

SUTTON CONSERVATION AREA APPRAISAL

REPORT AND MANAGEMENT PLAN



Prepared by: Growth & Regeneration, Peterborough City Council

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REPORT AND MANAGEMENT PLAN

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1.0 Introduction

Sutton Conservation Area was designated in 1979. Conservation areas are designed under the provisions of the Planning (Listed Buildings & Conservation Areas) Act, 1990. Conservation Areas are defined as “..areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance” (1990 Act). The protection of an area does not end with conservation area designation; rather designation demonstrates a commitment to positive action to safeguard and enhance the character and appearance of the area.

The City Council has a statutory duty to review its Conservation Areas and ‘draw up and publish proposals for the preservation and enhancement of these areas’. A character appraisal is a way of identifying the key features that define the special character of the area and identify proposals for enhancement. It is important that all those who have an interest in conservation areas are aware of those elements that must be preserved or enhanced. All Conservation Areas are being reviewed to produce up to date character appraisals.

The purpose of this report is to assess the historic and architectural qualities of Sutton Conservation Area and make proposals for the future management of the area to ensure that its special character and appearance are retained and enhanced.

The character appraisal will:

- identify the areas special character;
- review existing conservation area boundaries;
- provide guidance 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.

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. It is expected that further periodic reviews will take place with residents and Sutton Parish Council during the next 5-10 years.

The report can be viewed/downloaded at www.peterborough.gov.uk and inspected at:- Planning Services, Peterborough City Council, Town Hall, Bridge Street, Peterborough. Copies are available on request.

2.0 Scope of appraisal

The appraisal area covers the existing conservation area and adjoining land of historic and architectural significance where these have influence on the conservation area. It does not include the entire parish of Sutton.

The appraisal reflects the advice given by English Heritage on Conservation Area Appraisals & Management Plans. [REDACTED]

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

3.0 Planning policy context

The Peterborough Planning Policies Development Plan Document (DPD) was adopted on 5th December 2012 and contains policies for making decisions on all forms of development in the district. Policy PP17 covers designated and non-designated heritage assets including conservation areas, statutory listed buildings, locally listed building, archaeology and historic landscapes.

The appraisal should be read in conjunction with national planning policy guidance, particularly the National Planning Policy Framework (2012) and Historic Environment Planning Practice Guide (2010).

The Sutton Conservation Area Appraisal and Management Plan was adopted on 9th June 2015 as City Council approved planning guidance in support of policy PP17 of the Peterborough Planning Policies Development Plan Document (DPD) and will be material consideration when making planning decisions and considering other changes affecting the area to ensure that its special character and appearance is not harmed

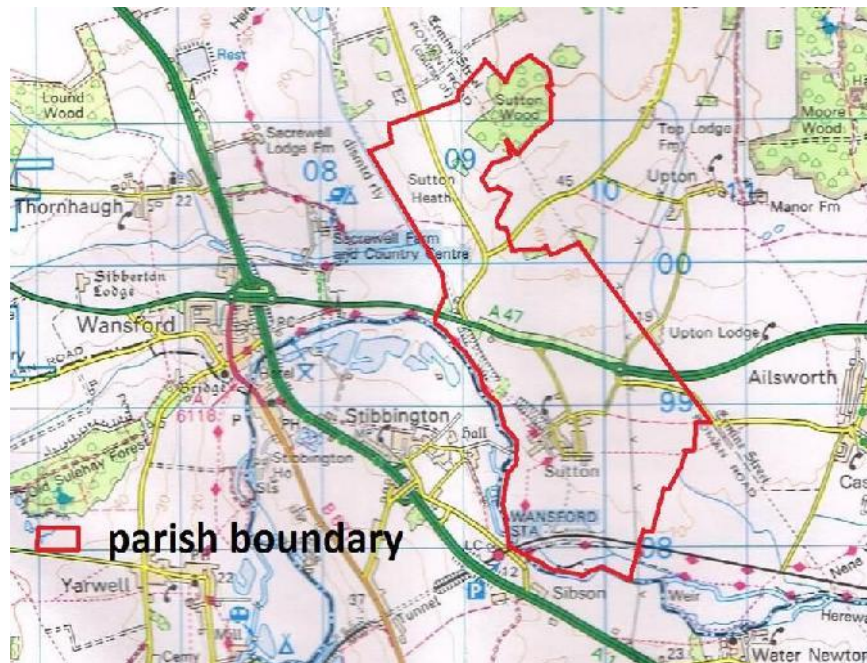
4.0 Summary of special interest

- A rural open landscape setting gained from views towards the village.
- A typical Anglo Saxon form of settlement, centred around a rectangular stockade bordered by trackways.
- A quiet tranquil air due to no through traffic.
- Spacious low density of development.
- Strong, well wooded character.
- Stone boundary walls, a key part of the character and appearance.
- Grass verges and absence of highway kerbs retains an informal rural character.
- Graeme Road (next to railway cutting) has an enclosed character due to its narrow width, absence of footways and mature trees.
- Characteristic stone buildings, many with original architectural features and boundary walls forming visual enclosure to parts of the street scene.
- The Church of St Michael, churchyard, walls and mature trees have architectural and historic quality and contribute to public amenity.
- Positive views within and outside of the conservation area.

5.0 Sutton Conservation Area

Sutton is a civil parish 7 miles to the west of Peterborough, located at the edge of the unitary authority's most western boundary and to the east of Stibbington. For electoral purposes it forms part of Glinton and Wittering ward in North West Cambridgeshire constituency.

The conservation area is tightly drawn around the settlement but the parish includes riverside water meadows, arable land on the higher ground and wooded uplands. The River Nene forms the Southern and South Western Parish boundary, the Southorpe Brook or Wash Dyke and the old mill leat forming the Western boundary. The Northern boundary with Southorpe runs from the Southorpe Brook to Sutton Wood in a dogleg fashion. There are five ancient boundary stones around the irregular boundary of Sutton Wood all having the letter 'S' incised over a cloverleaf.



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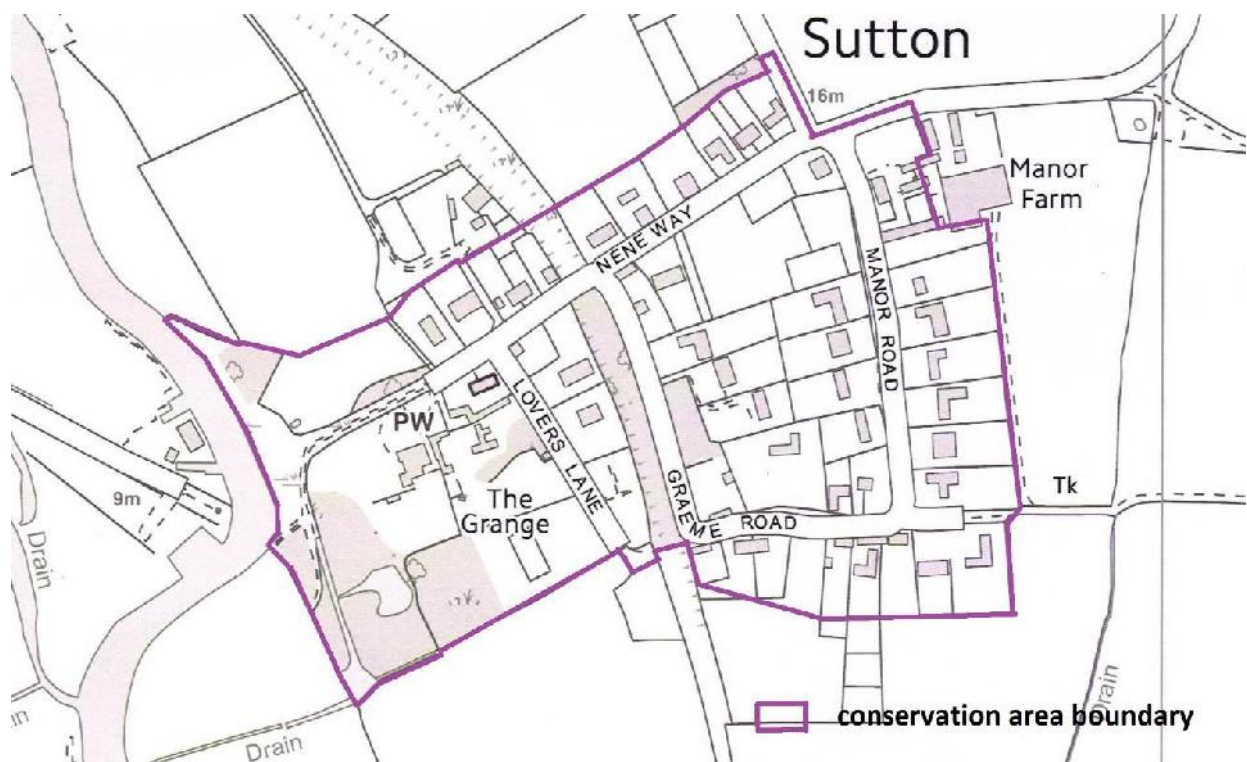
The existing Sutton Conservation Area was designated by Peterborough City Council in 1979. The boundaries are illustrated on the map shown in Appendix 3 and by the plan below.

To the east: field boundaries to the rear of properties on Manor Road

To the south: field boundaries to the south of The Grange, then further east to field boundaries to the south of properties of Graeme Road.

To the west: The River Nene, which continues southwards following natural field boundaries.

To the north: Field boundaries to the rear of properties on Nene Way.



Boundary of Sutton conservation area

Sutton is located in the Rockingham Forest Landscape Character area. This landscape is characterised by undulating landforms which rise to a prominent scarp along the edge of the Welland Valley in Rockingham Forest, with large woodlands on higher ground enclosing the landscape. These areas have high historic and nature conservation interest. There are remnants of unimproved grassland throughout, with limestone heaths and fragments of acid bogs in the Soke of Peterborough. Foreground views are occupied by large arable fields, seasonal meadows and silage fields with in some cases fairly high hedges. This landscape is punctuated with large mature landscape parks and country houses as well as nucleated villages often in sheltered streamside locations, such as Sutton. These villages give the area an undisturbed, deeply rural quality despite nearby towns and cities and adjoining trunk roads.

6.0 Brief history of settlement

An excellent history of Sutton is found in 'The Five Parishes: Their People and Places'. (CAMUS project) written by local historian Keith Garrett

Archaeological research and on site excavations have shown that the Nene Valley, including Sutton, was settled in Neolithic times and became relatively heavily populated by the Bronze Age period. Research has shown that, by the Bronze Age, people had cleared large areas of woodland to form pastures, heaths, fields and religious sites and it is likely that the Sutton and Helpston Heaths and Castor Hanglands have their origins from this period. However, it is difficult to conclude that features Bronze and Iron Age people left on the landscape greatly influence the appearance of the village and landscape of today's Sutton. .

The Roman period most certainly left its mark above and below the ground. Edmund Artis undertook considerable excavations in the parish in the mid 19th c and discovered the remains of a Roman villa on Sutton Heath (land east of Sutton Heath Road, north of the A47) and several potteries and iron furnaces. The line of Ermine Street forms part of the east parish boundary and the A47 originated as a Roman Road. The Roman town of Durobrivae and King Street existed just a few hundred metres to the east and to the west the Romans canalised the River Nene and it was an important navigable waterway. All these features have an immediately recognisable legacy. It is most likely that the Roman field patterns and drainage ditches have influenced the field systems of today.

The current form of Sutton is said to be (by Keith Garratt – Five Parishes their People and Places) typical of Anglo Saxon form of settlement, with a central rectangular stockade bordered by tracks and enclosed by hurdles and /or (possibly) stone walls in which stock could be kept safe and wood and thatch dwellings clustered around. It may have looked something like the illustration below.

