4.4.3 Planning Applications/Listing Building Consents

PLANNING APPLICATIONS & LISTED BUILDING CONSENTS DETERMINED

Dates	Planning		Listed Building	
	Approvals	Refusals	Consents	Refusals
1971 – 1980	70	6	3	1
1981 – 1990	131	4	35	0
1991 – 2000	148	5	39	1
>2001	37	2	8	1
TOTALS	386	17	85	3
TOTAL				491

The number of planning and listed building consents applications demonstrate a strong and increasing pressure for change. In the 30-year period 1970-2000, there were far more applications for change (four hundred and forty four), than buildings (three hundred and twenty). Of course, it may be that some of these applications were for new buildings. However, given the fact that listed buildings cannot be created, the eighty eight applications for change on a total stock of forty four listed buildings, give an indication of the pressure for alterations and extensions.

The figures above, clearly indicate the increasing number of applications per decade, showing that the village can be expected to be subject to more pressures for change in the future.

5.1 Buildings

5.1.1 General Explanation

This section of the report looks at key relationships that exist between components of the built environment. The Audit examines links between the surveys and thereby builds up a picture of the village as it actually is. This is made possible by logging all data on Access database, the co-ordinates of which can then be interrogated.

For each relationship examined, the information is presented as a graph and also, where appropriate, on a map. This allows the survey information to be represented in the most effective manner possible, and by using maps, gives "on the ground" meaning to what is otherwise abstract information.

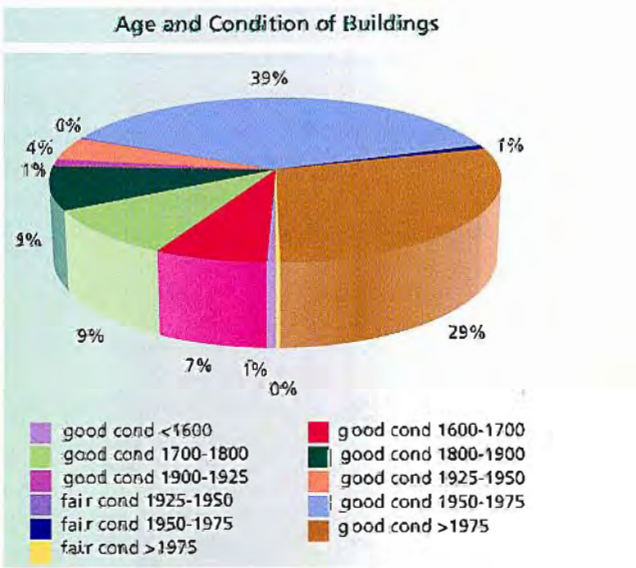
The thirty six key dual relationships are considered. These form the basis of the Audit process report. To avoid duplication and replication, a selective approach to the analysis has been adopted. For example, the relationship between Age and Condition would be the same whether it is written as "Age - Condition" or "Condition - Age". Whichever way it is written, the underlying information is not going to change. As a result, when all the replication has been removed, the survey is left with thirty six dual relationships.

These are demonstrated in the table below right.

The relationships that are struck out are those that are replicated elsewhere in the table. For example, where "height-age" is struck through, it is because the relationship has already been examined in the query "age-height". Changing the order of the words has no influence on the result of the query. Many of the queries, although important to carry out, reveal no significant relationships between the categories. Where this occurs, it is stated that the query gave no significant insight into the survey.

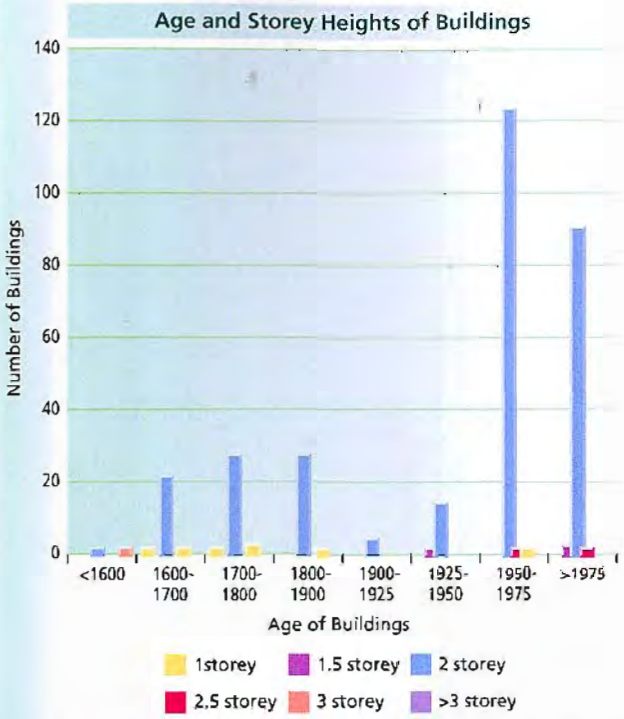
Analysis by Age and Condition

Total Number of Buildings - 320



The majority of buildings of all ages are classed as being in good condition. There are no buildings in poor condition or at risk from dilapidation or dereliction.

