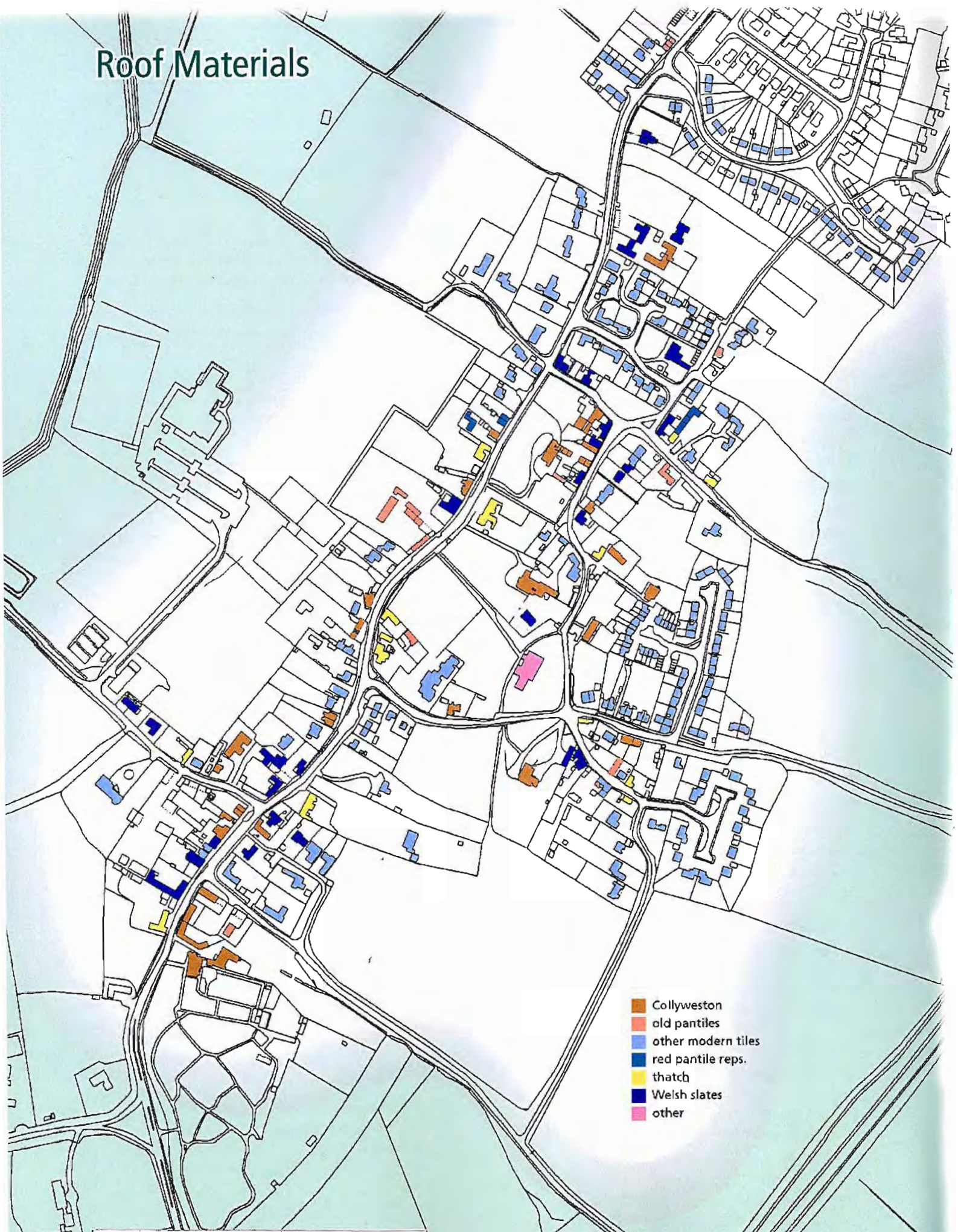


Roof Materials



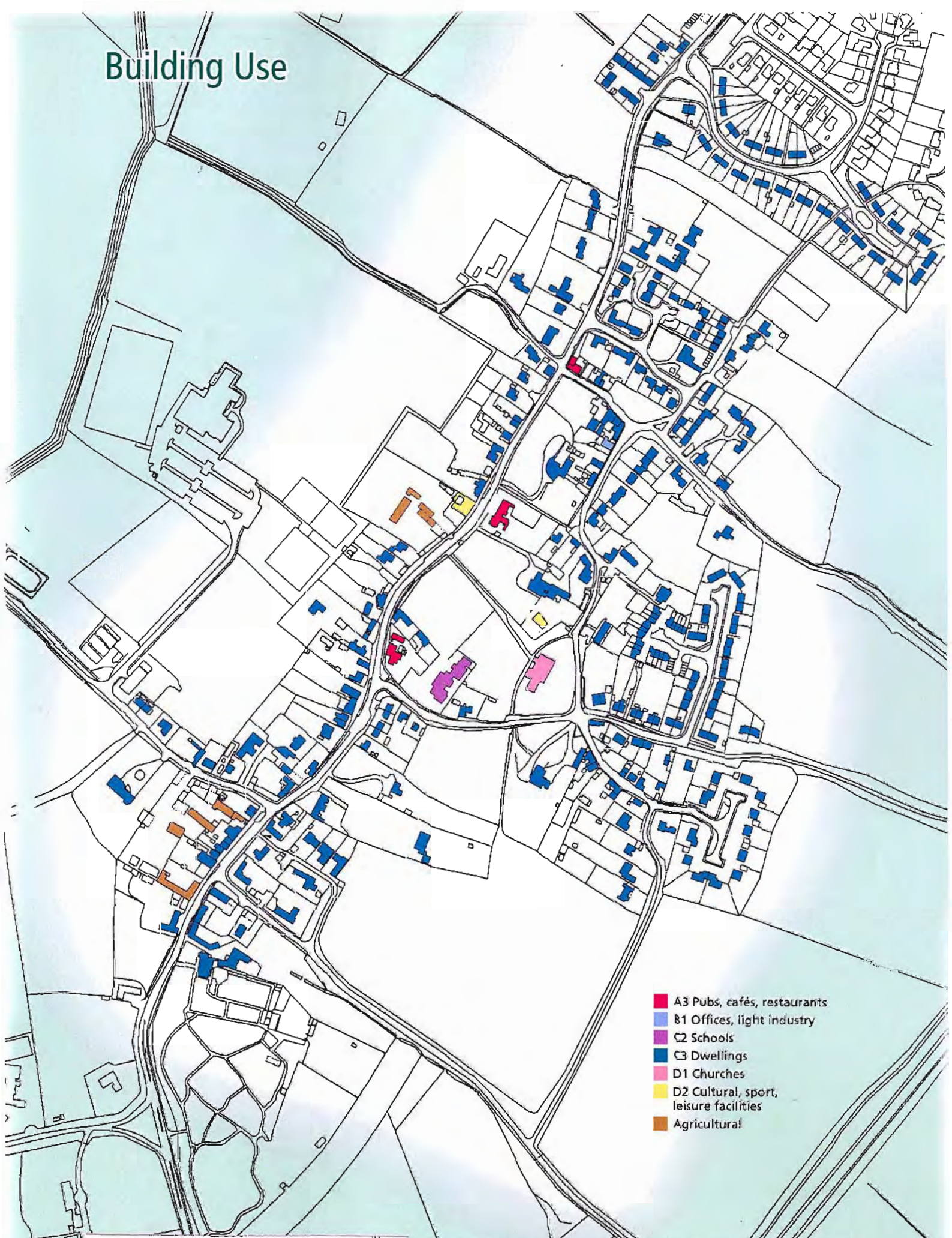
- Collyweston
- old pantiles
- other modern tiles
- red pantile reps.
- thatch
- Welsh slates
- other

Scale 1:4250



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Building Use



- A3 Pubs, cafés, restaurants
- B1 Offices, light industry
- C2 Schools
- C3 Dwellings
- D1 Churches
- D2 Cultural, sport, leisure facilities
- Agricultural

Scale 1:4250



PETERBOROUGH
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The Townscape Assessment



