Main Street turns north-east. Again, the scene is detracted by the presence of telegraph poles and overhead wires which would benefit from being located underground.



*View north: The Old Woodyard, Hall Farm Cottage, Middle Farm Cottages towards Hall Farm barns*

There is a pleasant rural vista west between Hall Farmhouse and the tall walls and buildings of the crewyard along the unsurfaced track leading to the rising ground to the woodland on the skyline. The wide grass verge outside Hall Farm, the walls and roof of the crewyard barns, the simple timber bench and footpath stile provide a pleasant arrangement.

The approach to the village along the magnificent avenue of trees has been described. The avenue of trees and the rural setting is a positive feature of the conservation area.

The key positive townscape elements are:

- The curving alignment and informality of Main Street, verges, walls, hedges and trees combine to create a sense of unfolding spaces and generate a sense of anticipation, particularly south of The Cottage, preventing straight views.
- The irregular aligned and uncurbed grass verges and absence of footways.
- Mature field hedges and trees, some overhanging the road, forming small gateways and enclosure provide a strongly rural character
- Vistas across open countryside give a sense of a 'settlement in countryside'
- Detached buildings on medium sized plots providing a low density character often facing the road with small gardens protected by walls and fronted by narrow grass verges with no defined edge.
- Traditional buildings to the edge of the road providing visual 'pinch points'
- Extensive stone boundary walls defining frontages, typically with 'cock and hen' coping in the local tradition. These have high amenity value and are enclosing elements in views.
- The attractive planned view along the avenue of lime trees.

Negative townscape elements are:

- Telegraph posts and overhead cables detract from the setting and character.
- Concrete kerbs and traffic bollards to verges
- Speeds signs and utility cabinets.
- Over height side boundary fence close to highway at Ashdene

## **9.2 Materials, buildings and architectural detail**

The character and appearance of the Conservation Area is heavily shaped by the distribution of five mid-18<sup>th</sup> to early 19<sup>th</sup> century farmsteads and a small number of farm labourers cottages constructed as a result of the agricultural revolution.

There are 41 properties in Southorpe, including 3 semi-detached providing 44 residential addresses. No building, other than part of the crewyard barns to Hall Farm is in agricultural use.

Some 27 buildings (66%) are pre-1900 and are the 5 farmhouses and their 10 outbuildings, all converted to residential use, a further 2 converted former barns, 3 paired semis and 7 detached houses.

### Materials

All historic buildings draw on local woodlands and quarries for limestone and Collyweston slate to provide construction materials. Southorpe is located on the Lower Oolite Lincolnshire Limestone, and until the 20th century the only walling material was locally quarried limestone. All 27 pre-1900 properties are built of local limestone with 18 roofed in Collyweston slate (66%), 6 Welsh slate (22%), 2 (11%) manufactured tile, and 1 (5%) in replica stone slate.

Today, 34 properties (83%) are built of limestone (one in reconstructed stone), of which 18 (53%) are roofed in Collyweston slate, 9 (26%) in Welsh slate and 6 (18%) in replica stone slate. The use of local limestone, Collyweston slate (and replica) are unifying characteristics.

Only 14 (34%) properties are built after 1900, and all post mid-1960's. Of these, 6 of the 9 built to the mid-1980's are in buff brick (15%) and 3 in limestone, (Holly Tree House in reconstituted stone), and the majority have manufactured interlocking concrete Roman tiles. Stronger conservation policies since the mid-1980's have resulted in the re-adoption of traditional local building materials with the good visual qualities of replica Collyweston slate. Consequently, the 5 buildings built since the mid-1980's, are faced in natural limestone, 3 with replica Collyweston slate, and 2 Welsh slate roofs.

Just under half of all buildings are roofed in Collyweston Slate (18), 9 in Welsh slate, 8 manufactured Roman tile and 5 in replica Collyweston slate. The availability of cheaper Welsh slate with the coming of the railway in the mid-19<sup>th</sup> century partially explains the use of this material. Buildings in brick with concrete tiles only make up 15% of all buildings.

<b>Analysis of Walling Materials</b>		
<b>material</b>	<b>number</b>	<b>percentage</b>
Coursed limestone	33	80
Artificial coursed stone	1	3
Modern bricks	7	17
<b>totals</b>	<b>41</b>	<b>100%</b>

<b>Analysis of Roofing Materials</b>		
<b>material</b>	<b>number of roofs</b>	<b>percentage</b>
Collyweston slate	18	44
Replica stone slate	5	12
Welsh slates	9	22
Concrete (Roman) tiles	8	20
Clay (Rosemary) tiles	1	2
<b>totals</b>	<b>41</b>	<b>100%</b>

### Buildings

The former barns and outbuildings to the crewyards of the five farms, with the exception of part of Hall Farm crewyard which remains in agricultural use, have been converted to dwellings. The introduction of fenestration and other domestic requirements has inevitably altered the character of the buildings. However, these have been pleasantly detailed and

still retain the impression of courtyards of farm buildings, in vernacular materials and local stone.

There is a range of building scale in the conservation area, but a pleasant harmony, from bungalows and single storey former barns to 1½ storey cottages and 2 storey with Midstone House the tallest, having attic dormers. Some traditional buildings are aligned to the rear of the footway and these make a positive contribution to the distinctive 'linear character of the conservation area and the street scene.

Grange Farm dates from the early 1800's and is an attractive simple vernacular three bay style in coursed limestone with stone quoins under a Collyweston slate roof and gable end chimney stacks with a large timber and lead open porch, set back behind stone boundary walls enclosing gardens. The adjacent former barns and crewyard have been sympathetically converted to residential use and are themselves a positive feature. (Abbots Barn).

Next along is Stud Farmhouse built in the early 19<sup>th</sup> C and typical of the Victorian estate farmstead style. This is a pleasant symmetrical 2 bay 'L' shape plan building, built of coursed limestone with a Collyweston slate roof and steeply pitched forward gable with two-light half-dormers and two tall central chimney stacks and original pots. The original cruciform timber windows have ashlar dressings. The farmhouse is set back from the road with a southern aspect visible in the view.

To the north are the single storey hipped barns of limestone laid in banded courses of thick cropped stone and thin rubble stone and Collyweston slate. These have recently been converted to a dwelling. They help define the street and the absence of new openings retains character. The artificial grass surface laid to the north is somewhat unfortunate.



*Stud Farmhouse and adjacent former agricultural barns*

Springfield House is a newly constructed large plan three bay 2 storey house, set back from the road behind a new stone boundary wall with cock and hen coping. The house replaced former silos and portal sheds and is built of coursed limestone and replica Collyweston slate, with a double pitched roof and two ground floor bays.