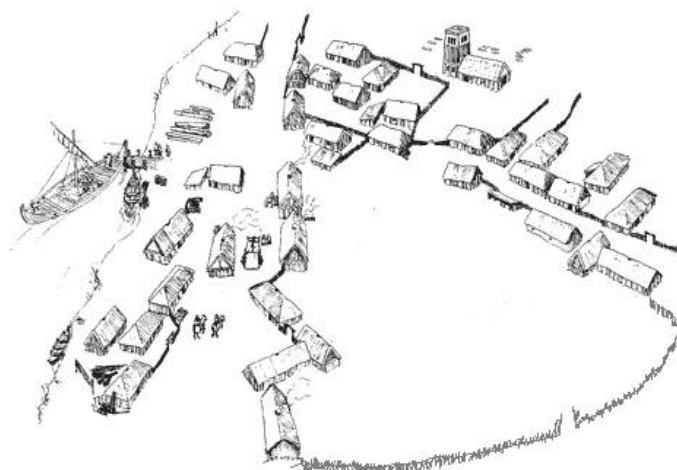
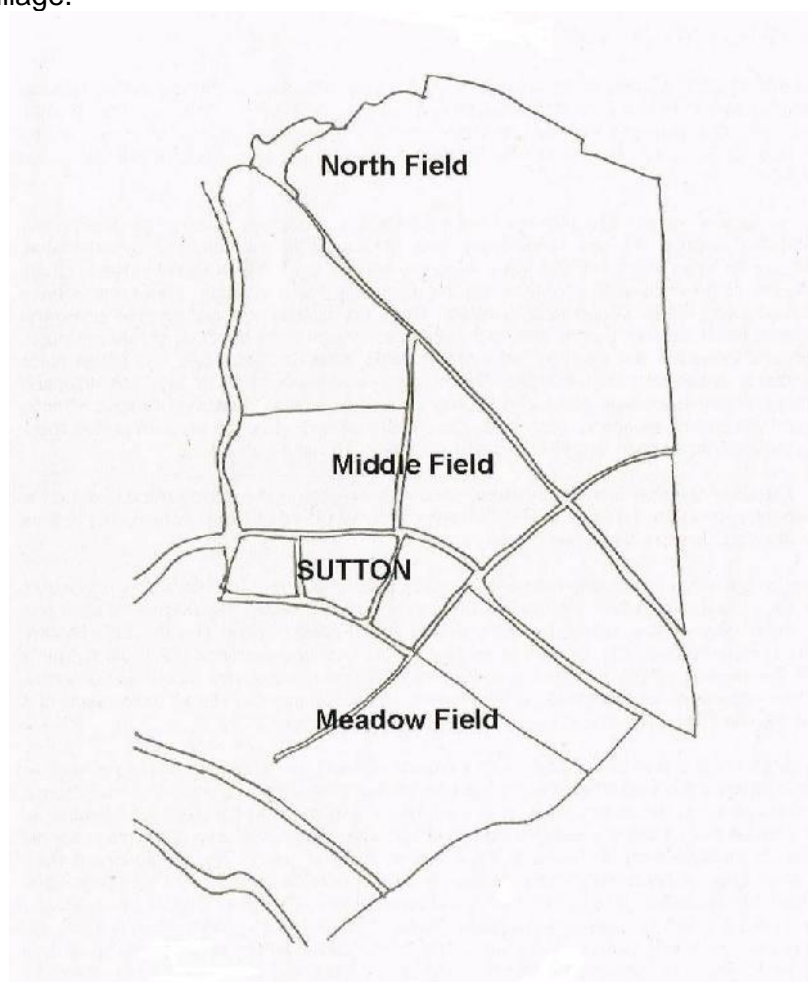


Illustration of typical East Midlands Saxon settlement

The position of Sutton, above the river terraces, is consistent with many other villages along the Nene and Welland Valleys, most notably Castor and Ailsworth. It is thought that the deteriorating climate which marked Roman withdrawal led to recurrent flooding and gradual abandonment of riverside settlements. Regular raids by Danish and Norse invaders resulted in settlements being looted and destroyed and continued until the tenth century when the establishment of Anglo Saxon kingdoms gave a stronger measure of security. The Saxon settlements that were established form the basis of our pattern of towns and villages today.

It is thought Sutton parish was in place in the time of Abbot Adulf (AD 972-992). The Saxons also brought their communal open field system of farming and it is likely to have been at this time that the fields and paths leading to them were set in the landscape.

The Saxons were highly skilled masons and the tower of Barnack church survives from the pre-Norman period. There may have been a Saxon stone church at Sutton and the quoin containing Saxon carving on the churchyard dovecot and the existence of a Saxon cross base at the junction of Ermine Street and the old A47 give evidence of a Saxon settlement close to the site of the current village.



Simplified sketch based on 1843 Tithe Map illustrating the three open fields.

The pre-enclosure field system is also associated with the pre-Norman period, with seasonal grazing meadows on the river flood terraces, the village just above flood level and arable fields on the rising ground to the north. Sutton is also typical in that woodland and heath existed on the higher ground. A similar arrangement of parish land exists in Ailsworth, Castor, Longthorpe, Orton Longueville and Orton Waterville.

It is clear that the tracks leading to these fields together with the Roman A47 and Ermine Street are the basis of the road and footpath system that exists today. However, there is little

archaeological evidence, in Sutton or elsewhere, of remains of the houses, barns, mills and churches that must have existed.

At the time of the Conquest, Sutton was a small village, but had an economically significant watermill beside the present A47 / Sutton Heath Road junction was close to two major road routes, on a fording place on the River Nene and had navigable river access to the midlands and Europe via the Wash. Sutton's church dates from the 12th c; it may have replaced an earlier Saxon structure. Throughout the medieval period it was enlarged and altered, reflecting the power and wealth of the Peterborough Abbots.

At the dissolution of the (Peterborough) Abbey in 1535, the assets of Sutton included a woodland, and a mill. It is likely that at this time a manor house was established, probably in the vicinity of Manor Farm, but the site of The Grange may also have been the site of a previous manor house. Houses of ordinary people remained rudimentary and in 1684 the great fire of Sutton is recorded as having destroyed many dwellings and associated stores, byres, sheds etc.

From the 17th c landowners began to set up farms to put into practise new farming methods. Manor Farm and The Grange are farms shown on the Artis Map of 1828 (below) as established by this time. The small farm cottages 2, 9 and 19 Graeme Road, all provide evidence of the buildings that reflect the increasing prosperity of the period. Along with the construction of stone houses came the building of stone walls, to define boundaries to newly acquired land to keep in stock. Through interpretation of the Hearth Tax (1669), Keith Garrett has estimated the 17th c population as about 120 persons, fairly similar to the 100 people estimated from Poll Tax returns in 1381.

During the 18th c. cottages continued to be extended and erected, new farm buildings constructed to respond to the new scientific farming methods, more land enclosed and more walls constructed. The cottages 9 Graeme Road provide a good example of a row originating in the 17th c but added to in the 18th c.

The Eyres /Jefferies Map (below) gives a good picture of the village at the end of the 18th c. The two farm groups are clear and it is also apparent that the Peterborough / Leicester Road (the A47 old course) divides the parish in two, whilst Ermine Street (Norman Cross Way) makes a strongly defined east boundary. It also seems the ford to Stibbington (Stobington) had some significance. The boundaries and number of woodlands on the high ground to the north do not correspond with the boundaries on the first OS maps, 100 years later. According to Keith Garret, Mr. Landens' survey of Milton Estate in 1768 recorded six farms, eight cottages, one house and three tenements, 18 premises with a population of 90 people. It can be taken that Sutton was a farming community, but the 1762 militia list notes that a cordwainer and a cooper also worked in the village; farm labourers would seasonably work in the local stone quarries and as stone wallers.

The Artis Map (below) shows that open fields had already largely been enclosed and that the village comprised of a series of farm houses and cottages each set in their own plots (which at least in part) were defined by stone boundary walls. A house is shown on the east end of Graeme Road that does not appear on the 1885 OS, so had presumably been demolished.

A massive change came in 1856 when the Stamford and Essendine Railway constructed a line from Wansford to Stamford that cut the village in two. The figure of 8 road arrangement of the Eyre / Jeffries map was supplemented by the addition of the north-south section of Graeme Road. Due to the slightly rising ground from the river, the line was laid in a cutting and bridges needed to allow access between the east and west. The railway also brought social and economic change, albeit on a small scale. Garret notes that after 1871 the trades of platelayer, porter, station-master and railway labourer appeared in the Sutton Census Returns and there were 22 baptisms of children of railway employees between 1868 and 1904.

The 1886 -1889 O.S. series map (Annexe 1) clearly shows the impacts of the railway. Numbers 12-18 Nene Way were constructed in the 19th c possibly in conjunction with railway operators and no. 1 Nene Way (former Cross Keys 'Bottle Inn') may have been adapted to service trade resulting from the railway. The station and associated buildings were situated at the point where the line crossed the Peterborough to Leicester turnpike road (now the A47). It is notable that the Boat House and ford still remain, which together were presumably important in changing canal boat (lighter) horses from the towpath on the west side to the east side. A Navigation Act of 1852 provided for improving the Nene as a navigation and river trade was still of some significance, verified by the wharves at Wansford and Stibbington. At the turn of the century, the 1901 Enclosure Act led to the fields and common land becoming privatised. Since the open fields were already substantially enclosed, this had little effect but the enclosure of Sutton Heath did provoke controversy. The village gained a recreation ground and 2 allotment fields from Enclosure, all still in Parish Council ownership.

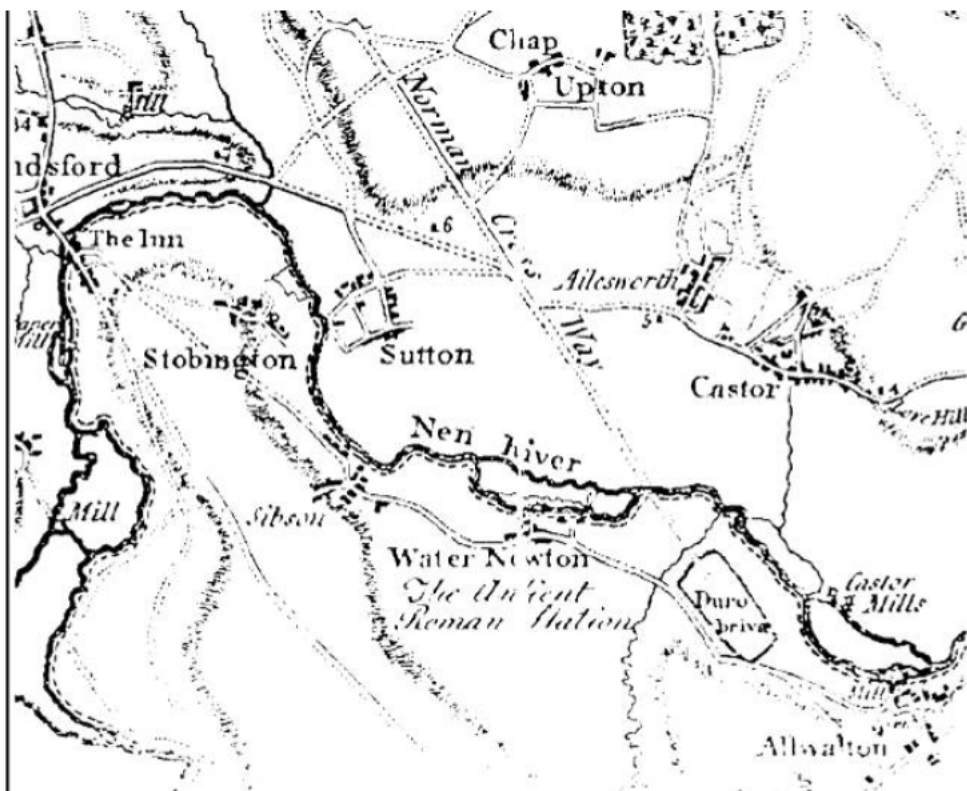
The historic OS maps show that there was very little change in the village from the beginning of the 20th c to the 1960's; indeed the Census of 1961 records the settlement contained 20 houses and had a population of 58 leading to the conclusion that Sutton was in decline. As Garret notes, even in 1964, the Peterborough Standard reported 'Sutton really is an agricultural village where apart from about six people who work outside the village nearly everyone is employed on farms or in gardens...' However, the second half of the century saw the development of the enclosure bounded by Graeme and Manor Roads and Nene Way and the north frontage of Nene Way and east frontage of Graeme Road were in-filled with new housing. Many of the new dwellings were bungalows and dormer bungalows, set back from the roadside and constructed with plans two or three rooms deep (as opposed to the narrow rectangular plans of 17th and 18th c buildings). The use of modern brick and concrete tiles contrasts with the rubble limestone, clay pantiles and collyweston slate of older buildings.