Analysis by Age and Storey Heights



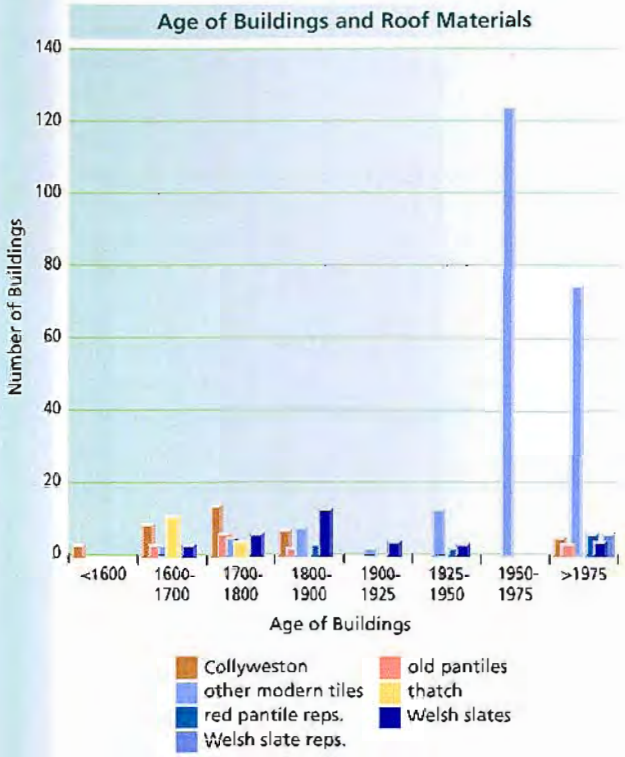
The majority of buildings are two storey and were built between 1950 and 2000.

Bungalows are only found in the 1925-2000 period.

The small number of buildings representing the 1900-1950 period and the major expansions of two storey housing between 1950 and 1975 and after 1975 are clearly demonstrated.

The analysis may disguise single storey buildings such as sheds and outhouses, which may have been, for example, converted into garages and subsumed within one property plot and reference.

Analysis by Age and Roof Materials

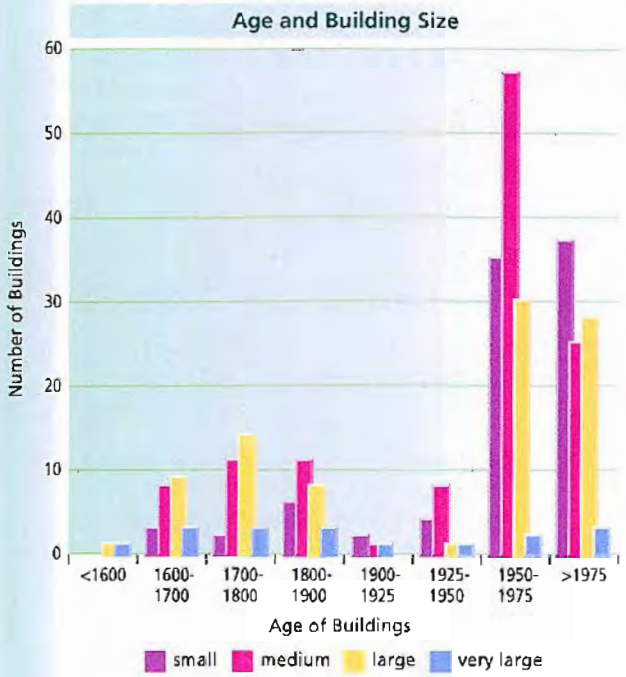


The palette of natural roofing materials in the pre-twentieth century period is very striking and the overwhelming preponderance of modern concrete tiles after 1925 even more so. It is interesting and encouraging to see the return of traditional materials since 1975, probably as a result of greater emphasis on conservation and design following the introduction of the Department of the Environment Circular 23/77, *Planning and the Historic Environment.*

Age	Height	Size	Type	Materials (Walls)
Age - Condition	~~Height – Age~~	~~Size – Age~~	~~Type – Age~~	~~Walls – Age~~
Age – Height	Height – Condition	Size – Condition	Type – Condition	Walls – Condition
Age – Roofs	Height – Roofs	~~Size – Height~~	~~Type – Height~~	~~Walls – Height~~
Age – Size	Height – Size	Size – Roofs	Type – Roofs	Walls – Roofs
Age – Status	Height – Status	Size – Status	~~Type – Size~~	~~Walls – Size~~
Age – Type	Height – Type	Size – Type	Type – Status	Walls – Status
Age – Use	Height – Use	Size – Use	Type – Use	~~Walls – Type~~
Age – Walls	Height – Walls	Size – Walls	Type – Walls	Walls – Use

Materials (Roofs) Use	Status	Condition	
~~Roofs – Age~~	~~Use – Age~~	~~Status – Age~~	~~Condition – Age~~
Roofs – Condition	Use – Condition	Status – Condition	~~Condition – Height~~
~~Roofs – Height~~	~~Use – Height~~	~~Status – Height~~	~~Condition – Roofs~~
Roofs – Size	~~Use – Roofs~~	~~Status – Roofs~~	~~Condition – Size~~
Roofs – Status	~~Use – Size~~	~~Status – Size~~	~~Condition – Status~~
~~Roofs – Type~~	Use – Status	~~Status – Type~~	~~Condition – Type~~
Roofs – Use	~~Use – Type~~	~~Status – Use~~	~~Condition – Use~~
~~Roofs – Walls~~	~~Use – Walls~~	~~Status – Walls~~	~~Condition – Walls~~