*Springfield House*

*, Bottom Farmhouse and barns*

Opposite is Bottom Farmhouse (grade II listed), a small and simple 18<sup>th</sup> C 1½ storey 2-bay cottage built of coursed limestone with a modern manufactured tiled roof and red brick gable chimney stacks. Although only single storey with attic dormers, it is a fine building, only detracted by the tile roof and the concrete boundary wall and railings. Replacing the concrete tiles with a more sympathetic material, and constructing a traditional stone front boundary wall, would restore much of the historic significance of the building.

The adjacent converted barns of limestone and Collyweston slate retain much of their former agricultural appearance. The farmstead is shown on the 1790 Open Field map.

Set back from the street behind an historic stone boundary wall is Ermine Lodge, a 1980's built well-proportioned 2 storey house of limestone with quoins and replica Collyweston slate roof. The replacement Brooke House is under construction; this will be a 2 storey stone and replica Collyweston slate property and retained historic stone boundary wall.



*Ermine Lodge*



*Rosemead Cottage*



*Rose Cottage*

Continuing along Main Street on the west side is Rosemead Cottage, an early-mid 19<sup>th</sup> C small 2 bay 1 storey with attic dormers building, with a later outshot to the north side. Built in limestone and Collyweston slate, and extended to the rear. The visual impact of inappropriate of UPVC windows is apparent. Traditional flush fitting timber casement windows would significantly enhance the appearance of the property.

The 1960's brick and tile dormer bungalow that follows, set back from the street with a small front garden and low brick wall does not have the character of the traditional buildings nearby and has a neutral impact on the conservation area.

The 2 storey Holly Tree House was built in the 1980's in reconstituted stone and small clay roof tiles and has visual merit. Unfortunately the front boundary three rail timber fence is out of character, and the small 5 course stone wall in front should have been extended in height to provide the enclosure.

Rose Cottage is an extended 2 storey house built in the early 19<sup>th</sup> c located in a prominent position. The original part, parallel to the edge of the road, is built of variable coursed limestone with a Collyweston slate roof. A later 2 storey element to the south is set gable end to the road and is built of larger coursed stone, and has a more recent replica Collyweston stone slate. The majority of the windows are modern.

April Cottage to the north is also 19<sup>th</sup> c and set gable to the footway. Built of coursed limestone under a Collyweston slate roof with brick chimney stacks it has been heavily modernised.

Infilling to the north at The Tent and Farrendon are two late 20<sup>th</sup> dormer bungalows built in brick and manufactured tile roofs set back from the road behind historic stone walls. Two later bays at Farrendon have limestone base walls. While they lack the character of traditional buildings their position, partially screened by garden trees, and the uniformity of their roofs they have a largely neutral impact on the street.

Opposite to the east side of Main Street is The Cottage, a 19<sup>th</sup> c 3-bay house built of limestone and Collyweston slate with segmental headed window openings. The timber casement windows are unfortunately storm-proofed with heavy glazing bars. The traditional stone wall to the north allows views to the east of the neatly ordered converted and extended barns to form The Meadows. The buildings do not visually compete with the original house. The modern half multi-paned doors stand out.

Willowgate is based around an earlier building and is somewhat out of keeping due to the uncharacteristic deep projecting eaves, detailing and dominant bargeboards to the dormer gables. The gables and bargeboards may be less obtrusive if painted a darker colour.



*Willowgate and buildings north*



*The Styx & Whispering Willow*

The three early 1960's infill brick bungalows beyond are built to the same standard floor plan which is unrelated to the local building tradition. Built in mass-produced bricks and tiles they are unprepossessing, and fall short of what would be expected today in the conservation area. They are not informed by the local vernacular 1½ storey cottage style, which The Styx and Whispering Willow to the north have tried to attain. The front boundary walls would have provided a stronger presence and coherence in the street had they been traditionally constructed as at Willowgate and the new walls to the north. The buildings have little architectural merit though due to their form and set back position have a neutral impact on the conservation area.

The Styx and Whispering Willow are both early 21<sup>st</sup> c and built as 1½ storey cottage forms in limestone and welsh slate, perhaps only 'let down' by their forward projections.

Midstone House retains the character of a 'high' Georgian 18<sup>th</sup> century farmhouse. Built of limestone with Welsh slate to an 'L' shape plan, with tall red brick chimney stacks the eaves were raised in the 19<sup>th</sup> c to provide attic accommodation with narrow dormer windows. The house retains its original 6 over 6 first floor and 8 over 8 ground floor sash windows. It is a fine substantial building in the street scene. The original 19<sup>th</sup> c farm complex buildings are built of limestone and Collyweston and Welsh slate and converted to residential units.



*Midstone House*



*Bridle Cottage*



*The Old Woodyard*

On the west side of the road abutting the footway is The Old Wood Yard, a sympathetically extended and converted two storey 19<sup>th</sup> C limestone with replica Collyweston slate roof. Hall Farm Cottage to the north, also set back edge of the footway, is a 2 storey 19<sup>th</sup> c house originally two cottages now combined into a single dwelling. The limestone built building has an uncharacteristic hipped Collyweston slate roof with a large tall brick central chimney

stack. These buildings help define part of the street and formal pleasant group with Middle Farm Cottages (no's 1 and 2 Main Street).

Next and set slightly back behind a stone boundary wall is Masons Cottage. This two storey symmetrical three bay 19<sup>th</sup> c house is built of limestone with a Collyweston slate roof and end chimney stacks without pots. The two later modest simple bays add interest. The UPVC windows at Masons Cottage, and particularly Hall Farm Cottage, illustrate the unfortunate impact of non-traditional windows and architectural detail.

Middle Farm Cottages opposite is a pair of two storey semi-detached properties, (no's 1 and 2 Main Street), built in 1892 to a decorative Victorian estate design. Built of coursed limestone of varied width bands under a Welsh slate roof with ashlar quoins and dressings to the windows, with over-sailing eaves and a forward cross-gable. A large tall central ashlar chimney stack adds to the symmetry of the building. No. 2 has an enclosed timber porch which detracts from the symmetry and the low stone wall is visually awkward.

Stonecroft is a modern two storey dwelling of limestone with small clay roof tiles. The building fits relatively comfortably in the location behind a front stone wall and beech hedge.

Next is Hall Farmhouse (grade II listed) at the northern edge of the village. This two storey 18<sup>th</sup> c house is built in limestone with a steeply pitched Collyweston slate roof with a two light dormer window. The tall brick gable end chimney stacks add interest. The windows and wood stained part-glazed entrance door are modern. Replacement flush fitting casement windows and a more traditional painted solid timber door would benefit the property.