New development brought new forms of landscaping with ornamental trees, shrubs and hedges, contrasting with the stone walls and native oak, ash, elm and lime trees that were central to the pre 1960 character of the village. In parallel, terraces and pairs of small traditional dwellings were amalgamated and extensions constructed to form large single dwellings. The extension and upgrading of older buildings has generally introduced modern building materials and methods, for example upvc. windows and doors. From a predominately foot-based society in the 1950's, Sutton became a car dependant village, reflected in the double and triple garages to the new dwellings.

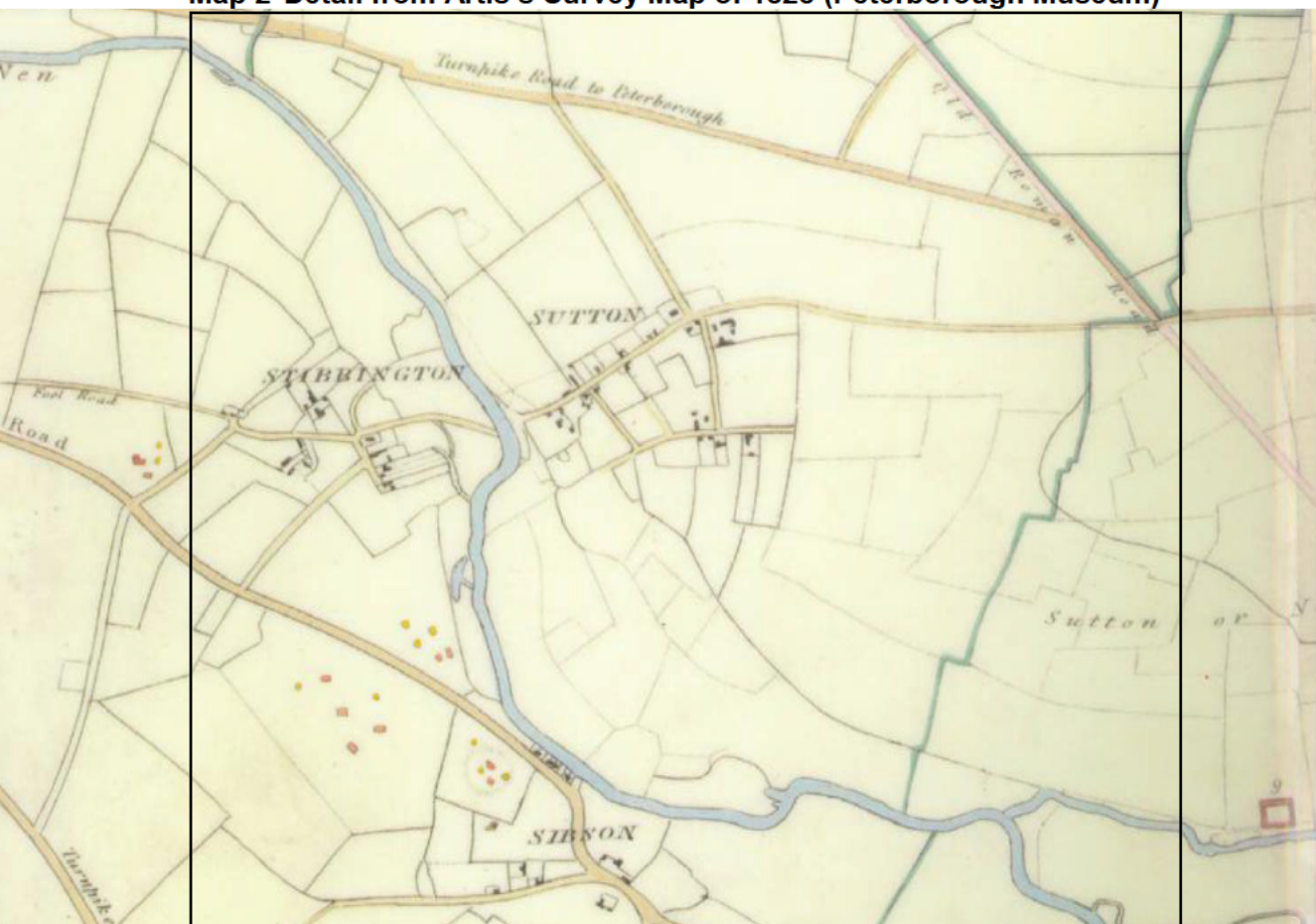
Similarly, the introduction of concrete and steel streetlights, long runs of paddock fencing and telegraph posts and wires have changed Sutton's character. However, the streets remain unblemished by concrete kerbs and tarmac pavements.

Sutton is designated a 'small village' in the Planning Policies Development Plan Document (2012) It is notable that dwellings constructed in the last 20 years or so have reverted to traditional type materials of stone and artificial stone slate. It is now highly unlikely that more than 2 or 3 people are employed in agriculture; most commute to work elsewhere. The population of the village has remained steady for around the last 700 years, the 1991 population being 106.

Map 1 Detail from Eyre/Jefferies' map of Northants 1791 (Keith Garrett, Five Parishes)



Map 2 Detail from Artis's Survey Map of 1828 (Peterborough Museum)



7.0 Archaeology

There are no scheduled ancient monuments within the Conservation Area or directly within its setting. The Historic Environment Records show ring ditches and enclosures from the Bronze and Iron Ages settlements in and around Sutton parish. (Annexe 2). Aerial photographs of the fields to the east of Sutton show a series of round barrows and ditched enclosures area.

Sutton is situated close to the main areas of Roman and pre-Roman activity. The old Roman Road of Ermine Street is located to the East of the settlement, with Water Newton and Durobrivae to the south east.

Part of the shaft of a pre-Conquest cross (below) is built into the east gable of the nineteenth century dovecote bordering the south side of the churchyard. The shaft is carved on at least one side with a four-strand, irregular open scroll design, bordered by cable moulding. Its measurements suggest that it did not belong to the cross base at nearby Sutton Cross (outside of the Conservation Area boundary). There is evidence that a Mill building was located north of Sutton until the 17th century, the stone was probably re-used to build a local sheepwash.

Closer to the village, remains of medieval ridge and furrow survive in good conditions of preservation within the field to the south of The Grange.



Photograph of cross shaft

Within the village over successive periods, sites and in some cases the materials of previous structures were used and re-used. It may be that the buildings we see today were built alongside or over earlier structures, which were subsequently demolished for their plots to become the closes shown on the 19th century maps. In the future, as sites are cleared and new foundations dug, there may still be opportunities to carry out "watching" archaeology to further our understanding of Sutton's history.

8.0 Landscape setting

Sutton has a highly rural character relating to its agricultural past and present. From the A47 which passes half a mile to the north, this low lying settlement is barely visible through the tree cover and hedgerows. The village is surrounded by arable farmland within which fields are defined through drainage ditches and hedgerow boundaries, in some cases grown up around the drystone walls which characterise this area. Towards the river this land is used for silage and there are low lying seasonal flood meadows.



Views from the village, north towards the A47 and land east and towards Castor

To the west the Conservation Area is the boundary of the River Nene. This is visually obscured from the village by the area of wet woodland that covers the banks of the river.

The approaches to the village

Sutton has only four roads. The access roads to village are The Drift from the north and Nene Way from the north-east. Nene Way becomes a track to the west and Graeme Road and Love's Lane also become trackways, used by walkers. The dismantled railway that cuts through the village is now overgrown.

The North- Eastern Approach



Approach along Nene Way from the North East.

From all approaches the village is barely visible until one is almost upon it. The Nene Way approach from the north-east, past the sharp curve in the road, gives a sight of the large agricultural buildings and barns and partial views of Manor Farm as the first sign of habitation then a sightline down Nene Way and Manor Road. The road has the remnants of low lying stone walls with hawthorn hedges along it to the north, and a stone wall above head height and a two metre long milk block to the south as one approaches the cross roads.

The Northern Approach



View south along the Drift and village Pound.

From The Drift, high hedges and foliage block most views until just after the Pound, where the run of properties to the west indicate a settlement. To the east, high hedges block the view to Nene Way.

The North Western Approach



Views from the north-west and footpath

Approaching the village by footpath from the North West, there should in theory be a view into the churchyard and of the church building itself, although high fences at both sides obscure most views into the conservation area.

The East



Views into Sutton from the West.

From the river the view is one of a settlement within woodland. The mature trees create a sense of enclosure to the route as do the large walls to The Grange.

The Southern Approach

The highly verdant and vegetated route up through Lovers Lane gives little indication that a settlement is nearby. The bottom end has high hedgerows. To the east is the graveyard for the church. To the west is the old Village hall, a corrugated iron building known as the Reading Room.



Approach from the south up Lovers Lane and Reading Room.

9.0 The built environment

Modern properties within the conservation area are predominantly set back from the road and detached; Manor Farm and The Grange are also set within their own grounds. Historic cottages are closer to, on, or the back edge of the highway. The settlement is quite diverse in nature, reflecting the historic plan of the village and the location of the oldest properties towards the edges of what would have been the common.

9.1 Building periods (Annexe 3.1)

Only 10% of buildings in the conservation area date from the 17th century or earlier. 10% date from the 18th century and 26% from the 19th. Approximately 54% of buildings have been constructed since 1900.

The oldest and the most historically significant building is the Church of St Michael & All Angels, dating from the twelfth century. It was originally built as a chapel-of-ease to Castor St Kyneburgha for the benefit of the villagers of Sutton and to serve the Peterborough Abbey grange farm and manor in the village. It was a Chapelry to Castor until 1851. It was restored in 1867/8.



Details of St Michael and All Angels Church.

It is suggested that many buildings (presumably of timber and thatch) were destroyed in the fire of 1684. It is not known if the present surviving 17th c buildings were built on sites of destroyed buildings, or if the geography of Sutton fundamentally changed with the rebuilding. Beyond the village there was a Mill where Southorpe Brook flows under the A47. It is recorded in 1535 and in a 1649 Parliamentary Survey there was a house which may have formally been a mill. There is evidence to show this was demolished for the stone.

Estate properties were built in the 19th century for agricultural workers. Number 12 Nene Way has curious metal frame casements. Similar metal windows once existed in the terrace of cottages to the west. Ornamental cast iron windows can be found in nearby Wansford and in Thorney and are associated with the model agricultural dwellings constructed by the Dukes of Bedford. Several of the agricultural buildings in the village also date from this time.