Analysis by Age and Size



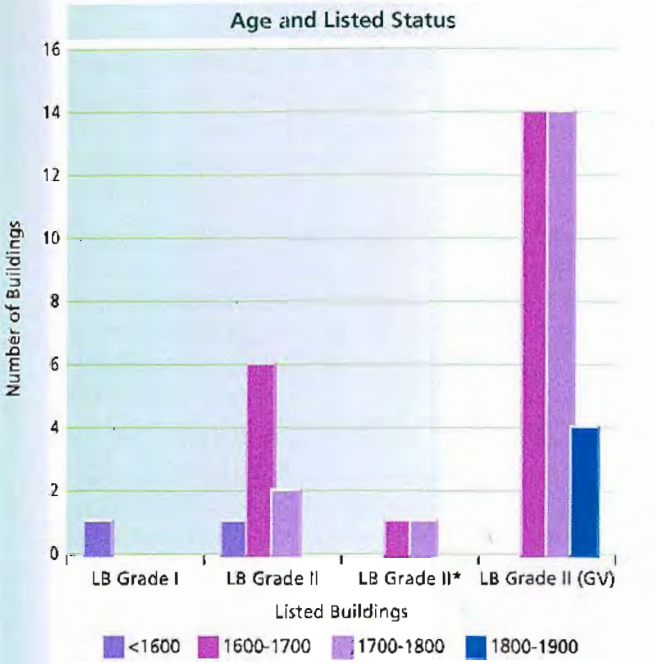
For the purpose of this graph, size is taken as the building footprint. The distribution of buildings clearly shows the post 1950 building boom. Between 1950 and 2000, two hundred and sixteen properties (of all sizes) were built in Castor - the busiest period of construction by far.

The chart shows that medium sized buildings are now the largest category, but it is only recently that they have become so. Before 1800, there appeared to be more large buildings.

Interestingly, there are no 'very small' buildings in the village from any period of history. It is likely that small pre-eighteenth century dwellings for labourers etc., have not survived. It is known that the population in Victorian times was similar to today, but occupied far fewer buildings. Therefore, buildings in multiple occupancy, historically, and/or dwellings which were once small, appear to have been amalgamated to form much larger single occupancy homes.

Analysis by Age and Status

Total Number of listed buildings - 44



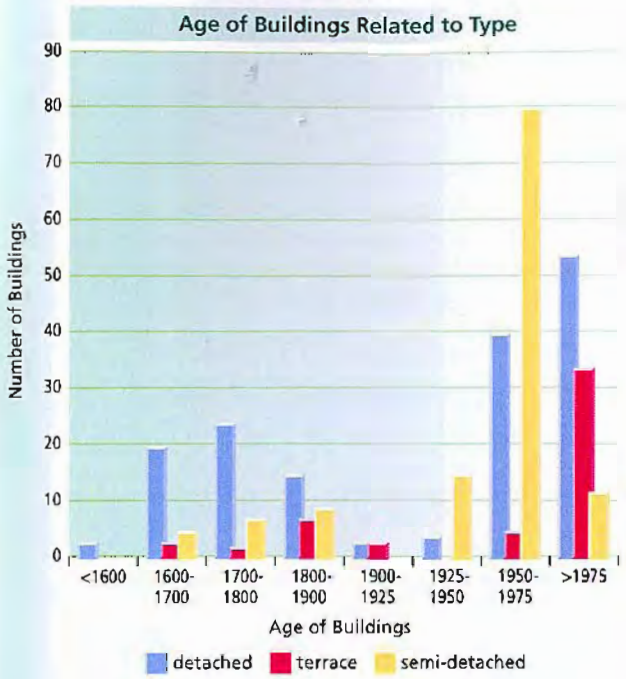
The church is the only Grade I listed building.

There are two Grade II* buildings, "Durobrivae", and Castor House, the gates of which are separately listed as Grade II* but not counted as a building in the Audit statistics.

The village has a fairly large population of listed property from all periods, with twenty one Grade II listed buildings dated 1600-1700 and twenty two Grade II listed buildings dated 1700-1800. This contrasts with settlements such as Thorney, where a high proportion of listed buildings (and properties subject to Article 4 Directions) are derived from one particular period.

There are no listed buildings from the twentieth century, which reflects the current listing criteria. No properties in Castor are subject to Article 4 Directions.

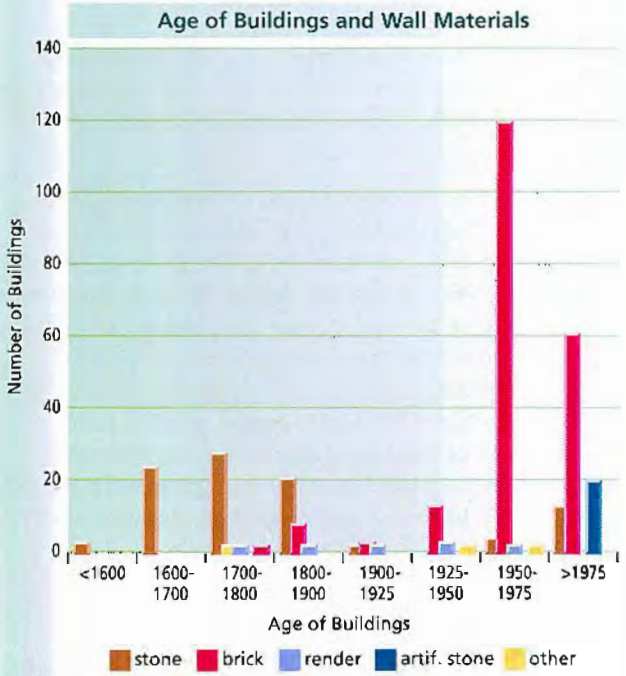
Analysis by Age and Type



Detached properties are the dominant built form in Castor. 45% of all houses are detached, the most prominent form in all periods.

Semi-detached properties are mostly attributable to the period 1950-1975, (24% of all buildings). This is the largest figure for any type of property built within any one period and reflects the 1960-1970s estate housing boom.