*Middle Farm Cottages*



*Stonecroft*

*Hall Farmhouse*

Opposite on the corner behind evergreen planting is the former village school. This mid-19<sup>th</sup> c building was converted to a house in the late 20<sup>th</sup> C and significantly extended and altered. The segmental arched window heads and large three light windows to the front and over-sailing eaves and gable roof are the clearest reminders of the original building. The timber rail fence to the road is somewhat out of keeping but blends with the planting.

### **Architectural detail**

Many original architectural features remain to earlier buildings such as simple pointed eaves and gutters fixed into the masonry on rise and fall brackets.

The windows on the most prominent buildings within Southorpe are typically multi-paned timber casements and some vertical sliding sash windows. Windows at older buildings include simple casement windows subdivided into small panes. The replacement of traditional timber windows with inappropriate uPVC windows to storm-proofed designs, detracts from the appearance of individual buildings and the conservation area. This leads to a lack of variety and the loss of traditional building styles and materials is detrimental to the appearance of the village.



*Photos of architectural details*

Doors are a mixture of period panelled and part glazed doors. The latter have a detrimental impact on the appearance of older buildings. When non-original doors are considered for replacement these should be correct to the period of the property.

Historic buildings have simple pitched roofs, some with gabled dormers. Modern dormers tend to be of varying sensitivity. Flat roofs are not found in the village.

The dominant traditional roofing materials used in the conservation area is Collyweston slate and Welsh slate. New buildings until the early 1980 were mostly roofed in interlocking concrete tiles. Houses built since the 1980s have used replica Collyweston slate and Welsh slate.

Traditional properties have chimneys constructed typically of brick and located to the gables which contribute to the distinctiveness of the building. Pots are mostly round and made of buff or red clay. It is important that these features are retained and that any works to the roof or chimneys are undertaken in a sympathetic manner with repairs undertaken on a strictly 'like for like' basis.

Key Architecture and building materials.

- A limited building material palate of coursed local limestone, reconstituted stone and some buff brick for walling.
- Roofs are mostly steep with gabled ends with widespread use of Collyweston slate (and replica) and some Welsh slate.
- Coursed limestone and Collyweston slate to traditional buildings
- Varied building height, mainly 1½-2 storey height
- Dormer windows at or below eaves level where building heights are generally low (1½-2 storeys high)
- Painted timber fenestration, usually casements in proportion to house scale and character, sometimes with multi-paned lights
- Wooden lintels, segmental arched headers and stone cills, rainwater goods on rise and fall brackets and brick chimney stacks are common features on small scale vernacular building.

Negative matters.

- Erosion of character through loss of original architectural details (e.g. UPVC windows)
- Concrete interlocking tiles have unfortunately replaced the traditional roofing materials on a few vernacular buildings.
- Stained timber doors, some with top lights.

### 9.3 Key Views

The immediacy of the countryside in the village and sense of a 'settlement in countryside' means there are many places where there are views out into the open countryside.

Long distance views out from the conservation area towards distant woodlands and fields are extremely important to the setting of the conservation area. Those of particular note include the expansive views west from the centre of the village and south across the historic landscape of the Manorial site.

Long views into the conservation area from the public footpath along Ermine Street to the north-west and the path to the south through the Manorial site landscape are important and contribute to the setting of the conservation area.

There are a number of important views within the conservation area, most of these are informal, shaped by the winding alignment of Main Street and the position of buildings, walls, trees and hedgerows. The long straight avenue of trees create an attractive entrance into the conservation area from the direction of Barnack.

The following key views have been identified as being important to the setting of the conservation area and are shown in the Southorpe Townscape Analysis Map.

- North-easterly view on arrival from the south after the railway bridge
- Southerly views across the historic Manorial site to the open countryside
- View from Hereward Way public footpath near Keepers Cottage looking towards the village
- North-west view across the countryside between Grange Farm and Stud Farm and the route of Ermine Street
- Views from Hereward Way public footpath north of Main Street looking toward the village.
- Views from Main Street looking east across open countryside
- View in both directions along Main Street looking towards Stud Farm, barns, Two Hoots, The Grange and Abbots Barn.
- View from Main Street looking east over countryside between Everdon and Brooke House (under construction)
- View in both directions along Main Street looking north towards The Cottage and south towards Springfield House.
- Views from Main Street looking east across open countryside.
- View from Main Street looking east across Southorpe Paddock SSSI
- Views from Main Street looking west of the countryside
- View from Main Street looking north towards Hall Farm near Midstone House.
- Westerly view north of Hall Farm towards the countryside
- View in both directions along Main Street of the avenue of lime trees
- Views from the public footpath to Walcot towards Southorpe

If a particular view is not identified this does not mean that it is unimportant



*Examples of key views: south*



*north to Ermine Street*



*west*

## 9.4 Trees, Hedges, verges and stone walls

### Trees

Trees make a positive contribution to the character and appearance of the conservation area. They frame key views and form the backdrop to views within and approaching the settlement. Views of distant woods and field trees outside the village add to the rural setting of Southorpe. The avenue of lime trees on the northern approach are protected by Tree Preservation Orders.

A number of front garden trees (deciduous and evergreen) add to the street scene and provide a counterpoint to the buildings. Many of these trees are located close to the road and with the curving alignment of Main Street are a prominent feature in views. The formal avenue of lime trees are of significant interest, winter and summer, in their own right.



*Trees in the street scene*

### Hedges

Field boundary hedges of hawthorn and some blackthorn are prevalent in the village, particularly south of The Cottage and on the road approaches to the village. These are a significant characteristic of the conservation area and the rural setting of the village. Approximately 40% of the street edge in the conservation area has a tree / hedge boundary.

In the village there are only four lengths of hedge, all clipped, at Rosemead Cottage, Midstone House and Stonecroft (both beech) and Hall Farmhouse which contrast with the native field hedges. These ornamental hedges make a pleasant contribution to the street scene by softening the frontages of their plots. In the surrounding landscape, the 18th and 19th century enclosure hedges mark field boundaries.

### Stone walls

Stone boundary walls are fundamental to the character and appearance of Southorpe. They are the predominant form of boundary treatment. By the time of the 1790 open field map, there was a patchwork of small and large fields adjoining Main Street, most were likely enclosed by a stone wall. Almost all the walls we see today will represent historic boundaries since the majority will date from the 18th and 19<sup>th</sup> century. Some will have been rebuilt, so it is not possible to accurately estimate their age.

Approximately 30% of the street frontage is walled. The principle walls are shown on the Southorpe Townscape Analysis Map. The walls (and hedges) that form the frontage boundaries to Main Street are noted in the Peterborough Development Plan for protection.