Graeme Road south was added alongside the new railway cutting in 1867. There has been considerable building in the village in the 20th century, with new properties on large plots especially to the eastern side of the village.

9.2 Protected Buildings (Annexe 3.2 and 5)

There are 10 listed buildings in Sutton, and a further listed enclosure structure in the form of the Village pound. All are in the conservation area and the buildings make up 22% of the conservation area. There are no buildings subject to Article 4 directions.

Within the Conservation area there are 11 listed structures. All are Grade II except for the Church (Grade I):-

Village Pound;
No 2 Graeme Road;
No 19 Graeme Road;
No 1 Lovers Lane;
Manor House;
No 1 Nene Way
No 9 Graeme Road (Graeme House)
The Grange; and dovecot east-north-east of The Grange
Church of St Michael (Grade I)

Annexe 3.2 shows the location of protected buildings a summary of the listed building entry is at annexe 5. The church is listed Grade I which reflects its national importance of high historic and architectural quality. The distribution of protected buildings reflects the post-enclosure nucleated village. It is noticeable that there were spaces between buildings that may reflect an earlier and more dispersed arrangement of dwellings.

9.3 Positive unlisted buildings

The conservation area also contains a number of unlisted buildings that make a positive contribution to the character and appearance of the conservation area from their local distinctiveness and are shown on the Townscape Summary map (annexe 4

1, 10, 11a, & 12/14 Graeme Road; Lovers Lane; 2/4, 8, 14/18 and Half Acre Cottage, Nene Way



8 Nene Way



1 Graeme Road



11a Graeme Road



12 Graeme Road

9.4 Building Heights and Plan Forms

Before 1800 most cottages would have been single storey, one room deep, possibly incorporating attic bedrooms at wallplate level and a strongly rectangular plan form. All of these have subsequently been altered. Up to 1900, ceiling heights ranged from under 2 metres in cottages to 3 metres or more in formally designed properties. In the 20th century, floor to ceiling heights became standardised at 2.3 metres, but plan forms had become much squarer and two or more rooms deep.

Pre 1600 buildings



Church of St Michael

Only the Church of St Michael dates before the 1600s

17th Century buildings.



2 Graeme Road



19 Graeme Road

From around 1600, cottages were constructed in local stone to a simple rectangular plan form with a front wall to back wall depth of about 5m. This narrow building depth reflects the shortage of quality timber as woods were cleared. Most dwellings had out-shuts and wings added. The cottages illustrated, and most others, were one or two rooms up and one/two rooms down with ladder staircases. There was normally a large central chimneystack, set lengthways along the ridge. Most cottages comprised of one low ground floor with an upper floor contained within the roof space. No. 19 Graeme Road is a 2-storey building with stone mullioned windows, substantially altered in the 19th century, originally represented a house of someone who could afford more than a simple cottage. Modest cottages were thatched; the wealthier had collyweston stone slate roofs.

18th Century buildings



Manor Farm, Manor Road



9 Graeme Road

Formally designed houses achieved wider plan depth by more complex floor joist configurations, and the incorporation of double pile plan forms and addition of formal wings. They are generally 2 storeys with attics. Cottages follow strongly rectangular narrow plan forms. Some were originally designed as small houses to typical 3 bay symmetrical design with the front door in the middle and a chimney stack in either gable. Others were cottage tenements in terraces of 3 or 4 one-up one-down dwellings, each served by a separate stack. Thus some cottages have chimneystacks at either end and also in the middle of the roof.

19th Century buildings



2 & 4 Nene Way



12 Nene Way



14 & 18 Nene Way

These continue the symmetry of the 18th century houses based a central panelled door and sash windows, but are now 2 storeys with a shallower pitch roof. Before 1850, the only building materials used were local limestone and Collyweston slate. In the final quarter of the 19th century, methods of construction and the building materials available changed. Stone was now mechanically sawn producing far more regular coursing. Detailing including ashlar type quoins, sills, and lintels and reveals more easily fashioned. Welsh slate transported on the railways and softwood roof trusses allowed shallower pitch roofs, with wider spans, bridged by a central internal wall.

The properties below are from the 20th century.



5 Manor Road



4a Nene Way

By the late 1960's and early 1970's, local building tradition were replaced the adoption of modern house plans incorporating the latest building methods and the new concrete tiles and mass-produced joinery. Wide picture windows, cladding, integral double garage doors and low-pitched roofs often made for a strong horizontal emphasis. Gravel drives and open parking and turning areas appeared to the front of properties, which for the first time had open plan front aspects.

The 1990's saw a reversion to buildings that have some affinity to the local building tradition. Stone, laid in courses, has once again become used for walls and replica Collyweston slate is now used on roofs. However, new properties have to incorporate far more accommodation and larger room sizes than was previously required. Therefore there is a considerable challenge in designing buildings with proportions that are akin to those of the 18th and 19th centuries. Furthermore, there is a marked reluctance to set new buildings on the back edge of the footpath;

however, the building of stone boundary walls has resumed, albeit to designs that are more ornate than traditional walls.

9.5 Building Materials (Annexe .3.3)

Before about 1850 the only building materials were timber, local stone, Collyweston slate, and thatch. From 1850 Welsh slate became available and post 1950, mass produced brick and concrete tiles were the materials of choice.

From earliest times, formal buildings were constructed in local limestone, with carefully selected oak for floor and roof structures. Windows were stone or wood mullioned and roofs were in collyweston slate. These materials and methods gave a longevity that has enabled buildings such as the church to survive to this day.



A variety of windows from properties within the Conservation Area.

By the 19th century, few if any medieval and post medieval dwellings survived. From 17th c stone was used even for modest cottages as there were local sources of quality building stone. Sutton is described as having a quarry of 'excellent stone' (Kelly's Directory 1854). Working appears to have ceased around 1857 but the quarry face can still be seen in woodlands.

By the 18th century most buildings were in local stone with Collyweston slate roofs. Better quality houses were in carefully selected and dressed ashlar with moulded lintels and other detailing. Cottages were in rubble using stone blocks at corners and window and door reveals; lintels were generally in wood. Better quality buildings had ashlar block chimneys; in cottages local stock bricks began to be used for stacks. Thatch began to give way to Collyweston slate. The local style of boundary walls became strong coursed construction with regularly sized stones.

The coming of the railways from the mid 19th century made cheap Welsh Slate readily available, but in Sutton these tended to be used on new Victorian buildings, rather than replacing Collyweston slate on older buildings. However, local stone was still the sole building material for buildings and freestanding walls. The 19th century also brought mass-produced pantiles, possibly made in Peterborough, but these were only used on sheds and stores.

The 20th century saw the introduction of mass-produced bricks and concrete tiles and completely replaced local stone, thatch and slate for new building and building renovation. The great majority of modern buildings are in modern mass-manufactured bricks with concrete tiles. Concrete tiles have also replaced former collyweston slate roofs.

Stronger conservation policies since the 1990's have resulted in the re-adoption of traditional local building materials, especially within the conservation area. Further use of Welsh slate should be discouraged since photographic evidence clearly shows that right up until the 1960's Sutton was primarily a stone village, with Collyweston slate on more formal buildings with some long straw thatch remaining on older cottages.

9.6 Building Uses

Residential buildings represent the majority of the use in the conservation area. Approximately 92% of properties are residential. Of the remaining properties 4% are from farm or storage structures; aside from these there is a church and an old corrugated iron Parish Hall.

There has been change of use for a couple of the properties. Number 1 Nene Way was the Cross Keys Public House, now a private property and 9 Graeme Road was the Vicarage. The stone detail above the door reads 'En Deo Confitor', a reference to the Holy Spirit.



Stone detail 9 Graeme Way



Reading room



10.0. TREES, HEDGES AND WALLS

There are clear patterns in the distribution of trees, hedges and walls. Within the historic village, stone walls, or vestiges of former walls enclose frontages and plots. Outside the village field boundaries are generally marked by ditches and /or hedges.

10.1 Trees



Graeme Road and north into the disused railway



Nene Way



Graeme Road





Manor Road



The Drift

Trees are a significant feature within the conservation area. The O.S. Northants 1886-1889 map series can be taken as representative of significant trees that existed at this time. It differentiates between coniferous and deciduous trees and shows significant levels of tree and woodland coverage that still remain today.

The map shows deciduous woodland to the west of The Grange, with a mix of deciduous and coniferous to the south western corner of the land occupied by the Grange. There is also a similarly mixed wooded area to the northwest of the conservation area.

Also shown are deciduous trees to the rear of properties along Nene Way and a cluster of the same to the north of Nene Way along The Drift. Along what is now Graeme Road there are groups of trees to the southeast and an orchard to the southwest of properties where Manor Drive meets Graeme Way. Trees appear to have been removed behind some of the plots which now border Manor Road to the west and to the north of Manor Farm. One of the major changes in the last hundred years has been the abandonment of the railway line which then was colonised by trees and. now has dense tree cover. There is an area of wet woodland to the western end of the Conservation Area.

Sutton now has a well wooded character, with a great variety of species of trees making up hedgerows and along the verges of the village. The wooded nature of the area is reflected in the property names found across the village. There are names such as 'Walnut House' 'Orchard House', 'Tanglewood', 'Bramley House and 'High Trees'.

There are a number of Tree Protection Orders in place within the Sutton Conservation area, including blanket Orders on the central area of the disused railway and the ash and sycamore trees to the north of Nene Way also on the disused railway.

Some trees within the conservation area are of considerable height, including a very large redwood tree (wellingtonia) on Graeme Road. The well wooded character of Graeme Road is a positive feature of the conservation area.

10.2 Hedges



Hedge bordering the South East of Nene Way, hedge to The Drift leading into the conservation area and beech hedges to Graeme Road..

Outside of the village the landscape has an open character, with some hedges dividing fields. Enclosure would have sub-divided the previously great open fields with ditches and hedges. More extensive arable farming from the 1960's led to the removal of hedges planted with the 19th c enclosure.

In the village, there are some clipped beech and hawthorn hedges on Lovers Lane and Graeme Road where they border gardens. However a number of the roadside hedges, such as the one bordering the south east of Nene Way have not been maintained and are now a line of competing trees. This hedge is also overgrown with ivy. In some cases the effect is one of considerable enclosure of the street scene, especially down Graeme Road and Lover's Lane.

10.3 Stone Walls



Nene Way



Rebuilt wall



Nene Way

Traditional drystone constructed walls border the routes into the village and are positive features within the conservation area. These were probably constructed in association with enclosure and, in some cases these have fallen into a state of disrepair, along The Drift. There may be opportunities to construct new traditional walls, or restore existing walls.

11.0 Townscape (See annex 3.4)

Since there is no through traffic, the conservation area has a quiet, tranquil air. It is very rural and in some part, wooded in character and there are parts of the conservation area that are distinctive in their own right.

Graeme Road

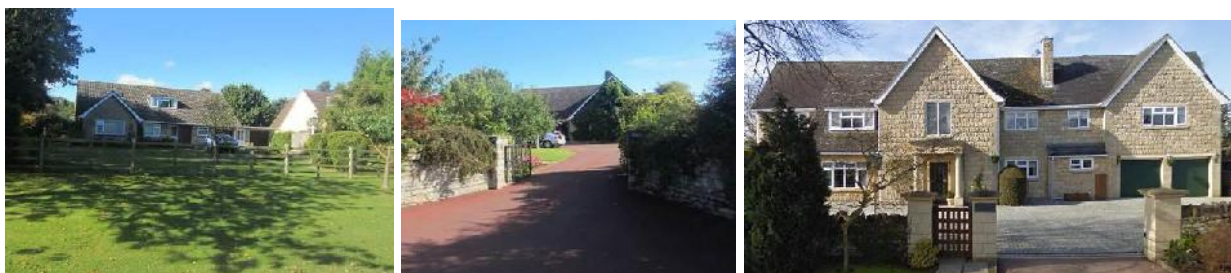
There is a strong wooded character formed by the natural regeneration to the former railway line and planting to the east side of Graeme Road which give an arcadian and enclosed feel to this area. It is also very enclosed, with both evergreen and deciduous trees providing year long greenery. The sightline to the south terminates in the wall of 2 Graeme Road. Once the corner is turned the large verges and trees overhanging the road continue this character.