Analysis by Age and Wall Materials



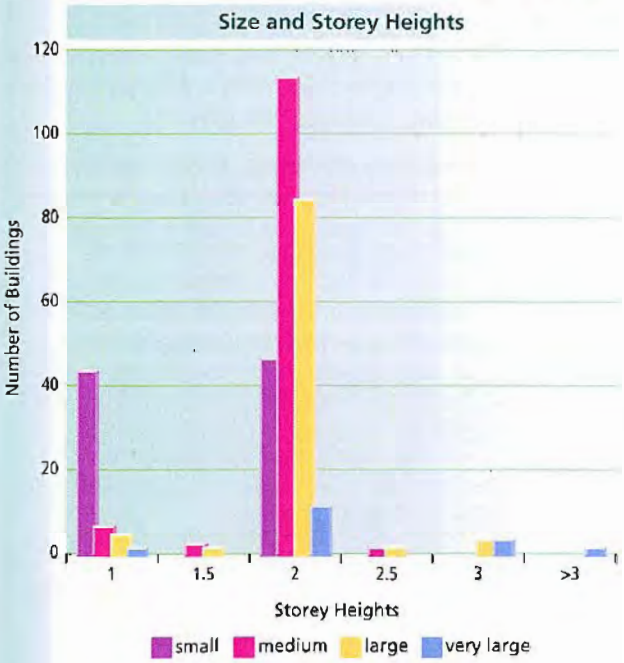
The major housing growth of the village took place between 1950 and 1975, with one hundred and sixteen properties constructed almost entirely in modern brick. In the same period, only three properties were built of stone, one from re-used old bricks and one rendered.

Until the 1900s, stone was the material of choice. There is one stone building, excluding the church, that predates 1600. Between 1600 and 1700, twenty one stone buildings were built, twenty three between 1700 and 1800 and fourteen between 1800 and 1900.

Stone has only recently made a come-back, with six stone properties being built between 1975 and 2000; thirteen artificial stone buildings were also constructed but despite conservation policies, brick continued to dominate, being the material used on sixty three new properties.

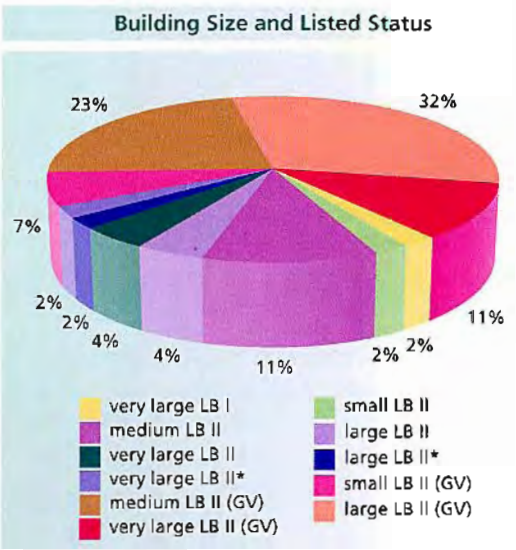
Although Castor has many stone buildings of all ages (sixty six in total), there are many more modern brick buildings (one hundred and ninety two). Visually, however, the impression of Castor is as a stone village.

Analysis by Building Size and Storey Heights



The above analysis confirms that two storey buildings are by far the most dominant form with small single storey buildings, mainly comprising the twenty bungalows on Sylvester Road, the next largest group.

Analysis by Size and Status

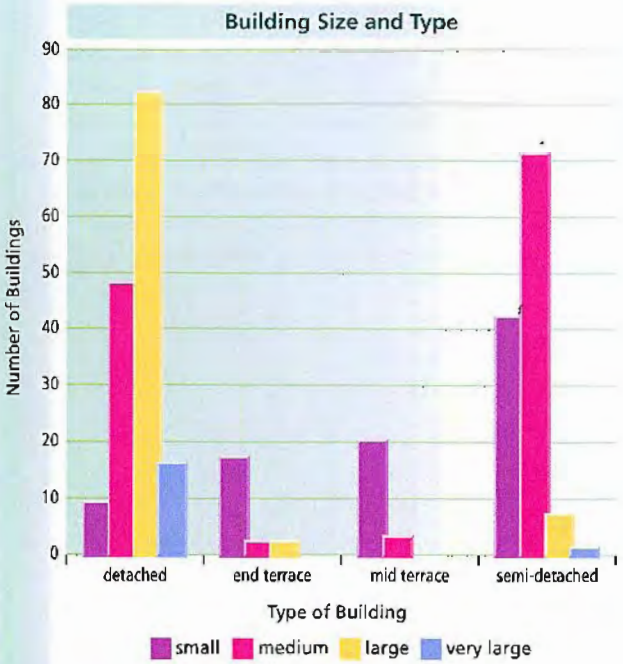


Within Castor there are forty four listed buildings of all sizes. Only one of these, the church, is Grade I Listed and this is in the 'very large' category.

There are three small properties, eleven medium sized properties, seventeen large properties and seven very large properties that are Grade II Listed. Two large properties are Grade II* Listed.

All sizes of buildings are represented on the statutory list of protected buildings. However, larger buildings predominate. Large houses reflecting wealth were generally built of better materials with more decorative features and so are more likely to be eligible for listed status.