The distinctive local style is coursed limestone blocks with neat cock and hen coping, and occasional older half round shaped saddle back stone coping (Grange Farm - Stud Farm). The walls greatly add to the character and sense of place in the conservation area and landscape.



*Stone boundary walls*

Some walls have become heavily overgrown with ivy and brambles which should be removed before they become de-stabilised. Some are in a poor condition and in need of repair.

The loss of these important historic features would harm the character and appearance of the conservation area. Peterborough City Council has available some detailed practical guidance notes on the building and repair of walls in the local style.

### **Verge**

Grass verges are a very important feature of the conservation area and with the absence of concrete kerbs in places soften the impact of Main Street and give a strong rural feel to the village. This is particularly noticeable in combination with stone boundary walls and field hedges. They also enhance the setting of buildings fronting on to them. The wide verge outside Hall Farm at the entrance to the village from the north is another positive feature.



*Semi-formal and informal verge*

*outside Hall Farm*

### **9.5 Highway, Street Furniture and Services**

Main Street is classed as a minor rural road and has no road markings. It is used as a local short-cut and the presence of 20mph signs and an electronic speed indicator board suggests that vehicle speed through the village is an issue. There is no evidence of surviving traditional surface materials.

The K6 red telephone box, seat and notice board add visual interest and are positive features in the street scene.

Telephone posts and overhead wires, utility cabinets and bollards are visually obtrusive and impact on the appearance of the village. The removal of unsightly overhead wires and poles would remove skyline clutter and enhance the street scene.



*Posts and overhead utility wires*

## **9.6 Building Uses**

Southorpe was almost exclusively an agricultural community at the start of the 20<sup>th</sup> c. The mechanisation of farming and changed agricultural production has led to the amalgamation of smaller farms. Of the five farms identifiable on the 1886 OS map only Hall Farm continues as a working farm. Part of the adjacent barns remain in agricultural use. All other buildings in the village, including the barns and outbuildings of former farms, are in residential use. There are no shops or public houses serving the settlement, as it is too small to support such business.

## **10.0 Historic buildings**

### **10.1 Listed buildings**

There are 3 listed buildings within the Southorpe conservation area: Bottom Farm (Briars), Midstone House (Middle Farm) and Hall Farm. All are listed grade II and date to the 18<sup>th</sup> century. Some 7 curtilage listed buildings at Bottom Farm and Middle Farm are converted to residential units. In total these make up 24% of the 41 separate buildings in the conservation area. The listed buildings are identified on the Southorpe Townscape Analysis Map.

### **10.2 Positive Unlisted Buildings**

The appraisal has identified a number of unlisted buildings which it is considered make a positive contribution to the character of the conservation area; Grange Farmhouse, Abbots Barn, Stud Farmhouse, Rosemead Cottage. Rose Cottage, April Cottage, The Cottage, The Old Woodyard, Hill Farm Cottage and Middle Farm Cottage.

These properties are interesting vernacular building types of coursed limestone under Collyweston slate (8) and Welsh slate (2) roofs. In most cases these are unaltered externally. With the exception of Middle Farm Cottage (built 1892) these buildings are mid-19<sup>th</sup> C and earlier, being evident on the 1886 OS map.

Although the buildings are not worthy of statutory listing, an Article 4 Direction would ensure that future alterations to the elevations visible from Main Street are sympathetic to the character of the building and to the benefit of the conservation area.



*Middle Farm Cottages (nos. 1 & 2)*



*Hall Farm Cottage*



*Rosemead Cottage*



*The Old Woodyard*



*Abbots Barn*



*April Cottage*



*The Cottage*

## 11.0 Management plan

### Introduction

The quality of any place depends on the actions of people who live there. In a Conservation Area the owners of property play a key role in how the area looks. Minor alterations such as replacement doors, windows 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 architectural details such as chimneys, ridge tiles and decorative timber work leads to erosion of character and appearance.

Designation as a conservation area raises the awareness of residents to the quality of their surroundings and to encourage an active interest in the care and maintenance of their properties. The appraisal provides residents with an understanding of what should be cared for and preserved in the Southorpe Conservation Area, and the need for sympathetic alterations and repairs.

The City Council does not intend to prevent change or development in the Southorpe Conservation Area. The purpose of the Management Plan is to preserve and enhance the area's special character. The following recommended actions would assist in retaining and enhancing the character and appearance of village. A timescale is not given for some of these

actions since this will in part be dependent on consultations between Southorpe Parish Council, Peterborough City Council, and other interested parties.

The proposals follow national planning policy guidance and the relevant policies of the Peterborough Core Strategy and the Planning Policies Development Plan Documents. The Management Plan complements the Southorpe Conservation Area Appraisal.

As part of the management proposals, the conservation area appraisal will need to be reviewed periodically and updated and modified where appropriate.

### **11.1 Planning policies and controls**

In conservation areas there are a number of extra planning controls in addition to normal planning restrictions that apply to properties, in order to maintain the character and appearance of the area. Permission is needed for:-

- The demolition or substantial demolition of a building (apart from some minor exceptions)
- Demolition of walls, gates or fences over a metre high next to a highway or over two metres elsewhere
- Cladding of the exterior of a building with stone, artificial stone, pebble dash, render, timber, plastic or tiles
- A satellite antenna on a chimney or a wall fronting a highway
- A new building in the garden of a house over a certain size
- Building extensions over a certain size, including installation of dormer windows
- Installation of certain micro generation equipment, such as solar panels

Trees valued for their visual amenity are protected by 'Tree Preservation Orders' (TPO) and consent is required to prune or fell them. In conservation areas, if not already protected by a TPO, 6 weeks written notice is required to be given to the council for any works involving lopping or felling of a tree greater than 75mm in diameter and 1m above ground level. All development proposals should be discussed with the Local Planning Authority in the first instance, to determine whether permission is required.

Special attention must be paid to the character and appearance of the conservation area when determining planning applications. The proper management of the conservation area will be achieved mainly by the positive use of planning and enforcement powers.

The National Planning Policy Framework (NPPF) (2012) sets out the Governments planning policies to help achieve sustainable development, the historic environment and heritage assets. One of the three dimensions of sustainable development includes the protection of the historic environment. Specific policies for the conservation of the historic environment are set out at Section 12: 'Conserving and enhancing the historic environment'. The objective of the policies is to manage change to heritage assets in a way that sustains and, where appropriate, enhances its significance

The Peterborough Planning Policies Development Plan Document (DPD) contains policies for making decisions on new development, including extensions. The council will seek that new development enhances the character or appearance of the area, in line with adopted policy and other guidance. New development, including extensions and alterations, should be carefully thought out and well designed, respect the context and use locally relevant materials.