Views along Graeme Road.

Manor Road

Many of the twentieth century properties are located along Manor Road. The character here is more open, with very large verges on the western side of the road, low walls to the east and properties set far back from the road, often up driveways. Many of the properties are low lying, either one or one and a half storeys. At the top of Manor Road is a clear view into the large paddock, un-obscured by foliage, over a drystone wall. The gap between Manor Farm and 5 Manor Road provides a view out of the village to the rural landscape.



Buildings on Manor Road.

Nene Way to bridge

Nene Way is predominantly bordered by stone walls to the north. Originally these may have demarcated field boundaries along to the river, but now many are cemented rather than dry stone and fairly low in height. This area of the conservation area up to the bridge over the disused railway has properties set back from the road behind walls, often up to two storeys in height and in some cases semi-detached rather than isolated in spacious plots.

Nene Way beyond the Bridge

Beyond the bridge the north side of Nene Way has a character of an estate village, with several properties dating from the 19th c. Whilst the bridge itself is heavily wooded beyond it individual trees on property borders continue this feeling of enclosure, particularly along Lover's Lane, until the road peters out by the Grange into a wet woodland landscape.

11.1 Key Views and Vistas

Long and short views to and from the village are important to the setting of the conservation area. As has been identified earlier, Sutton has a strong rural character and the low lying settlement is barely visible through the tree cover, from the surrounded landscape.

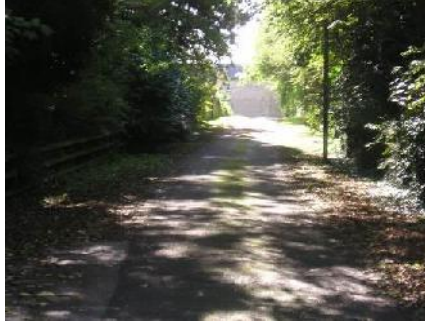
Key views include:

- Across the paddock to Manor Road and Nene Way.
- West along Nene Way toward and beyond the church
- Lovers Lane
- Graeme Road adjacent to the railway cutting
- Countryside from the open space between Manor Farm and 5 Manor Road, and between 6 and 10 Graeme Road.

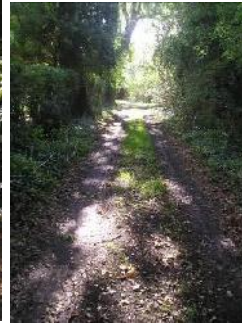
If a particular view is not identified this does not mean that it is unimportant. Important views are shown in the Townscape Summary Map. (Annexe 3.4)



View from Nene Way



Graeme Road



Lovers Lane

Other Townscape Considerations

Positive townscape elements are:

- Green space behind walls reflecting the rural nature.
- Paddock to Manor Road and Nene Way
- Stone boundary walls
- Strong treed character providing good visual enclosure
- Wide grassed verges
- Spacious plot sizes
- Historic street furniture (red telephone box, wall located post box, and village pump)
- Un-kerbed roads

Negative townscape elements are:

- Large agricultural buildings and barns east of Manor Farm
- Overhead utility wires, poles and utilitarian street furniture

Other elements that detract:

- Boundary walls in need of repair.
- Erosion of character through loss of original architectural details.

The photographs below shows how the special qualities of the area can be eroded by galvanised metal and concrete light standards, salt bins etc. Careful consideration of townscape elements is required to maintain and enhance the special village townscape.



Street Furniture and highway details

The red telephone box, wall located post box, and village pump (overpage) add visual interest and are positive features in the street scene.



Positive townscape features

Utilitarian street furniture such as, concrete and galvanised lamp standards and grey coated road sign poles and overhead utility wires do not enhance the conservation area.

12.0 Management plan

The City Council does not intend to prevent change or development in the Sutton 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 Sutton village as a whole. A timescale is not given for some of these actions since this will in part be dependent on consultations between Sutton parish council and Peterborough City Council.

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 Sutton Conservation Area appraisal.

12.1 Planning policies and controls

In conservation areas there are more limits on the extent of development that can be carried out under 'permitted development' regulations, particularly in relation to houses. These include a smaller limit on extensions before planning permission is needed and greater control over garden buildings and structures and satellite dishes. Permission is needed for:-

- demolish a building larger than 115 cubic metres in size
- construct a fence, wall or railing higher than 1 metre where it adjoins a road, footpath or open space, or two metres elsewhere
- clad the outside of a house
- fixing a satellite antenna on a chimney, roof slope or wall fronting a highway
- a new building in the garden of a house over a certain size and location
- house extensions over a certain size and location
- altering the roof of a house, including dormer windows
- install solar photovoltaic (PV) or thermal equipment of a certain size and location
- install, alter or replace a chimney, flue or soil vent pipe on a wall or roof slope which fronts a highway
- Illuminated signs
- Six weeks prior notice must be given of works to trees.

All proposals should be discussed with the Council 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 effective management of the conservation area will be achieved in the main 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 paragraphs 126-141. 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 to ensure that new development will enhance the character or appearance of the area in accordance with adopted policy and other published design 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. Important views into and from the conservation area are identified on the Townscape Analysis Map. The Council will seek to ensure that all development serves to respect these important views.

Unauthorised works and breaches of planning control can cumulatively harm the quality of a conservation area. To protect 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. Article 4 Directions can be made by the Council to protect important features of a building fronting a road where their change would affect the external appearance. Alterations such as a new front door or windows and the removal of an original boundary enclosure may be insignificant on their own but the cumulative effect and loss of other original external features leads to the erosion of character and appearance. An Article 4 Direction requires planning permission to be obtained for these changes. There are currently no Article 4 Directions in Sutton.

12.2 The Conservation Area Boundary

This is the first conservation area appraisal since the designation of the conservation area in 1979. Since designation there has been relatively little development in the village except for small scale domestic extensions.

The existing conservation area boundary, though tightly drawn, reasonably reflects Sutton's historical development. Government guidance looks for special consideration of development within or just outside the boundaries that effects the historic character and appearance of conservation areas. It is considered that extending the Sutton conservation area boundary would not greatly add to any measure of protection or practical conservation.

12.3 Historic Buildings

The following buildings (also shown on the proposals map annexe 4) should be considered for additional recognition because they are integral to the historic character of the conservation area.

- 1, 10, 11a and 12/14 Graeme Road
- 2/4, and 14/18 Nene Way
- 8 Nene Way
- Half Acre Cottage, Nene Way

Recognition could be accompanied by including these buildings on any future revision of Peterborough's 'Buildings of Local Importance or protection by article 4 directions.



14 & 18 Nene Way



8 Nene Way



Half Acre Cottage, Nene Way



2 & 4 Nene Way



12/14 Graeme Road



1 Graeme Road



11a and 10 Graeme Road

12.4 New buildings, repairs and alterations

It is proposed that there should be a presumption against development within gardens and open space within the conservation area unless it can be demonstrated that there would be no detrimental effect on the amenity, and character and appearance, of the area.

- *Where development is appropriate such as replacing buildings of little architectural merit, the city, council will advise on setting out, the form and materials of development considered being acceptable.*
- *The general design principles will be based on the following factors*
 - *No new accesses should be formed that will puncture or require the part demolition of frontage walls, or further divide grass verges.*
 - *New development should closely follow the forms and grouped siting of traditional buildings that shaped the character and appearance of the conservation area, with an emphasis on restoring the traditional form of buildings on the back edge of the footpath.*

- *Where new dwellings are permitted, they should be designed with a narrow plan form of around 6m.*
- *Traditional materials and details should be specified for new development - locally quarried, coursed, squared stone with replica Collyweston slate or thatch roofs. Welsh slates or replica blue slate, red pantiles and brick should be avoided, since these were only introduced from the second part of the 19th century. Pantiles, particularly yellow pantiles, may be acceptable on single storey ancillary buildings and to the rear of the main range.*
- *Opportunities should be taken to consolidate and repair existing features in the conservation area such as stone walls and to construct new walls as part of new development.*
- *Subtle architectural detailing that enhances the character and appearance of the buildings and creates interest in the village streetscape, should be encouraged.*

12.5 Archaeology

This report has identified that over the centuries there have been successive buildings, one over the site of another. Whilst this redevelopment process is in itself destructive, it is often the case that vestiges of previous buildings and the activities that took place in and around them, still survive. Furthermore, medieval features now within gardens and paddocks may hold remnants of preserved organic material from previous periods.

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

12.6 Stone Walls

Stone boundary walls are fundamental to the character and appearance of Sutton. The principle walls are shown on the Proposals Map. Many of these represent historic boundaries, in some cases dating from pre-medieval times. The majority of walls constructed in a manner unique to the locality. Over the years, some have been reduced in height in preference to replacing top courses and copings and others are simply disappearing through neglect.

Were these reinstated they would clearly make a great contribution to 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.

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

12.7 Highways and Street Furniture

The lack of concrete kerbs, except a small quantity at the junction of Manor Road and Nene Way have enabled Sutton to retain its informal rural character. However, the street lights in concrete and galvanised steel do not enhance the conservation area.

- *New and replacement street furniture, including street lighting, should complement the historic character of Sutton and its conservation area.*
- *Historic street furniture including the telephone and post boxes and water pump should be retained.*

There are a number of locations that would benefit from having overhead wires undergrounded. The removal of unsightly overhead wires and poles would make an important contribution to enhancing the conservation area. Discussions should be held with the relevant utility companies and others to examine the feasibility and opportunities.

12.8 Tree Planting and Landscape enhancement

The formal planting of forest trees in the grounds of The Grange, the churchyard and to Graeme Road (east side) gives a distinct 18th /19th c character to the conservation area. Similarly, the planted and self-seeded ash trees close to field boundary walls and within hedges on approach roads to the conservation area are typical of the 18th / 19th c East Midlands landscape.

In contrast the trees that colonised the railway when it was abandoned make for a quite different form of landscape. The more suburban garden planting in the gardens of 20th c housing and successive tree planting schemes (where trees tend to be planted in the middle of verges rather than at the back edge), bring a different character to the street scenes.

It is likely that most ash trees will be diseased or dead within the coming 15- 20 years. Ash trees probably make up 80% of the trees in the parish and the majority of trees that have colonised the railway. In addition, many of the trees that were planted in the 18th and 19th c have now reached maturity.

- *To maintain the presence of trees and reinforce the 18th / 19th c character of the village, a programme of tree planting with carefully chosen species, on specific sites is required.*

A diagrammatic illustration of the principles is included in the proposals map (annexe 4).

12.9 Community involvement

The quality of an area depends on the actions of people who live there. 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 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 all residents to the quality of their surroundings and encourages 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.

