HELPSTON CONSERVATION AREA AND VILLAGE APPRAISAL

REPORT AND MANAGEMENT PLAN

Prepared by: Planning Delivery Services, Peterborough City Council

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1 INTRODUCTION

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

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

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

This report assesses the historic and architectural qualities of Helpston, sets a measurable 2007 benchmark for future monitoring and makes recommendations for the management of the area over the next 10-15 years to ensure its special character, historic fabric and appearance are retained and enhanced. This report will be a useful source of information for residents, applicants and others who live in Helpston.

It is expected that further periodic reviews will take place with residents during this period. The report can be viewed or downloaded at www.peterborough.gov.uk Copies are available on request from Planning Services, Stuart House East Wing, St Johns Street, Peterborough. A summary on public consultation is available.

The Helpston Conservation Area Appraisal and Management Plan was adopted on 4th March 2008 as City Council approved planning guidance and will be a material consideration when making planning decisions and considering other changes affecting the area to ensure that its special character and appearance is not harmed.

The character appraisal will:

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

Scope of appraisal

The primary focus of the appraisal is the existing conservation area. However, an appreciation of the historic and architectural significance of areas beyond the conservation area has been undertaken. The conclusions and recommendations reflect the wider appraisal investigations. The appraisal reflects the advice given by English Heritage on Conservation Area Appraisals and Management Plans[1]. The appraisal draws on the Helpston Village Design Statement, adopted by Peterborough City Council in 2001 as planning guidance www.peterborough.gov.uk

2. HELPSTON CONSERVATION AREA

Helpston is an attractive rural village some 6 miles to the north west of Peterborough. The nucleus of the conservation area is formed by the historic core of the village. The Helpston Conservation Area was designated by Peterborough County Council in 1975. The conservation area boundary is shown at appendix 2. The character of Helpston has probably altered more in the last 75 years than in the previous 750 and is still under continuing pressure for change. It is clear that a coordinated programme of strategy and practical actions are necessary to preserve the essential historic fabric and significance of buildings and the landscape they are set in.

3. A BRIEF HISTORY OF SETTLEMENT

There is considerable archaeological evidence to confirm that the area around the present village of Helpston has been continuously inhabited for some 4000 years. The parishes of Helpston, Northborough, Maxey, Etton and Glinton are all located on the Fen edge. Early settlers occupied and farmed the fertile dry land of the river Welland terrace and could also exploit the hugely productive nearby wetlands where fish, wildfowl, eels, reeds etc could be gathered. It is thought that some of the enclosures representing farmsteads have been continuously inhabited from the Iron Age or before, right up until Tudor times.

These early settlements were linked to the wider world by trackways. Helpston is close to two nationally important ancient lines of communication. The first, now called the Jurassic Way, ran from the Humber to Bristol passing through Stamford and keeping to the higher ground formed by the limestone hills. The second ran north/south continually skirting the fen edge from Durobrivae to Sleaford and Lincoln. This was the forerunner of the Roman Ermine Street.

There is considerable evidence of Roman settlement in the parish. A villa was discovered just north of Oxney Wood in 1964 and abandoned roman limekilns are present along with old stone quarries on Helpston Heath.

Following the fall of the Roman Empire, came the Anglo-Saxon colonisation. The Soke of Peterborough was an important area in Roman and Saxon times. The land was productive for agriculture and building stone and its strategic position, at the head of the Nene and Welland navigations and astride a cross roads on the national (and international!) road network ensured Peterborough and Stamford were important burghs.

It may be that the current village of Helpston was founded during Saxon times; layout of the streets, based around a central church and village green (that was once much larger) suggests the sort of layout that Anglo Saxon communities favoured.

In Roman and Saxon times, the landscape would have been very different from today. To the south and west of Helpston, it is likely that a vast broadleaf forest surrounded the village and its small fields. North of the village the land was flatter, sloped down to the Welland and, periodically flooded. The fertile water meadows would have been productive grazing for fowl and stock.

By modern standards, most buildings (the church excepted) would be small and insubstantial, built in wood and mud with thatched roofs and clustered in the village centre with small fields, immediately beyond. The name, Helpston, derives from these Saxon times. Records show the neighbouring village of Glinton had a population of 24 people in 1086 and it is likely Helpston would have been similar. Norman organisation led to a considerable increase in economic activity. The expansion of Helpston was achieved by clearing the forest, such as to establish Belsize Farm and digging dykes and ditches to reclaim wetlands.

This new wealth led to the building of the parish churches, cathedrals and fortified manor houses. All this building work required skilled craftsman, quarrymen and labourers. The population of Helpston and nearby villages would thus have steadily increased. However, medieval life was uncertain and plagues and other disasters led to huge fluctuations in populations and family fortunes. As a result, some manors and even whole villages were abandoned and 'lost'. In Helpston, Torpel, to the west side of King Street, was one of the most powerful manors in the Soke and it was granted a medieval fair in 1264. Today, all that remains are the foundations of the Norman castle, in Lawn Wood and next to King's Street (directly opposite West Street) are the earthworks associated with the manor house and deer park. To the north of the village Nunton House and Farm mark the position of a once significant hamlet. Population also declined as a result of enclosures, in medieval times for deer parks etc and in later centuries by landowners to consolidate their estates and benefit from the increasingly profitable "improved" agricultural practices. By 1700 many areas around the village had been enclosed and the woodlands that had once been sacrosanct as part of the royal forest of

Rockingham began to be cleared eventually leaving only remnant isolated woodlands. In 1772, the Fitzwilliams completed the fencing off of much of Helpston Heath, much to the later frustration of John Clare, (1793-1864) who lamented the changing landscape and the passing of a way of the life that had existed almost unchanged since the Norman conquest. (1809 Act for the Enclosure of Helpston passed).