The council will oppose proposals which would harm the special character of the conservation area and inappropriate development within its setting. Important views into and from the conservation area are identified on the Southorpe Townscape Analysis Map. The Council will seek to ensure that all development respects these important views.

Unauthorised works and breaches of planning control can cumulatively harm the quality of a conservation area. To protect the character of the area the Council will ensure that unauthorised development is subject to effective enforcement action where legal powers permit.

The main protector of the character and appearance of the conservation area are residents who are responsible for maintaining their property. The character of the area can be harmed through the use of inappropriate materials and unsympathetic alterations. An Article 4(2) Direction can be made by the Council to protect important features of a building fronting a road where the change would harm the street scene. An Article 4(2) Direction withdraws 'permitted development' rights of the General Permitted Development Order (GPDO) and requires planning permission to be obtained for these changes. There are currently no Article 4 Directions in Southorpe.

### **11.2 The Conservation Area Boundary**

This is the first conservation area appraisal since the designation of the conservation area in 1990. Historic England guidance is that conservation area boundaries should be reviewed as part of the appraisal process, particularly if there is evidence to suggest that the earlier boundary was drawn too tightly around the core of the place. The guidance advises that if the original interest has been eroded by subsequent changes or inappropriate development the boundary should be revised.

The appraisal has considered the surrounding land where this has an influence on the conservation area, and it is concluded that there would be no benefit in changing the current boundary. The existing conservation area boundary reflects Southorpe's special historic and architectural interest.

### **11.3 New and extended buildings**

The Peterborough Development Plan Document (2012) identifies Southorpe as a 'small settlement' where new development is unsustainable, and therefore will be resisted unless it relates to agricultural activity. The village is composed of four small and separate village envelopes. Land outside village envelopes is defined as 'open countryside' where there is a strong presumption against further residential development.

Within the four village envelopes there is no opportunity for infilling; development being limited to the re-development of existing buildings that have little architectural merit.

New development has recently taken place at Springfield House, Stud Farm which replaced silos and steel portal buildings, and a replacement dwelling at Brooke House, without adverse impact on the conservation area. The special character of Southorpe would be vulnerable to unsuitable new development either within the conservation area or land which forms its setting. There are no plots left within the village and further increase in density by sub-division of plots or development in the surrounding countryside would have an adverse impact on the character and appearance of the conservation area.

The aim should be to maintain the existing small-scale low density character of housing of the village. The modest scale and character of buildings can be damaged by inappropriate extensions, and if the character and appearance of the village is to be preserved, then future developments will need to be judged very carefully.

From the mid 1980's there has been an increasing awareness of the need for more sympathetic designs to try and retain the particular character and appearance of historic areas. In the early 1980's artificial stone and clumsy stone slate like tiles were used in villages. By the 1990's natural stone and far more sophisticated replica Collyweston stone slates have

been available in response to more restrictive conservation policies, and the advantages can be seen in more use of these materials in the village.

It is recommended:

- **Proposals for infill development should be resisted unless it can be demonstrated that there would be no detrimental effect on the amenity, character and appearance of the area.**
- **Alterations or extensions to existing buildings should be carried out in natural materials appropriate to the location should be subordinate to the to the main house building and reflect this character in terms of scale appearance and detailing.**
- **Roof lights to front roof slopes detract for the character and appearance and will normally be unacceptable**
- **Stone walls to the public view rather than fences and bricks walls will be supported.**
- **Opportunities should be taken to consolidate and repair existing features such as stone walls.**

#### **11.4 Historic Buildings Additional protected Buildings**

The conservation area contains a number of unlisted buildings of some historic note that make a positive contribution to the character and appearance of the conservation area. (shown on the Southorpe Townscape Analysis Map) It is acknowledged that a few have been altered by replacement windows in UPVC material, which detract from the character of the building and the wider group. However, major structural elements such as roof, chimneys, and window and door openings remain intact. It is considered that these could be given a level of protection through Article 4 Directions for the opportunity to reinstate more sympathetic windows and doors when future alterations are considered.

It is recommended:

- **Discuss with English Heritage and owners the further protection through Article 4 Directions of the following properties:**

Grange Farmhouse	Abbots Barn
Stud Farmhouse	Rosemead Cottage
Rose Cottage	April Cottage
The Cottage	The Old Woodyard
Hill Farm Cottage	Middle Farm Cottage

This is in line with Historic England's guidance and the importance of identifying and protecting such buildings. It does not appear that there are any other buildings that meet the criteria for inclusion on the statutory list as listed buildings.

#### **11.5 Alteration to 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, brick and stone floors, staircases etc. in houses that have already been modernised, extended and in many cases amalgamated.

It is noticeable that modern designs of windows and doors have been installed in many older buildings. Many of the modern windows may require replacement in the foreseeable future. If this is the case there should be a presumption that the replacement windows will revert to designs that correspond to the date and character of the building.

To safeguard the historic character of buildings and the conservation area, it is important that historic fabric is retained and sympathetically repaired as required. It would also enhance the appearance if more sympathetic detailing replaced some current unsympathetic alterations.

It is recommended:

- **Encourage awareness of original design detail, good conservation practice and the re-instatement of original features where they have been removed.**
- **Discourage the use of modern materials and detailing.**
- **Cottage window and doors and frames surviving from before 1920 should be repaired and/or taken as patterns for the re-manufacture of replica doors and windows for use in repair and restoration on other similar buildings in the conservation area where modern patterns have replaced traditional fabric.**
- **Where modern windows in historic buildings are to be replaced, the replacement windows should be of designs and materials that are sympathetic to the date and character of the building.**

### **11.6 Stone Walls**

Stone boundary walls are an essential part of the character and appearance of Southorpe. They are the predominant form of boundary treatment. Some of these will represent historic boundaries since the majority will date from the 18th and 19<sup>th</sup> century. The principle walls are shown on the Southorpe Townscape Analysis Map.

Peterborough City Council has available some detailed practical guidance notes on the building and repair of walls in the local style.

It is recommended:

- **All existing stonewalls should be retained, maintained and repaired as necessary and where there are opportunities old walls restored to their original height.**
- **Article 4(2) Direction Orders should be considered to protect the integrity and uniformity of the boundary walls that make positive contribution to the street scene.**
- **The City Council, in conjunction with the Parish Council, Historic England and other bodies will consider ways to assist the repair of existing walls and the building of new walls, where appropriate, in the local tradition.**
- **Proposals to install fences behind existing walls should be resisted, the presumption being that the wall will be made structurally sound and if necessary increased in height, all using local materials and methods.**

### **11.7 Highways and Street Furniture**

When replacement street lights are due, the design, siting, materials and finish of the new columns and lights should be sympathetic to the character and appearance of the conservation area.