13.0 Contacts and references

Contacts

For advice on the conservation area and listed buildings: www.peterborough.gov.uk or write / telephone: **Planning Services, Peterborough City Council, Town Hall, Bridge Street, Peterborough. PE1 1DD** Tel: (01733) 747474; or e-mail: builtenvironment@peterborough.gov.uk

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

For advice on trees, works to trees and Tree Preservation Orders: www.peterborough.gov.uk or write to address above. Tel: (01733) 747474; [REDACTED]

Sources of Information

The following sources of information were drawn upon:-

Documents

- Statutory List of Buildings of Architectural Interest and Historic Merit - English Heritage
- **The Sites and Monuments Record** - English Heritage
- **The Victoria County History of Northampton Volume 2.**
- Guidance on Conservation Area Appraisals and Guidance on the Management of Conservation Areas English Heritage 2006
- **Royal Commission on Historical Monuments** An inventory of the Historic Buildings in the Peterborough New Town Area, 1973
- **Peterborough Reference Library** Local Studies Collection; Census Records 1891 to 1991, photographs, maps.
- **Peterborough City Council** Planning Department archives; Museum archives; Sites and Monuments Record; Statutory List of Buildings of Architectural Interest and Historic Merit
- **O'Brien C. & Pevsner, N.** The Buildings of England: Bedfordshire the County of Huntingdonshire, 2015
- **Stocker D.** England's Landscape - The East Midlands, 2006
- **Five Parishes – Their People and Places. The CAMUS Project 2004.**
- **The Five Parishes Journal (Vols. 1 & 2) The CAMUS Project.**
- **Archaeological Desktop Assessment** – Cambridgeshire County Council

References

- Legislation and Guidance

Planning (Listed Buildings and Conservation Areas) Act 1990; Town and Country Planning (Trees) Regulations 1999; National Planning Policy Framework (2012)

www.communities.gov.uk

PPS5 Planning for the Historic Environment Practice Guide [REDACTED]

- Peterborough Planning Policy Framework:

Peterborough Core Strategy and Peterborough Planning Policies Development Plan Documents

- Web related:

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

[REDACTED] <http://www.culture.gov.uk>

- For advice on repairing, maintaining and restoring older buildings:

[REDACTED]

[REDACTED]

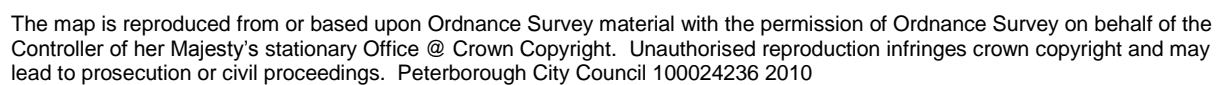
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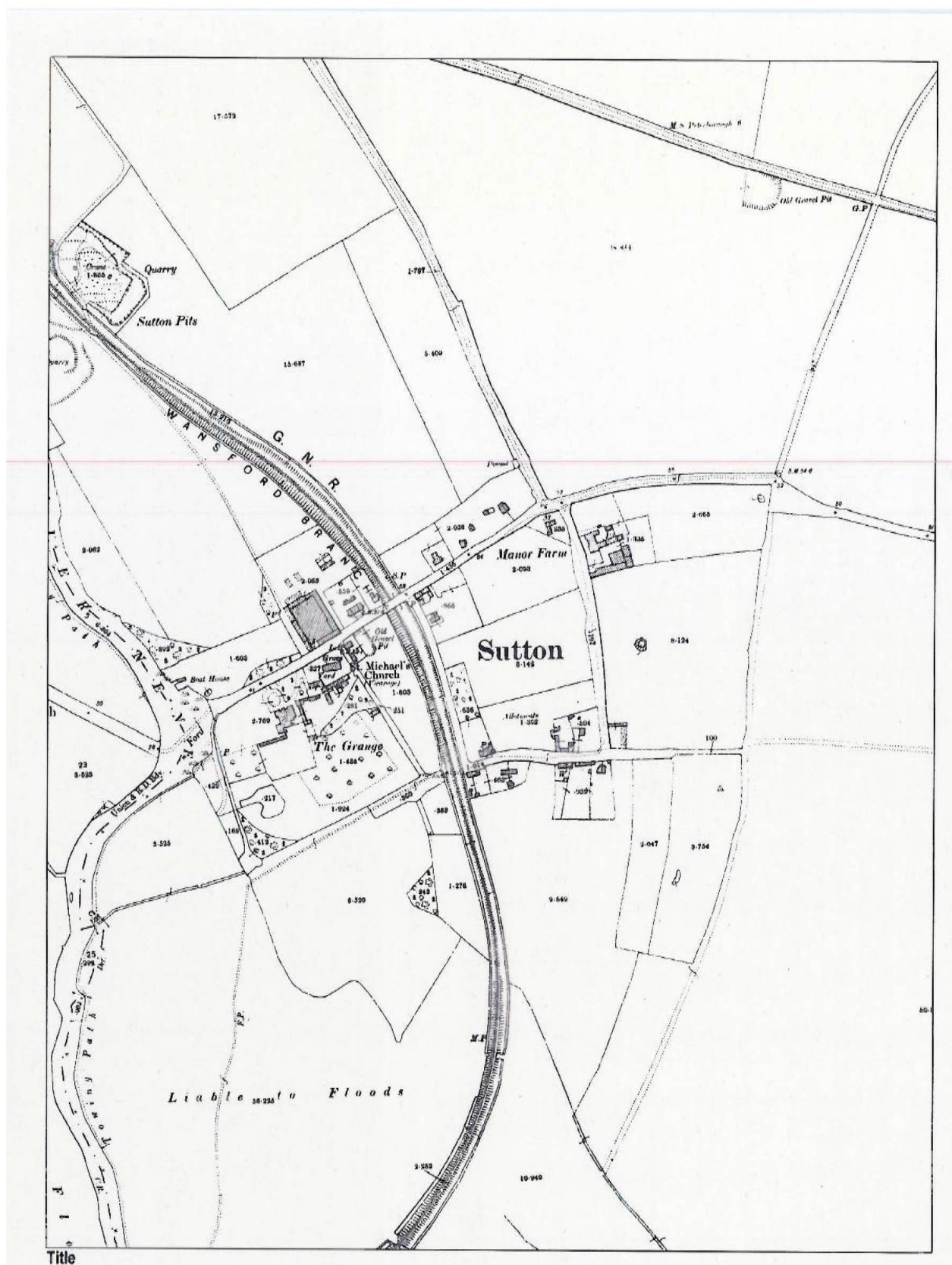
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Ordnance Survey 1886 -1889 series