Analysis by Size and Type

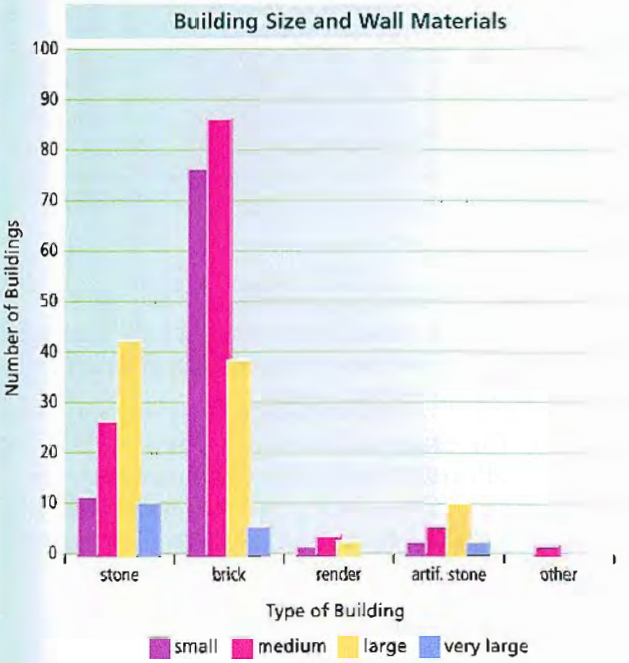


Castor is clearly characterised by the presence of large and very large detached houses (eighty one properties), which account for one hundred and fifty one of the total number of buildings.

There are seventy one medium sized semi-detached houses; semi-detached properties account for one hundred and nine, (32.4%) of the total. There is one very large semi-detached property, seven large semi-detached properties and forty two small semi-detached properties.

There are fewer terraced properties. There are seventeen small end terrace and twenty small mid terrace properties, two medium end terrace and three medium mid terrace, two large end terrace and unsurprisingly, no large terraced houses.

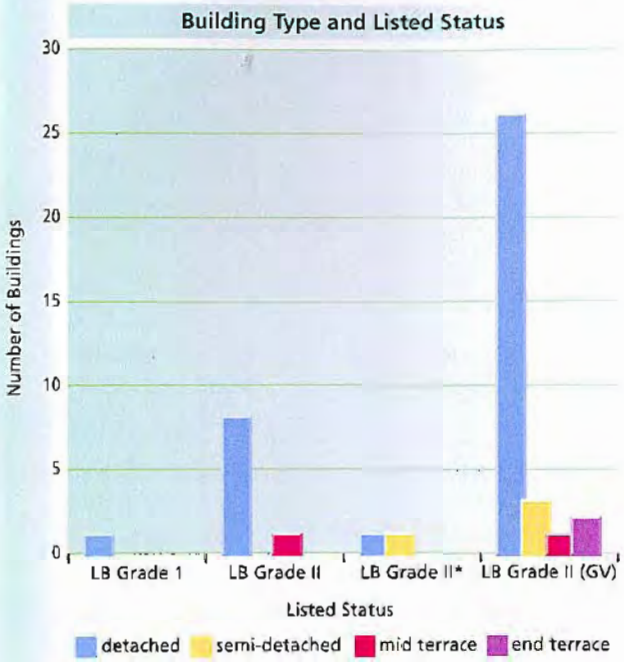
Analysis by Size and Wall Materials



Most properties of all sizes are built of modern brick. However, the greatest proportion of brick buildings are small and medium sized, whereas the greatest proportion of stone buildings are large.

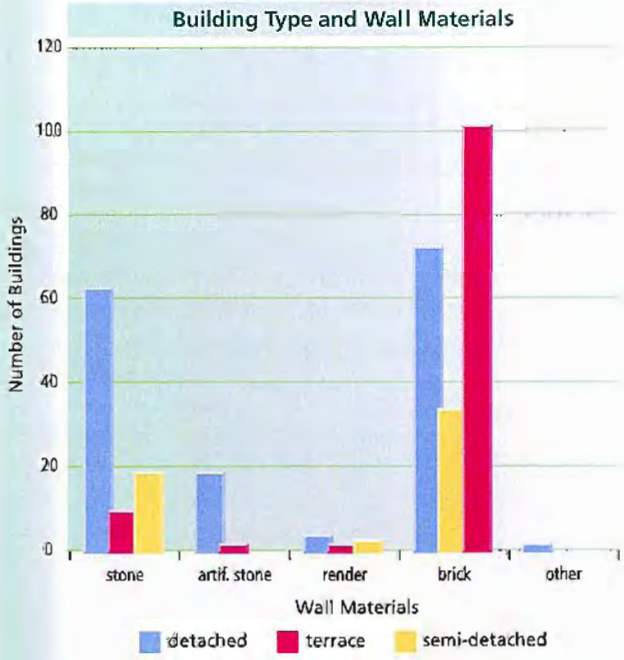
It may be that the amalgamation of smaller stone properties has tended to increase the general size of stone dwellings. Nevertheless, Castor has a number of substantial stone houses including The Elms, Durobrivae House, Castor House etc. From the analysis of property size and age, it can be concluded that the 1950-1975 period saw a high proportion of brick medium sized houses built; the 1975-2000 period shows a higher proportion of small dwellings (reflecting affordable housing policies) and larger houses, denoting the rise of four to five bedroom properties with en suites, utility rooms etc.