The removal of telegraph poles and overhead wires, and wires run underground would significantly enhance the rural character of the village and remove skyline clutter. A long-term objective should be the undergrounding of overhead wires and cables. Discussions should

be held with the appropriate agencies to examine the feasibility and opportunities to replace overhead cables with underground cables.

The grass verges are especially important to the character of the conservation area. The Highway Authority and statutory undertakers should ensure that verges are not removed or damaged and where excavation is necessary, proper repair and re-seeding where necessary is carried out. Where private drives cross over verges, owners will be encouraged to use bound gravel or other visually 'softer' material than more formal 'suburban' block paving.

It is recommended:

- **Overhead wires and their poles have a negative effect in many places and if the opportunity arises these should be replaced with underground cables**
- **As up-grading and replacement schemes for streetlights, signage etc. come forward these should be rationalised and designs and materials should be sympathetic.**
- **Utility services cabinets (broadband, telephone, electricity etc.) should be placed in unobtrusive locations and / or painted in a visually neutral colour**

### **11.8 Tree Planting**

Trees play an important role in the character and appearance of the conservation area. There are a number of mature trees which frame views, soften the street scene or form the backdrop to views within and outside the boundary. Some of these are in private gardens but most are in fields and hedgerows. As trees are removed for arboricultural reasons, replacement trees should be planted to ensure that long term the wooded rural character of village and the conservation area will not be adversely affected.

### **11.9 Community involvement**

The quality of any place depends on the actions of people who live in the area. In the conservation area the owners of property play a key role in affecting how the area looks.

Minor alterations such as replacement doors, windows and the removal of original boundary enclosures and curtilage and external lighting 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.

Designation raises the awareness of residents to the quality of their surroundings and is intended to encourage an active interest in the care and maintenance of their properties. The appraisal provides residents with an understanding of what should be cared for and preserved in the conservation area, and the need for sympathetic alterations and repairs.

## 12.0 References

The following sources of information were used in the preparation of the appraisal:-

A Topographical Dictionary of England. Originally published by S Lewis, London, 1848  
The Place names of Northamptonshire English Place Names Society Vol X 1933

“The Open Fields of Northamptonshire “ David Hall 1995.

██  
'Imperial Gazetteer of England and Wales' John Marius Wilson 1834

'An Atlas of Northamptonshire: The Medieval and Early-Modern Landscape' Partida, Hall and Foard

Peterborough Reference Library Local Studies Archive: - Southorpe Enclosure Plan 1843; Open Filed Map 1790; Population Census Records 1891 forwards

Peterborough Museum Archive

The Statutory List of Buildings of Architectural Interest & Historic Merit – Historic England.

The Sites and Monuments Record – Historic England

Conservation Area Designation, Appraisal & Management Advice Note 1 (2016) – Historic England

Victoria County History – Northants

Peterborough City Council Planning Services Department Archive  
Peterborough City Council Core Strategy (2011) and Planning Policies Development Plan Document (2012).

Historic England's Good Practice Advice in Planning Note 1: Conservation Area Designation, Appraisal and Management 2016

Historic England's Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2015)

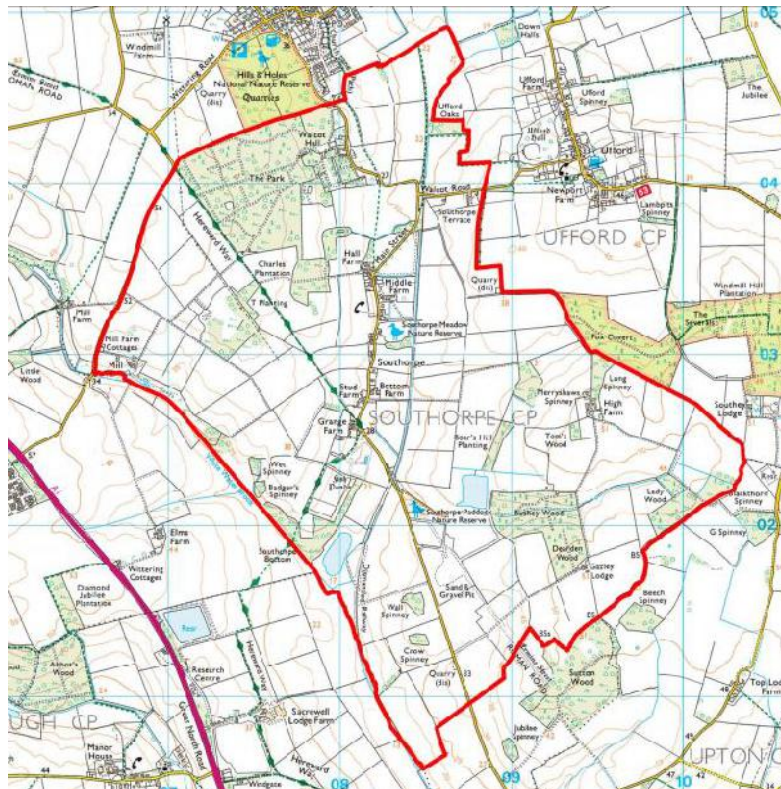
## 13.0 Useful Contacts

For advice on conservation areas and listed buildings: [www.peterborough.gov.uk](http://www.peterborough.gov.uk) or write / telephone: **Built Environment, Growth & Regeneration, Peterborough City Council, Town Hall, Bridge Street, Peterborough. PE1 1DD** Tel: (01733) 747474 or e-mail: [builtenvironment@peterborough.gov.uk](mailto:builtenvironment@peterborough.gov.uk)

For advice on planning permission: [www.peterborough.gov.uk](http://www.peterborough.gov.uk) ; or write to address above Tel: (01733) 453410; or e-mail: [planningcontrol@peterborough.gov.uk](mailto:planningcontrol@peterborough.gov.uk)

For advice on trees, works to trees and Tree Preservation Orders: [www.peterborough.gov.uk](http://www.peterborough.gov.uk) or write to **Natural Environment Section, Planning Delivery, Peterborough City Council, Town Hall, Bridge Street, Peterborough. PE1 1DD** Tel: (01733) 747474;  
██

## Appendix 1: Southorpe Parish Boundary



The maps are reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of her Majesty's stationary Office @ Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. Peterborough City Council 100024236 2010