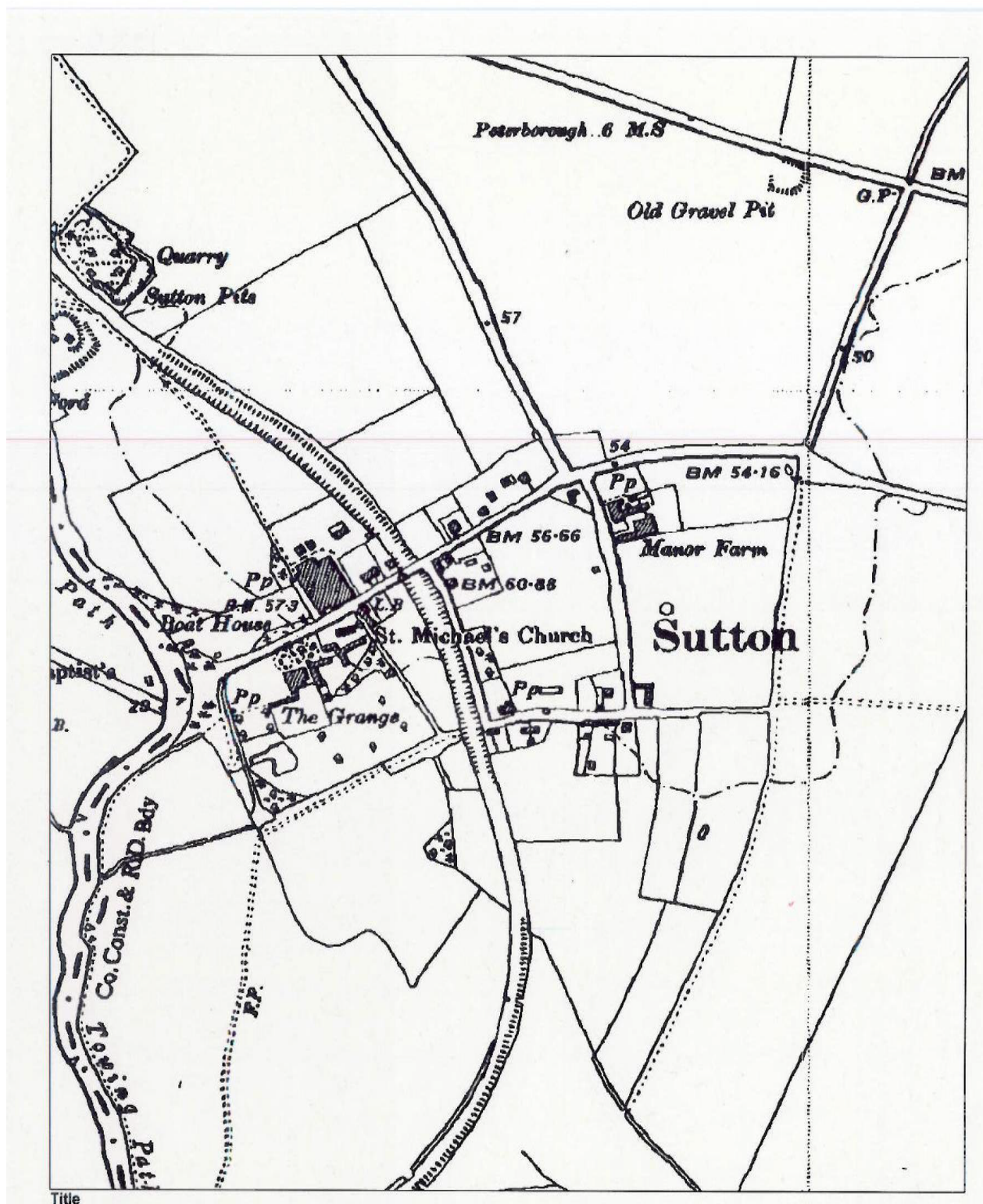


Ordnance Survey 1900 Series



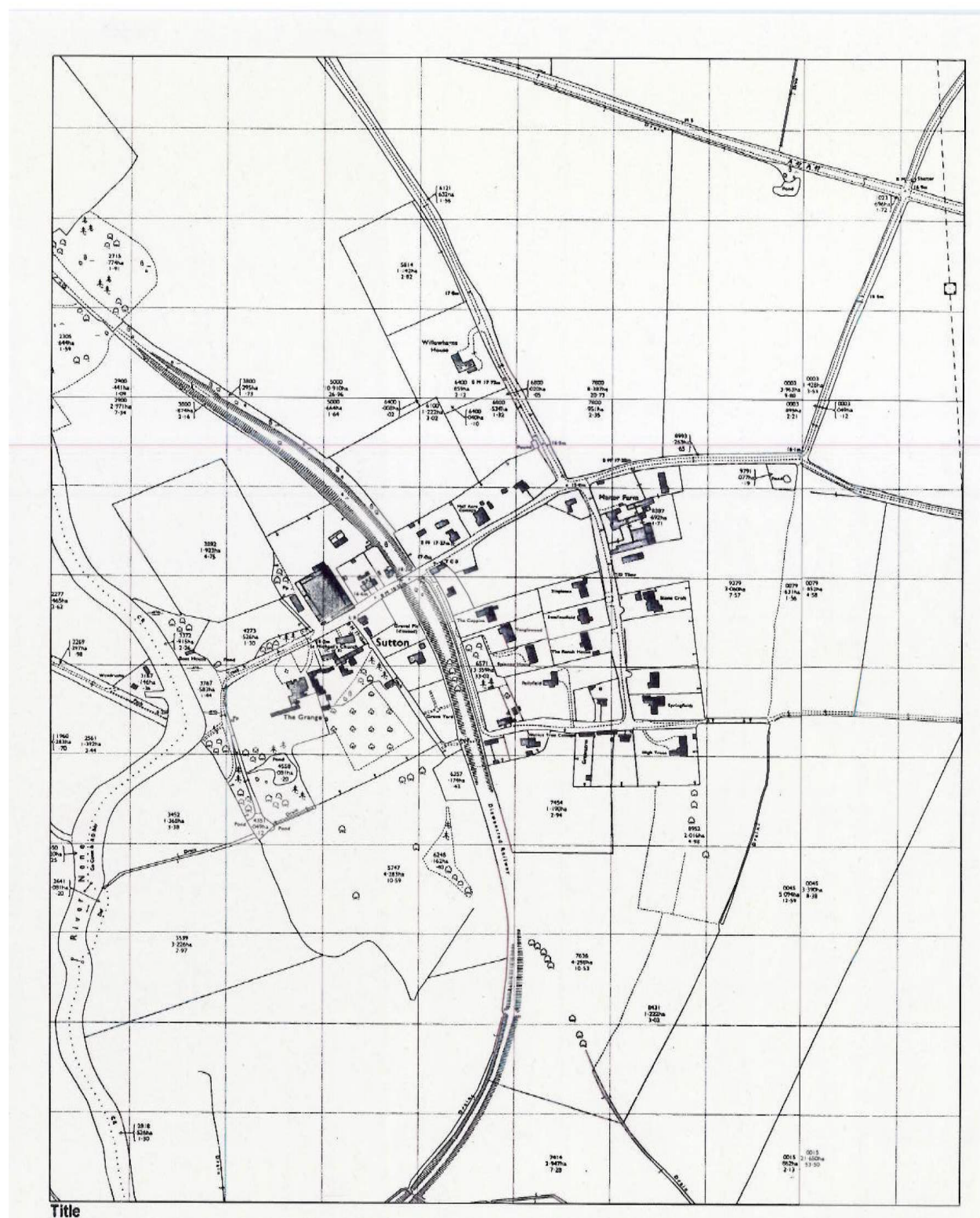
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Ordnance Survey 1935 Series



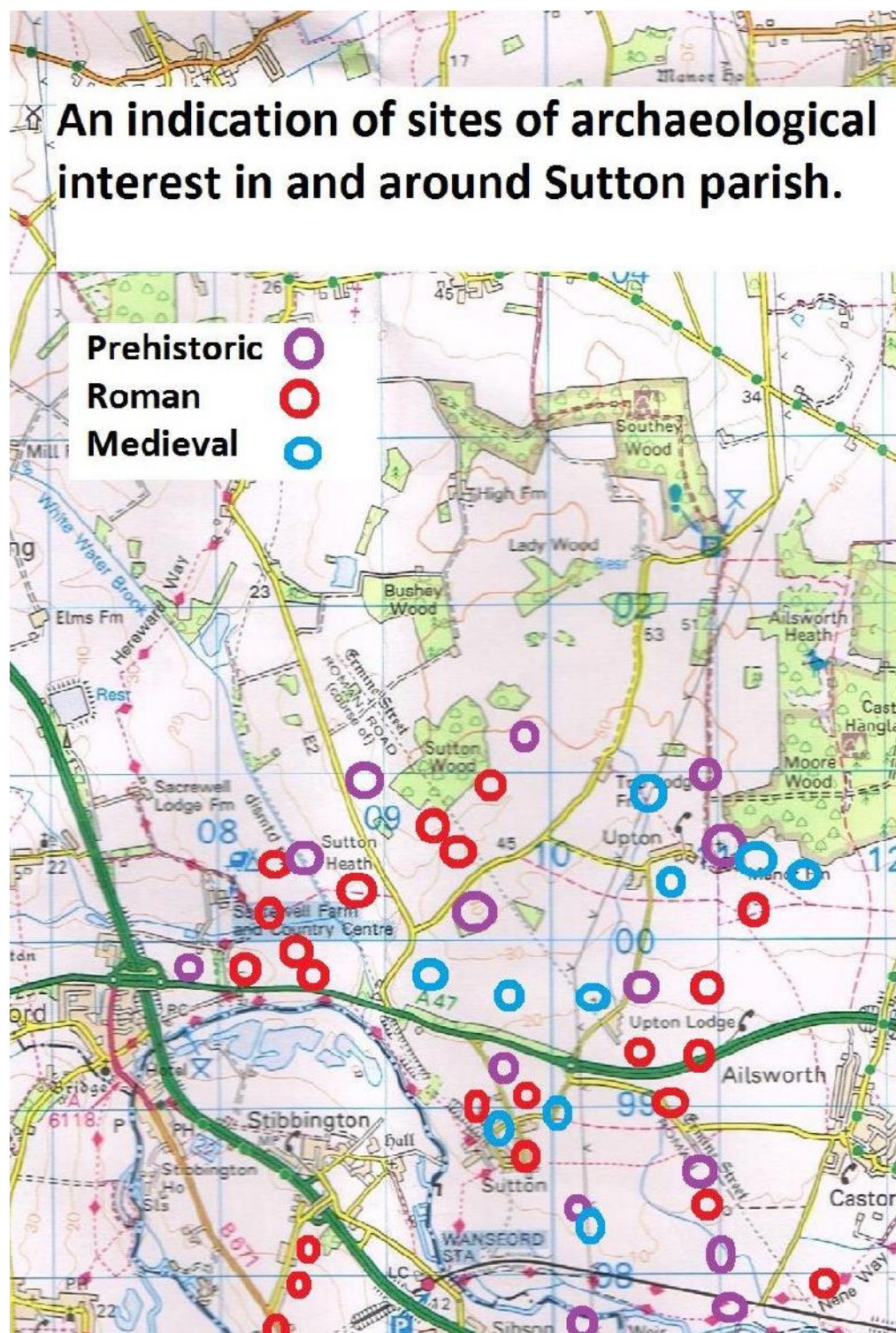
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Ordnance Survey 1970 series



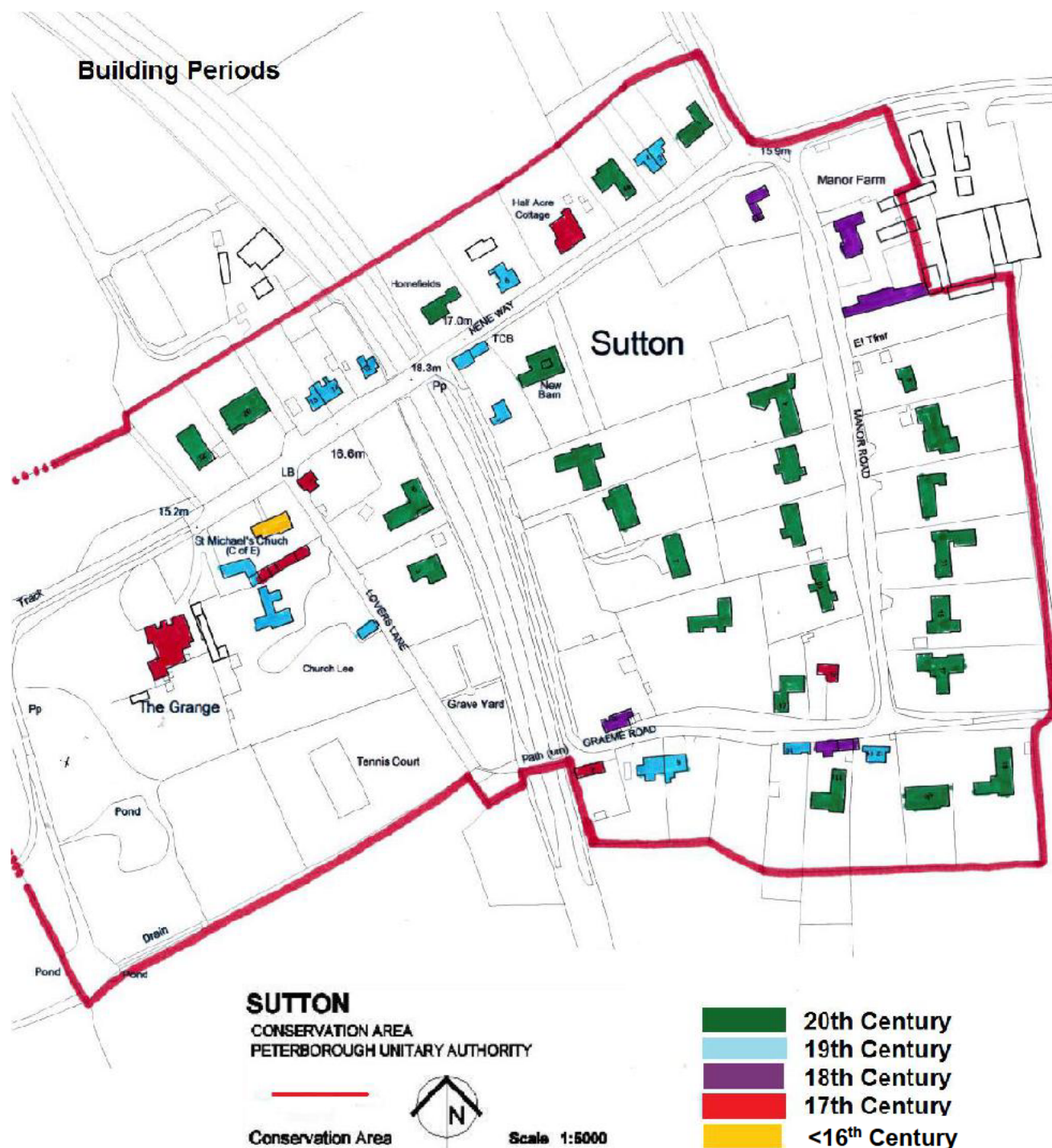
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Annexe 2 Sites of archaeological interest