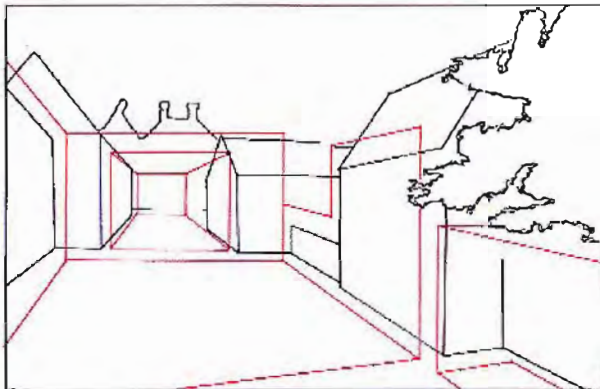
Scale 1:4000

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3.3.1 Spaces

These are three-dimensional areas enclosed by the ground, buildings, trees, fences, etc. It is the size and arrangement of these spaces which make up the character of the area.



Each of the main components of townscape was further broken down as follows:

Spaces

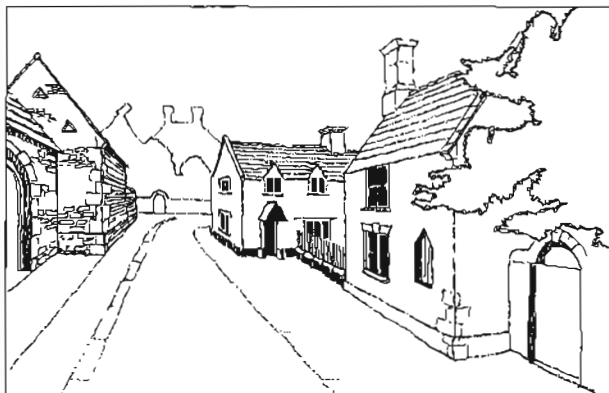
- Defined by Vertical enclosure - for example overhanging trees
- Static enclosure - walls, trees, buildings etc making strongly square shaped spaces
- Dynamic enclosure - walls, trees, buildings etc. making a strongly defined linear streetscape
- Changes in level - steps, retaining walls or even steep hills which strongly demarcate one definable space in a street scene from another
- Views and Vistas - Prominent features such as a major tree or church tower, or an alignment of buildings, walls, trees etc, which strongly draw the eye from one space to another.

The amount of enclosure is factually defined in the Buildings and Other Features assessments through storey height and tree, wall and hedge height surveys.

3.3.2 Enclosing Elements

These are the sides of the enclosed space, e.g. buildings, trees, walls, hedges etc.

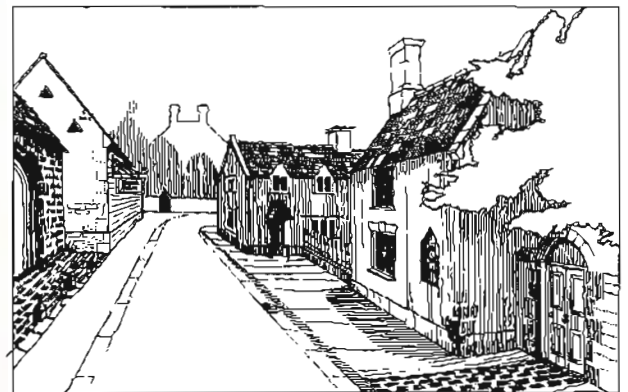
Enclosing Elements were summarised as:



- Buildings - of any size, type or age, make a very positive contribution to the street scene or which clearly detract from it.
- Walls - stone, brick, block or other masonry walls.
- Fences/Railings -
- Trees -
- Other -

3.3.3 Details

These are the finer parts of the scene, e.g. architectural make-up, local building styles, materials, etc., which may brighten and enliven an area, giving it an individual identity, or an unsightly advertisement or road sign, which may spoil a street scene.