## Appendix 2: Landscape mapping around Southorpe 1300 and 1770

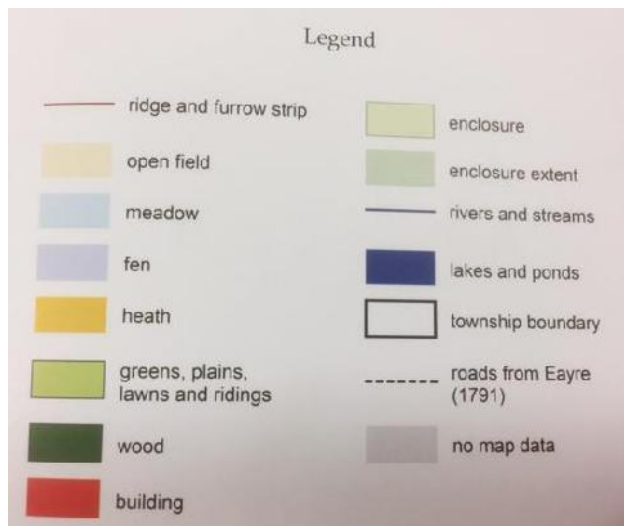


*Landscape 1300*



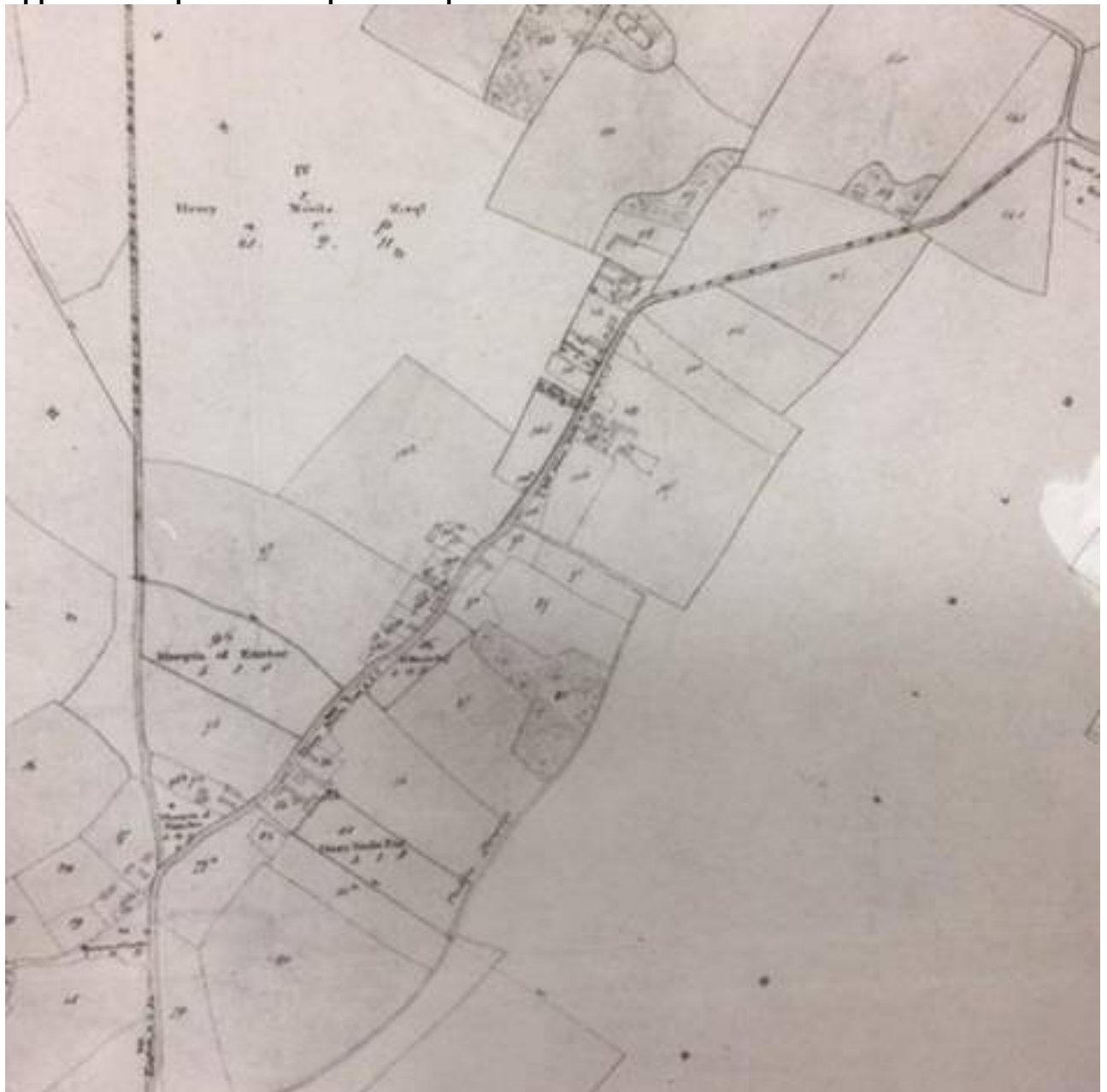
*Landscape 1770*

Comparison of the landscape around Southorpe 1300 and 1790 from 'An Atlas of Northamptonshire: The Medieval and Early-Modern Landscape' Partida, Hall and Foard