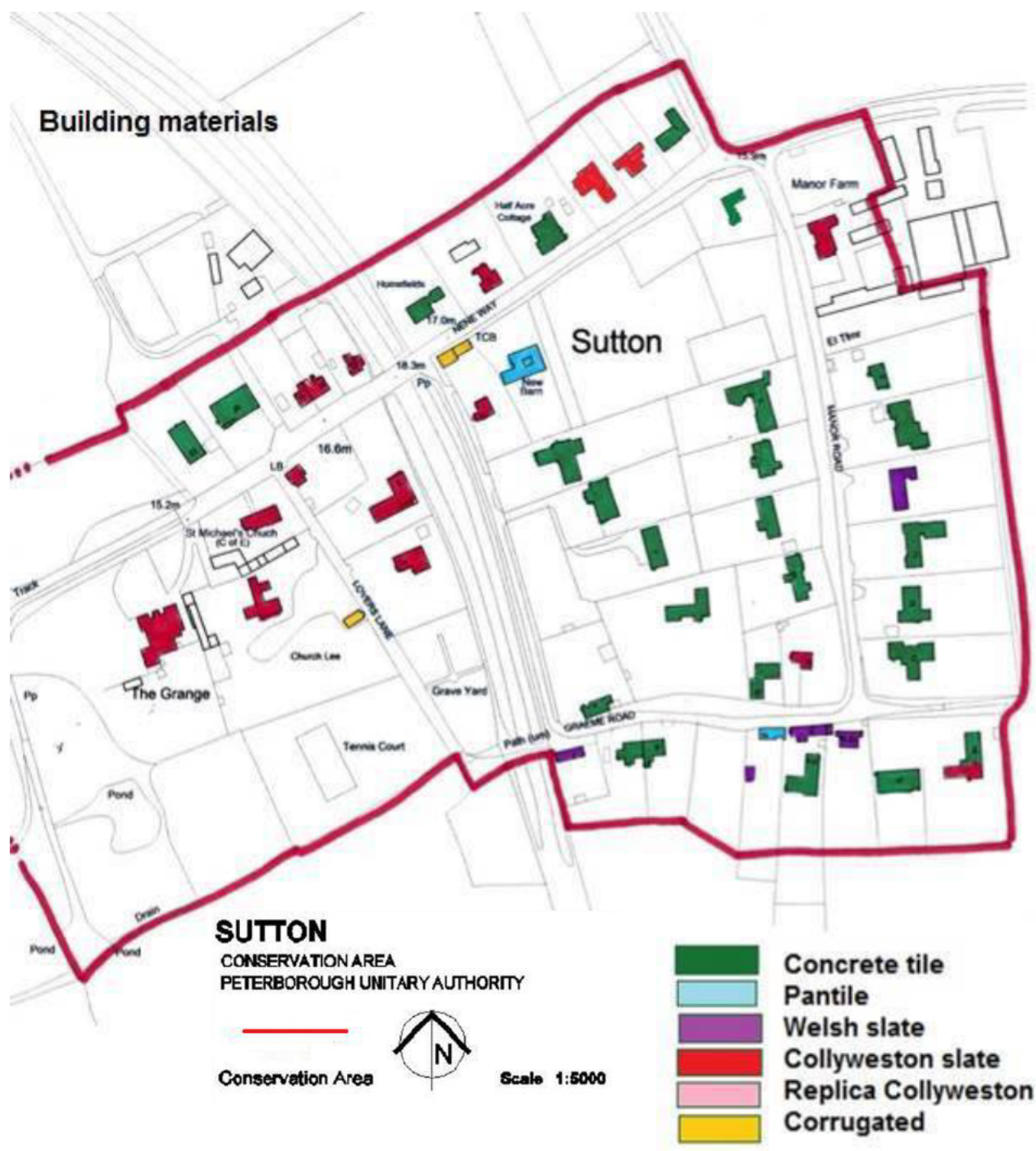
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Annexe 3.1 Building Periods



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Annexe 3.2 Building Materials



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Annexe 3.3 Listed buildings



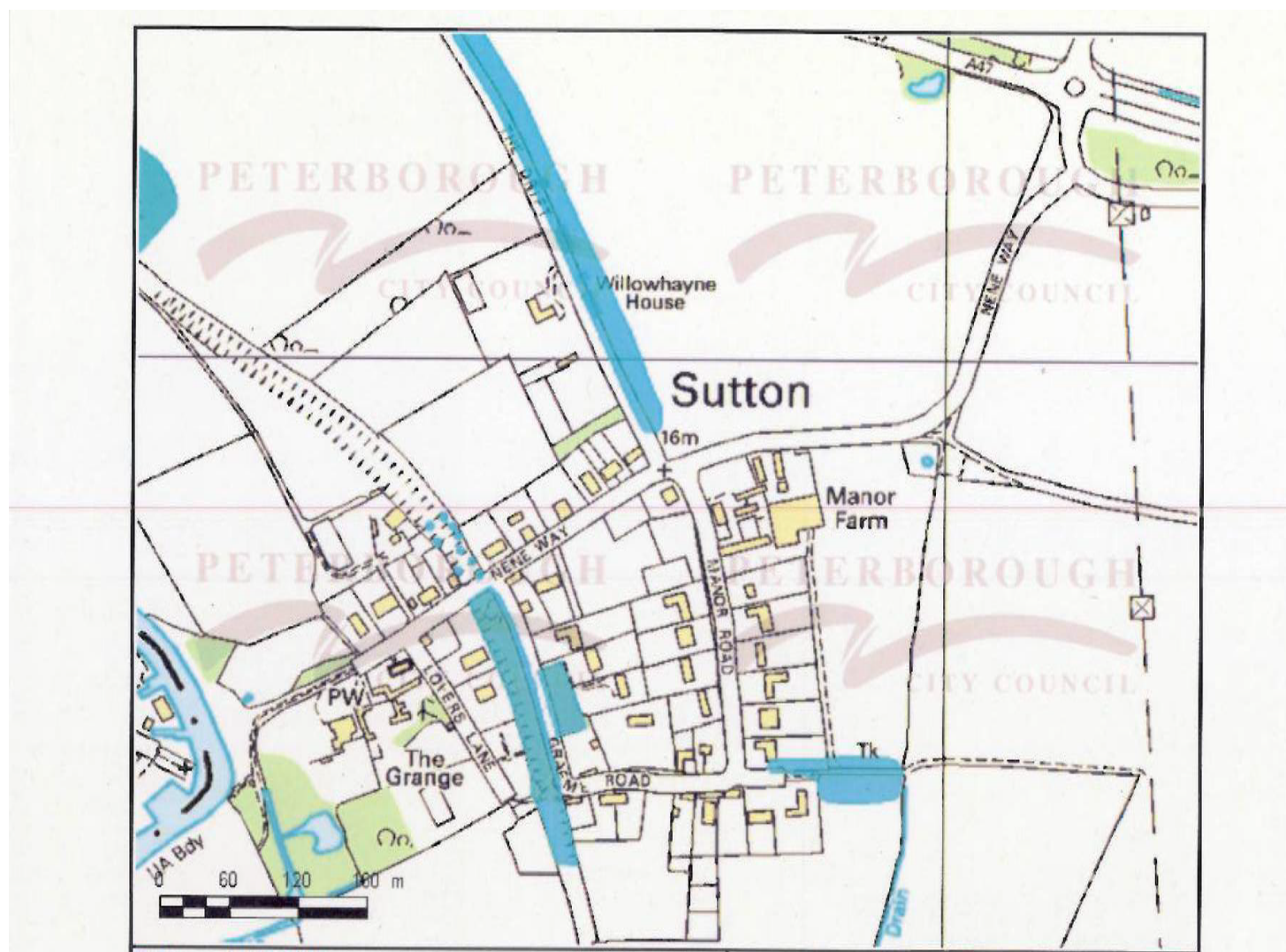
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Annexe 3.4: Townscape Summary



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Annexe 3.5 – Tree preservation orders



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Annexe 5 Summary of Listed Buildings (Grade II unless otherwise stated)

Village Pound

Probably C19. Village pound. Small rectangular enclosure with radiused angles and gateway to road. Coursed stone walls about 5 ft high. Modern gate.

No 2 Graeme Road

C17 cottage rebuilt in late C18/early C19. Low pitched Welsh slate roof with gabled ends. Coursed stone rubble with stone quoins. Two storeys. Two windows. Sashes with glazing bars in flush frames. Central boarded door in moulded wood frame. Brick end stacks. Rendered lean-to on east end. RCHM (9) page 76.

No 9 Graeme Road (Graeme House) C18 cottage with C17 wing to east. Coursed stone rubble, concrete tile roofs with gabled ends. With 2 end brick chimney stacks. One window on first floor. Two-light casements on ground floor. Modern casements. When the house was used as a vicarage in the C19 a Gothic stone porch was added. Lower 2 storey original C17 cottage to right (east) 2 windows, modern casements. C19 extension to rear (north). RCHM (10) page 76.

No 19 Graeme Road

Late C17 cottage with early/mid C19 west wing. Coursed stone rubble with steeply pitched Collyweston stone roof with gabled ends. L-shaped on plan with wing to north-west. One storey and attic. Two and 3-light ovolo moulded stone mullion windows with drip moulds. Central stone stack with cornice. RCHM (5) page 76.

No 1 Lovers Lane

C17 coursed stone rubble cottage with steeply pitched Collyweston stone roof with gabled ends. Two storeys. Ground floor 2 windows. First floor one window. C19 2-light casements. Central brick chimney stack and end stone stack. Modern one storey concrete extension at rear. Interior: fireplace bressumer is supported on reused C12 carved stones with chevron ornament. RCHM (11) page 76.

Manor House

Dated 1700, date of restoration 1900. Coursed stone house with steeply pitched hipped Collyweston stone roof. Moulded string course at ground floor window head level. Two storeys and attic. H-shaped on plan. Five bays, end bays project. Two-light moulded stone mullion windows. Moulded stone doorway to right of centre. Centre ground floor Victorian splayed bay window. Two hipped dormers with cornices. Ashlar ridge chimney stacks with shafts and cornices. Interior modernised and few features remain - some chamfered ceiling beams. Bishop Dove lived here in C17. RCHM (4) page 75, plate 9.

No 1 Nene Way

Probably C17/18 cottage, remodelled in 1888. Coursed stone rubble. Slate roof with gabled ends. Brick chimney stack at each end. Two storeys. Two window range, modern casements with glazing bars, 2-lights to first floor, 3-lights to ground floor, wooden lintels. Ceiling beams. Formerly the Cross Keys public house. RCHM (16) page 76.

Church of St Michael (Grade I)

Until 1851 the church was chapelry to Castor, confirmed to Peterborough Abbey by Richard I and Henry III. Small church of C12 origin. Restored 1867-8. Church is built of coursed stone rubble and arches, with a Collyweston stone chancel roof and a lead nave roof. Nave probably rebuilt in early C13 but retains early C12 chancel arch. Nave walls raised late C15 with Perpendicular clerestory. Early C13 double chamfered north doorway and 3 late C15 north windows with 4 centred arch heads. Early C13 west lancet window in slight projection and gabled bellcote above with arched opening. Chancel rebuilt or enlarged in late C12 and largely rebuilt in 1867-8 with C19 east window with plate tracery. North wall of chancel has small ogee headed

light of C14, and C15 square headed window. Late C12 south aisle of 2 bays with square headed window with 2 ogee headed lights, and south doorway with zigzag and pellet ornament on the soffit of the lintel with shoulder corbels at either end. C13 south chapel, largely rebuilt 1867-8 has small reset lancet in east wall, and in south wall, 2 coupled lancets. East wall has C13 string with dog tooth ornament. Interior: Norman chancel arch, the capitals have beaded interlace and arch has flat rolls. Two bay south arcade of circa 1200 with double chamfered round arches, circular pier, moulded capital and square abacus with recessed angles. Early C12 south chapel with pointed double chamfered arch and semi octagonal responds. C19 furnishings. Possibly C14 font with panelled octagonal bowl with octagonal central shaft surrounded by 8 smaller shafts. Recumbent lion sculpture, probably Norman, possibly from a portal. VCH Northants Vol II RCHM (1) page 75

The Grange

Formerly the Vicarage. C17 in origin but remodelled in 1880. The Victorian remodelled house is H shaped on plan, rock faced stone with Collyweston stone roof. Two storeys and attic. Projecting gabled wings with 3 bays between and central gabled porch. C13 window inserted on this elevation with 2 lancet lights beneath a quatrefoil, in a stone architrave with a chevron carved drip head. Old walling on south end of west wing. VCH Northamptonshire Vol II RCJ, (3) page 75.

Dovecot east-north-east of The Grange

Probably C18/19 coursed stone dovecot with ashlar quoins. Steeply pitched asbestos sheet roof with gabled ends. Later hipped roof lantern on ridge at centre. Stone ledge on south-west corner. Doorway on south side. Interior stone nesting holes and ledges. Datestone "WH 1803" RCHM (3) page 75.

No 12 Nene Way

Circa mid C19 estate cottage. Coursed rock faced stone with ashlar quoins. Collyweston stone roof with gabled ends. One storey and attic. Right hand projecting gable with lean-to porch in angle. Ground floor stone oriel on moulded stone corbel. Two and 3 light metal frame casements with lozenge panes and segmental arches. Stone chimney stacks. RCHM (13) page 76 plate 13.