Analysis by Building Type and Status



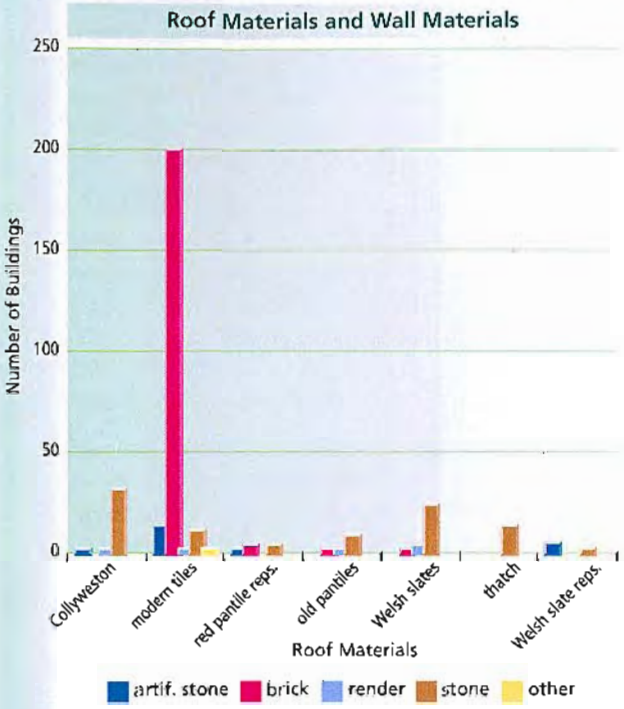
Most listed buildings in Castor are detached properties. Of the few properties that are not detached, only four listed buildings are semi-detached, two are end terrace properties and one is mid terrace.

Analysis by Type and Wall Materials



Semi-detached properties built of modern brick are the largest category of buildings in Castor. The second largest sector is accounted for by detached buildings made of stone. Modern building materials account for a much greater proportion of the properties in the village than old materials.

Analysis by Roof Materials and Wall Materials



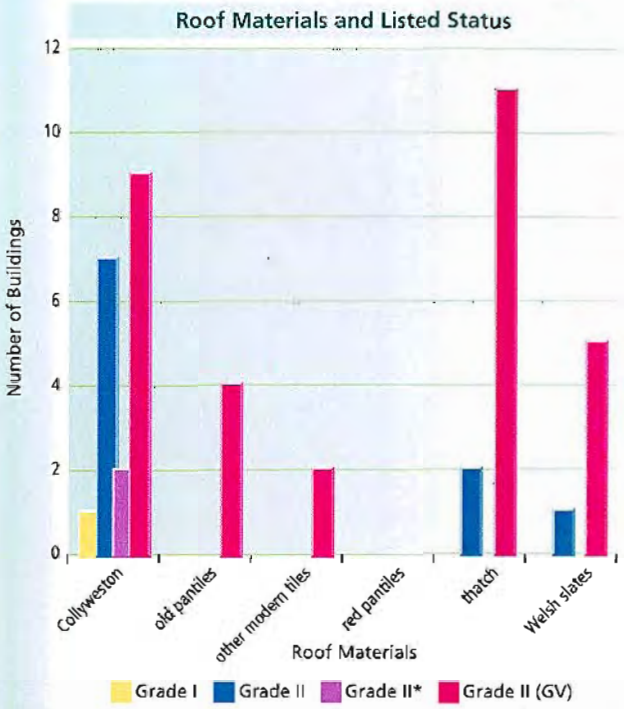
The overwhelming majority of properties in Castor are made of modern brick and are roofed with modern tiles. This combination of materials accounts for one hundred and ninety nine properties in the village.

Stone properties with Collyweston slate roofs account for thirty one properties, while a further twenty three stone properties have Welsh slate roofs. There are thirteen stone properties with thatched roofs.

Artificial stone buildings with modern tiled roofs account for thirteen properties.

As can be seen from the graph, none of the other combinations of wall materials and roofing materials make a significant numerical impact on the village.

Analysis by Roof Materials and Building Status



The most prominent roofing materials on the listed properties are Collyweston slate and thatch - both traditional materials, and materials which particularly define the character of Castor.

Old pantiles are used on four Grade II listed buildings. Other modern tiles are used on two Grade II listed properties. Thatch is used on thirteen Grade II listed properties and one Grade II* property. Welsh slates are used on five Grade II listed properties and one Grade I listed building.

The appearance of modern tiles on two listed properties is slightly surprising; in general the prevailing historic materials on protected buildings has been adhered to.

5.1.2 Other Buildings Findings

Wall Materials Related to Listed Status

Unsurprisingly, listed buildings in the village are all built from traditional local materials. Coursed stone rubble is the most characteristic wall construction material, but there are also examples of the use of ashlar ("Durobrivae") and render (fronts of Castór House and The Cedars).

Other Possible Correlations

The remaining possible correlations listed below were examined and no significant relationship was found, as detailed in the table below.

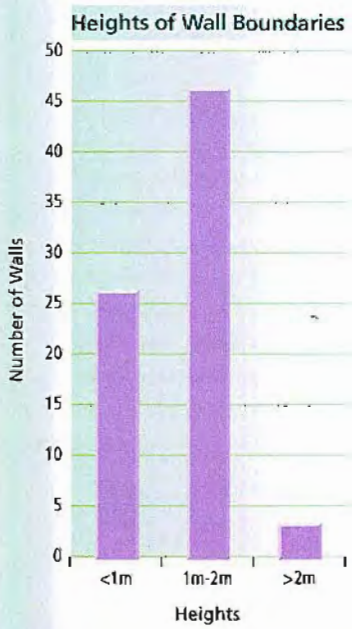
SPREADSHEET DATASETS	FINDINGS
Age and Building Use	No significant relationships found.
Storey Heights and Condition Roofing Materials Property Size Building Status Property Type Use Wall Materials Condition	No significant relationships found.
Property Size and Condition Roofing Materials Use	No significant relationships found.
Property Type and Roofing Materials Use	No significant relationships found.
Wall Materials and Condition Use	No significant relationships found.
Roof Materials and Condition Use	No significant relationships found.
Use and Condition Building Status	No significant relationships found.
Building Status and Condition	No significant relationships found.