Key to Appendix 2

### Appendix 3: Open Field Map Southorpe 1790



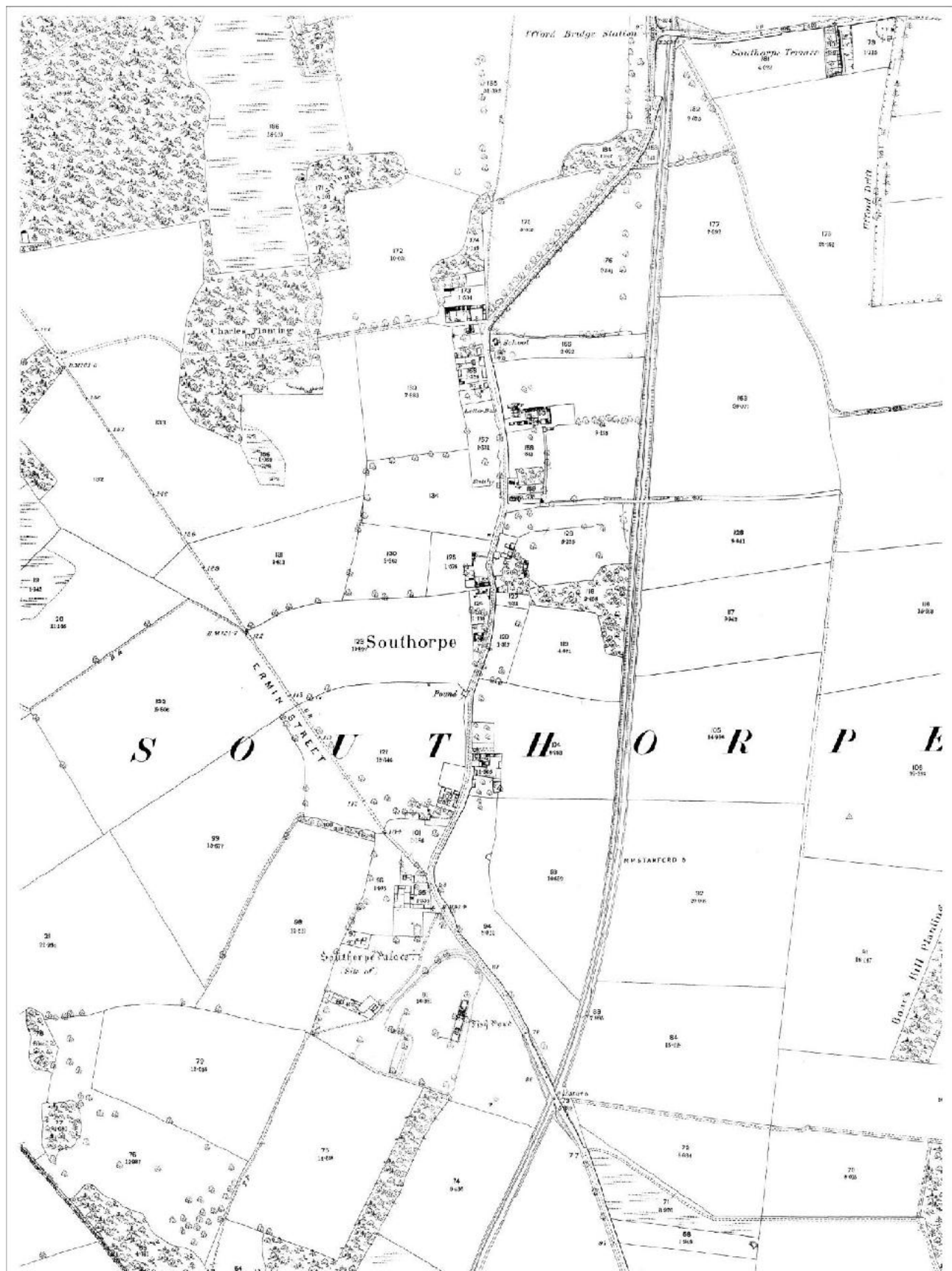
Appendix 4: Extract from Inclosure Map 1834



Appendix 5 - Extract from O.S. First Series Oakham Sheet 44 (1" to mile) (believed to be dated 1824 or shortly afterwards)



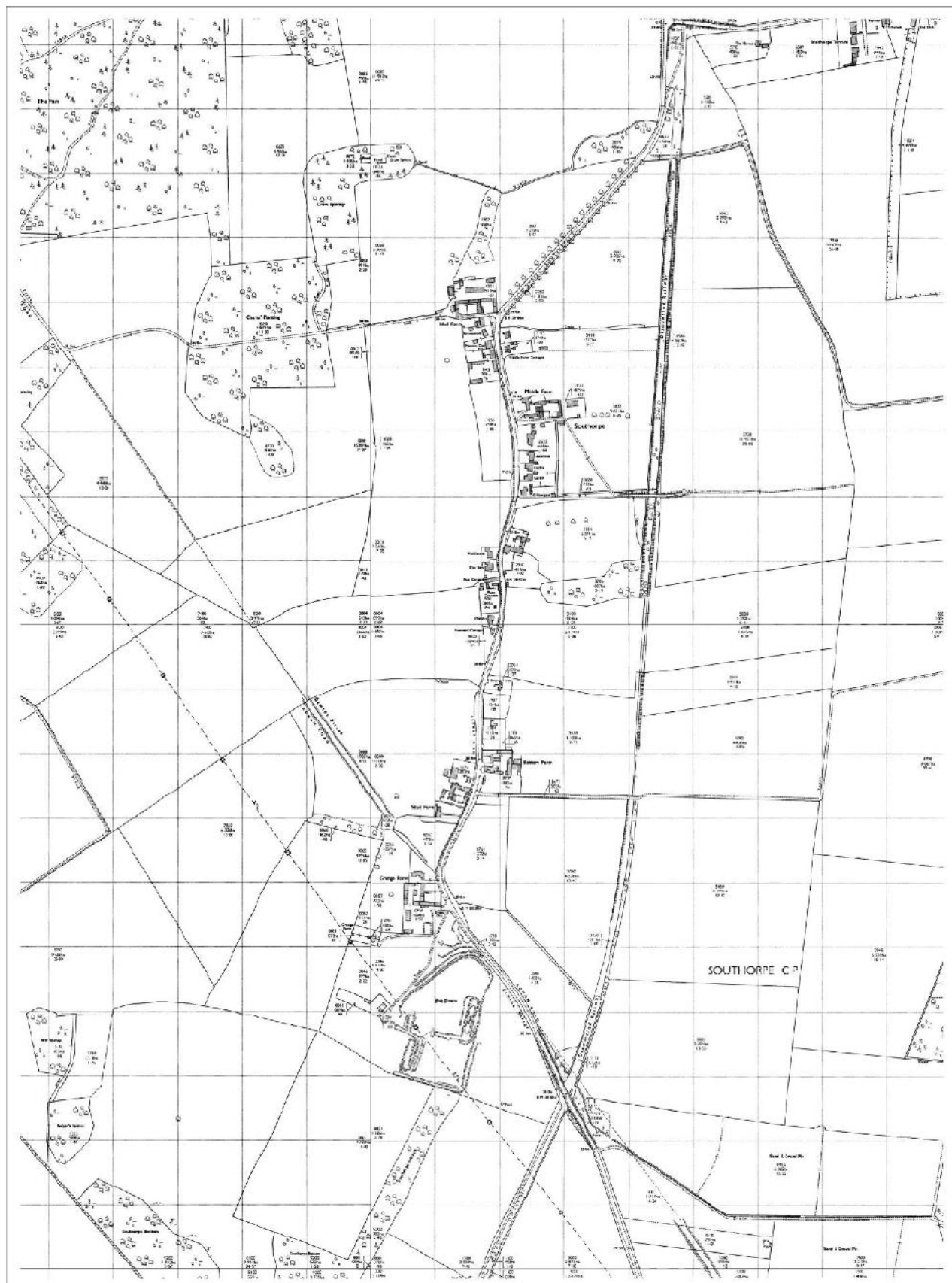
## Appendix 6: Ordnance Survey 1886-1889 Series



The map above is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office @ Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. Peterborough City Council 100024236 2010

**PETERBOROUGH**  
CITY COUNCIL

## Appendix 7: Ordnance Survey 1967-1978 Series



The map above is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office @ Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. Peterborough City Council 100024236 2010

**PETERBOROUGH**  
CITY COUNCIL