- Architectural - striking features of buildings such as decorative chimneys, or moulded door case, or alterations or features, which are obviously out of place in the street scene.
- Street furniture - street lights, bollards, benches etc.
- Advertisements - shop fronts, illuminated and non-illuminated projecting signs etc.
- Floorscape - tarmac, paving, cobbles or specially designed surfaces around trees or steps etc.
- Other -

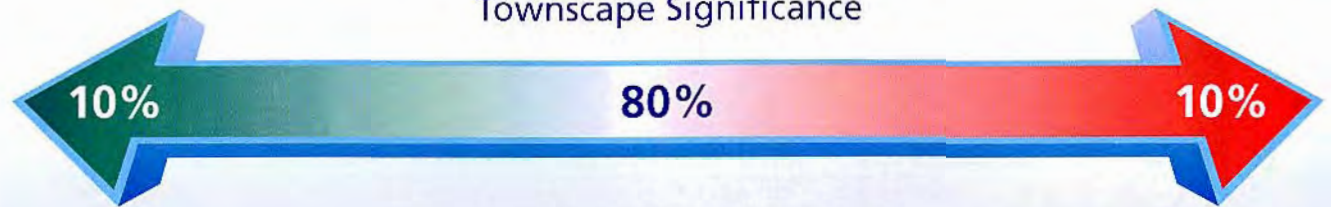
A more detailed explanation of all these components can be found in the Peterborough Built Environment Survey Pack, available from Peterborough Environment City Trust.

To ensure comprehensiveness, surveyors stopped in every street at approximately fifty metre intervals. At each stop they looked in front, behind and to both sides and systematically recorded the spaces, enclosing elements and details in turn, using the symbols supplied in the Pack.

To ensure objectivity, the only features that were recorded were those that *very obviously, positively* contributed to the street scene or *clearly detracted* from the street scene. Surveyors undertook the survey in pairs or threes. At each stopping point, the surveyors were required to ask themselves the question: "Would nine out of ten people conclude that this building, tree, wall, advert etc., positively contributes to Castor's built environment, or clearly detracts from it?" If all surveyors reached agreement, a symbol (red for negative features,

Base Data Sheet – Key to Townscape Symbols

Townscape Significance



Positive Townscape

SPACES

Vertical Enclosure	
Static Enclosure	
Dynamic Enclosure	
Changes in Level	
Views and Vistas	

ENCLOSING ELEMENTS

Buildings	
Walls	
Fences and Railings	
Trees	
Hedges	
Other	

Negative Townscape

DETAILS

Architectural	*
Street Furniture	X
Advertisements	A
Floorscape	
Other	

green for positive) was drawn on an ordnance survey base. If surveyors were unsure, or could not reach agreement, NO NOTATION was made.

To ensure accuracy, two or three groups were asked to independently survey the same streets and subsequently compare their results. A rate of 80% consistency between the groups was considered acceptable. Ideally, the final database for spaces, enclosing elements and details would be on average taken from the results of two or three survey groups.

3.4 Other Factors and Influences

It is acknowledged that institutional factors may have considerable effects on the built environment. Some, such as general planning policies relating to design, siting or materials were found to be very difficult to quantify and measure.

Establishing hard information in other areas proved possible but required considerable research. The datasets that were assembled are given below.

3.4.1 Listed Building Grants

Two grant schemes have operated in Castor over the last fifteen years. These are the Collyweston Slating Scheme, jointly run by English Heritage and Peterborough City Council and the Listed Building Grant Scheme, financed solely by Peterborough City Council.

Comparison of the condition of buildings with data on availability and distribution of grants may help gauge the effectiveness of grants for the repair of historic buildings in maintaining the overall character and appearance of Castor.

Information on grants is a matter of public record.

However, it was considered that making public the amount of grant made available to specific properties, and hence owners, did not advance the analysis and could undermine community support for the overall project. Therefore, all information is presented in a general format which does not identify grants to properties.

3.4.2 Building Status

The level of protection and deeper consideration of alterations and extensions afforded by listed building status, whether Grade I, II* or II and through Article 4 Directions, was examined in conjunction with the Townscape and Buildings databases.