5.2 Other Features

5.2.1 Walls

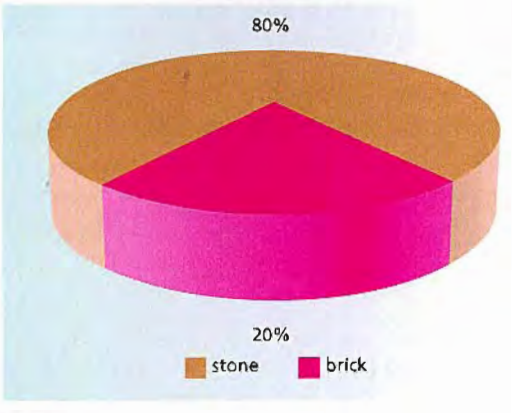
About a quarter of all properties, seventy five in all, have a boundary to a public highway marked by a wall and 80% of all walls are made of stone.

The actual number of walls which relate to properties is difficult to accurately assess because some walls span several property boundaries but are relatively short, whilst others are very long, have a big visual impact and only relate to one property. Many walls have been punctuated by new access ways and sections which have been rebuilt. This has resulted in different heights, styles and relationships to properties.



Nevertheless, it can be concluded that walls, and in particular stone walls are statistically significant. Their contribution to the townscape of Castor cannot be underestimated and is further analysed and discussed under Section 5.3 Townscape.

Boundary Wall Materials



5.2.2 Fences

Fifty three properties, or 16% of all key buildings have a public boundary marked by a fence and most of these (70%), are between 1m and 2m in height.

There is no dominant fence type; the other category may warrant further examination to better identify the group's characteristics.

As with walls, this analysis does not account for the length and visual impacts of each fence and it may be that one or two long fences of almost 2m in height have a disproportionate influence on the character of the village in relation to the rest of the fence groups.

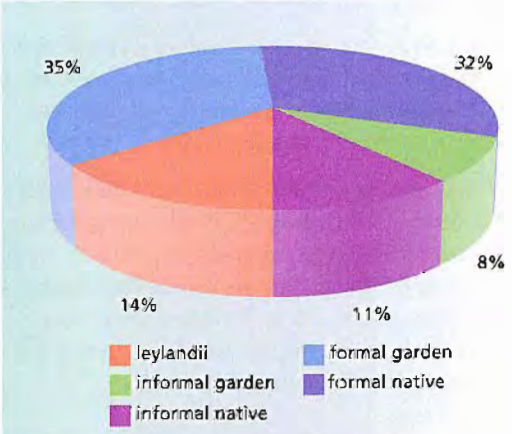
The visual impact of fences is further assessed in Section 5.3 Townscape.

5.2.3 Hedges

Over a quarter, 26% of all properties, have a public boundary marked by a hedge. Of the eighty four hedge boundaries, 68% are hedges between 1m and 2m in height.

Hedge types are varied but formal clipped garden hedges (34%), and maintained hedges of native species (32%), form the great majority of all hedge boundaries.

Types of Hedge Boundaries



5.2.4 Trees

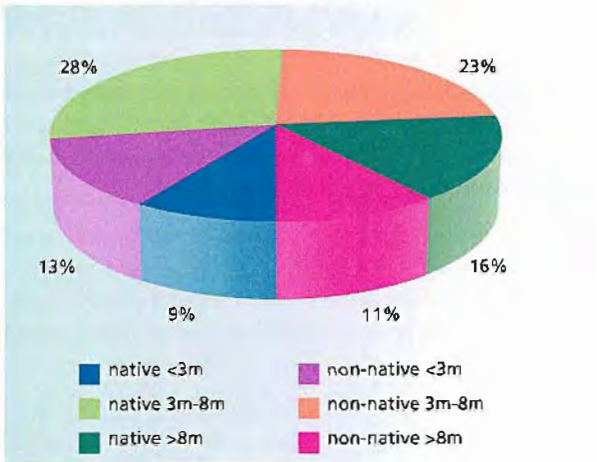
A total of five hundred and fifty one trees are visible from public roads and footpaths. Just over half (53%), are regarded as native species including oak, ash, hawthorn, birch, beech and horse chestnut. Correspondingly, 47% are non-native. In addition to modern exotic species, non-natives include cedar trees and tall conifers.

Large trees above 8m in height of both native and non-native species make up well over a quarter, 27% of all trees recorded. Many of these are within the grounds of older houses, which are named after the trees, for example, (The Elms, The Cedars), make a considerable contribution to the visual quality of the village.

The majority of trees (50%), are within the 3m-8m height category and of these, more than half are native species. It is not known if these are smaller species such as hawthorn, field maple, elder etc., which have reached maturity or forest type trees which will grow on to a height of 8m or more.

There are more smaller sized, (<3m) non-native trees than native, probably reflecting exotic species specifically chosen as suitable for small garden locations.

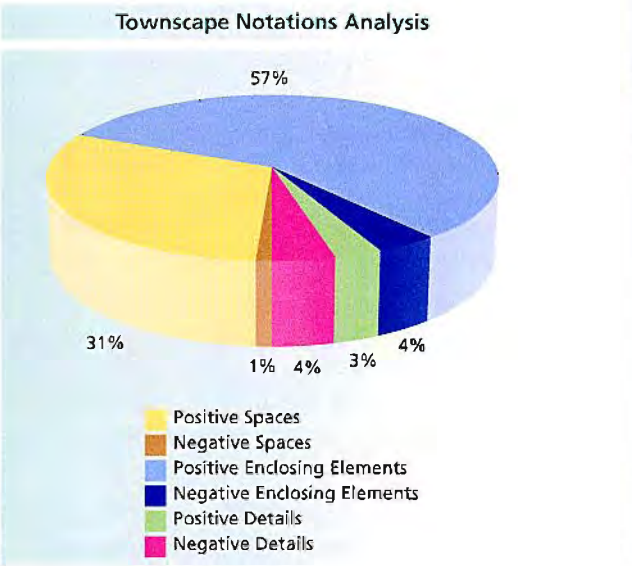
Tree Types Related to Height



5.3 Townscape

5.3.1 General Analysis

The townscape of Castor is overwhelmingly positive. A total of two hundred and sixty three positive and only twenty seven negative townscape contributions were recorded with a breakdown as follows:



The table below provides a detailed record of the relative contributions of each element of townscape. It gives an indication of the relationship between dynamic and static spaces, with further spatial definition provided by vertical enclosures and changes in level. The description of a walk from The Green, up Church Hill to the Stocks Hill crossroads in section 4.3 further illustrates these interrelationships.

Analysis of Spaces

Relationship of Spaces and Enclosing Elements

Section 4.3 gives a general analysis of the forms of spaces within the village streets.

The table below sets out all the elements of townscape, which have been identified as positively enclosing space.

Townscape Elements (which enclose space)	Type of Space Enclosed		
	Static	Dynamic	Vertical
Buildings	9	34	–
Walls	3	30	–
Individual Trees	2	18	2
Tree Belts	4	5	5
Hedges	2	9	–
Sub Totals	37	79	7
TOTAL			123

Buildings and walls are the main elements, which positively enclose the village streets and spaces. However, the numbers alone do not give a complete picture. The walls, enclosing the north/south rights of way between Peterborough Road and Church Hill and surrounding the churchyard, are long and are the dominant townscape influence. In contrast, there are buildings, which primarily enclose Peterborough Road within the village envelope, with short walls between them.

The combination of walls with trees behind, presents a dramatic visual impact. The mature trees and walls around The Cedars and The Limes are good examples. On Stocks Hill, the combination of earth bank, wall and trees also provides strong spatial definition. In all the above examples and on Church Hill, overhanging horizontal branches of mature trees lend a powerful sense of vertical enclosure, framing views beyond.

In the narrow, small-scale confines of High Street, the low eaved cottages and hedges give a sense of space which would not be apparent in wider streets, as, for example, in Peterborough Road.

The very strong sense of spatial enclosure which has been defined in the historic streets has not been replicated in the twentieth century estates, with the exception of St Kyneburgha Close. The sloping ground, the bungalows set out in a V-shape and the wide turning area at the end of Sylvester Road combine to give the only example of negative enclosure.

Spatial Enclosure and Storey Heights

It may be expected that the higher buildings have the strongest influence on spatial enclosure. However, in reality, the few buildings of three storeys or more are set in their own grounds and so do not relate to the general street scene. The church, although isolated within its own grounds (the churchyard), presents a powerful backdrop or vista at the convergence of the historic street pattern.

Analysis of Enclosing Elements

TOWNSCAPE AND BUILDING PERIODS

Building Periods	Number of Buildings contributing to Townscape		Total Number of Buildings in Period	Percentage of Buildings giving Positive & (negative contributions)
	Positively	Negatively		
<1600	2	–	2	100%
1600-1700	17	–	23	74%
1700-1800	27	–	30	90%
1800-1900	20	–	28	71%
1900-2004	2	3	235	0.8% (1.28%)

In all periods before the twentieth century, most buildings have been judged to make a positive contribution to the built environment. In the twentieth century the vast majority of buildings (98%), make no particular impact on townscape either positive or negative.

Clearly, if new development is intended to add to the high quality of Castor's townscape, considerable thought needs to be given to siting, design materials and associated features, including walls, trees, fences and hedges.

Townscape and Walls

The most substantial walls, which exert the greatest influence on the townscape, may span several property boundaries. Therefore, database analysis related to the unique property reference system would be inconsistent with other analyses. With hindsight, the best approach may have been to conduct a separate walls survey.

However, in the Analysis of Spaces (section 5.3.1), the Relationship of Spaces and Enclosing Elements, demonstrates the fundamental importance of the local coursed limestone walls to Castor's built environment. A separate wall survey may have included the prominent walls on the east and west village approaches along Peterborough Road, further emphasising the visual contribution of stone walls.

Interestingly, the one imitation stone concrete block wall was considered detrimental to the street scene. Some effort has clearly been made to maintain and periodically rebuild sections of wall in the local style.

Townscape and Fences

Three prominent fences were definitely considered to detract from the village's appearance. One large fence, freshly creosoted, did draw attention to itself but will mellow in time. However, in a settlement where high quality stone walls are the norm, even close-boarded fences do appear an inferior alternative.

Townscape and Building Status

The relationship between listed buildings and positive townscape is very similar to that of Townscape and Building Periods.

Townscape and Property Types

There is no discernible relationship between property types and townscape; the blandness of twentieth century semi-detached and detached forms of development may be a combination of architectural style and building types.

Townscape and Building Use

The age of properties appears to be a stronger influence on their visual appearance than their use.

All three public houses are seen as strongly positive in townscape terms; interestingly, the remaining buildings in agricultural use have also been judged as important in the street scene, even though they are not maintained to the same exacting standards as the majority of residential properties.

Townscape and Trees

Trees provide almost 30% of recorded elements, which enclose space and are all examples of vertical enclosure.

The difficulties of recording individual trees within tree belts situated on private property mean that the database analysis cannot empirically relate tree size and species to the townscape surveys. However, it can be verified that the large, (over 8m high), mature trees of both native and non-native species make the greatest positive townscape impacts.