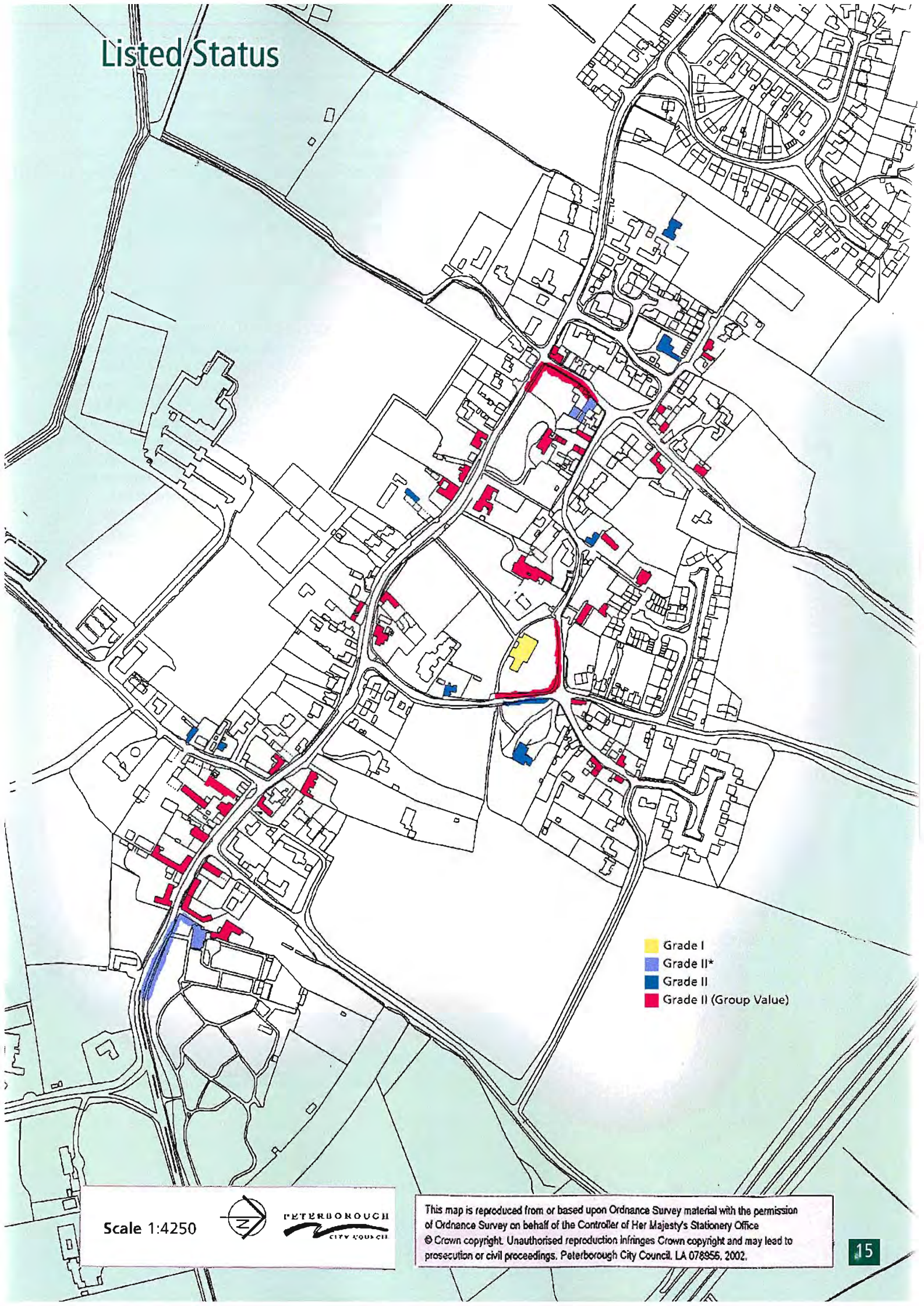
3.4.3 Planning Applications/Listed Building Consents

Analysis of the number, type, date and decision of planning applications and listed building consents would give some indication of the development pressures on the village. A deeper understanding of these processes would assist in formulating policies, through, for example, Village Design Statements to better respond to development pressures.

Analysis of the number, types and decisions on applications for planning and listed building consents, submitted since 1971 was undertaken. However, the number of applications was far greater than anticipated. The types of application, for new buildings, alterations, extensions, demolition etc., were also more complex than originally thought.

Therefore, the analysis was confined to the number of applications approved and refused in 10-year periods. This was a major data collection task but, even with the basic analysis undertaken, the results were significant.

Listed Status



- Grade I
- Grade II*
- Grade II
- Grade II (Group Value)

Scale 1:4250



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