With enclosures, came the building of local stone walls. It is likely that at first, walls were informal structures, made of stones gathered after ploughing and piled up at the field edges with the purpose of marking boundaries. As more formal gardens and grounds began to be set out in the 17th and 18th centuries, the construction of the walls that enclosed them began to be more sophisticated. The great estates of Burghley and Milton enclosed their parks and farms with miles of craftsman built walls which have become characteristic features in the landscape and villages. These enclosures of up to 3m high are in carefully selected and dressed stone laid in regular courses that follow the contours of the ground. By the eighteenth century, almost every house and cottage garden was surrounded by a stone wall and this tradition continued up to the 20th century when the availability of cheap, mass produced bricks put an end to building in stone. Despite the tradition of stone building that so shaped the village street scenes during the 18th and 19th centuries, no local stone walls of significance have been constructed in the 20th century. Furthermore, there is evidence to suggest that some of the older walls have been removed.

The Industrial Revolution brought steam ploughs and mechanical planting and harvesting that enabled the stony soils of common and heath to be brought into cultivation for the very first time. The final and main Enclosure Act for Helpston passed through parliament in 1809 and was effected by 1820; this saw the sweeping away of the medieval landscape of mixed small fields, woods, and commons to be replaced by an open landscape of larger fields suitable for the new mechanised farming.

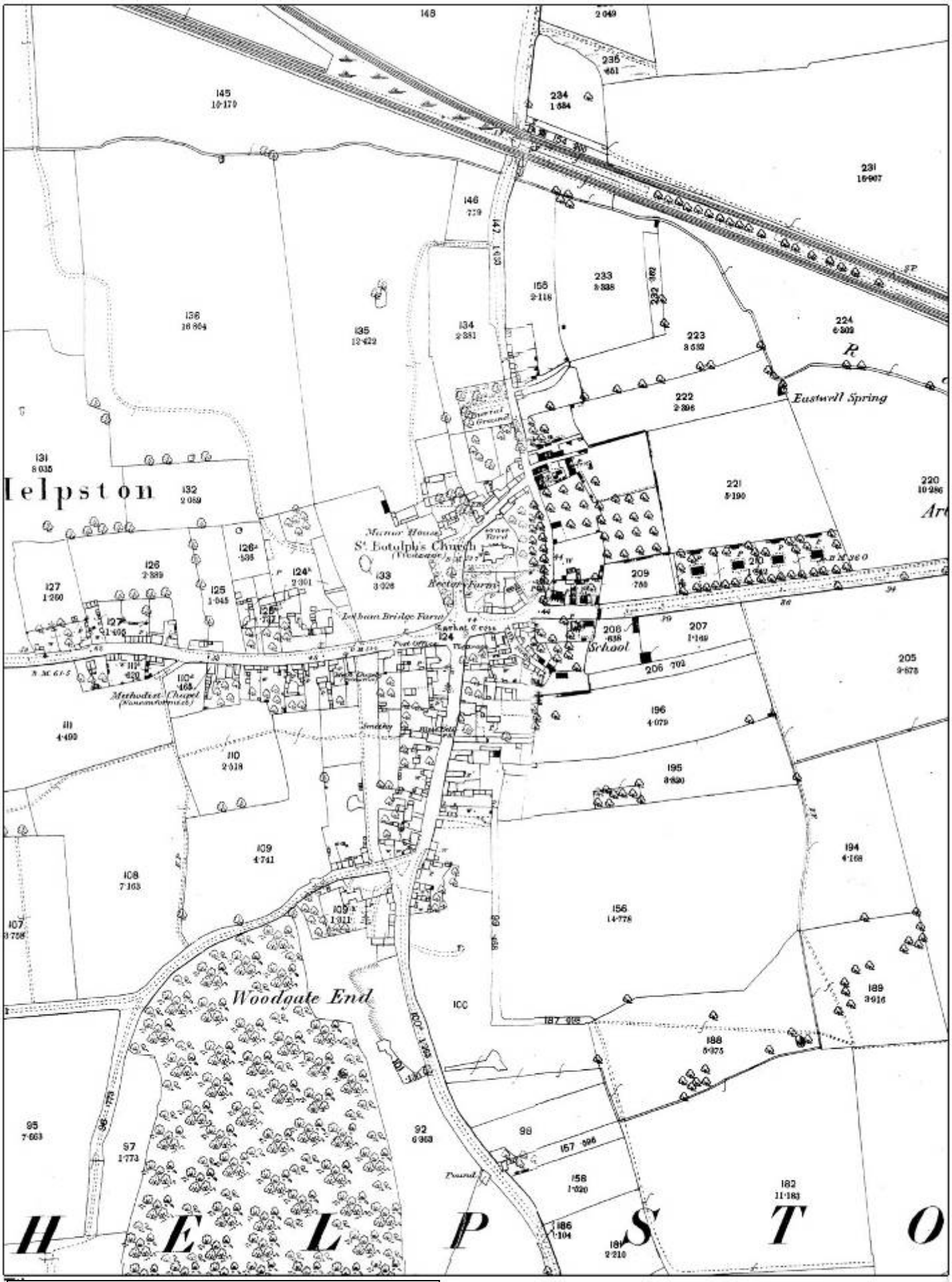
With the Enclosures came a new system of administration that also radically changed the landscape. The Peterborough to Market Deeping Road (the A15) was already turnpiked by 1755 but now the Commissioners straightened out and rationalised the parish tracks, turning some paths into roads and closing others. For the first time a road running east west to Glinton was formally laid out and continued west to meet King Street. This was re-aligned and brought up to the new standards by widening and hedging. The engineered alignment of the road beyond the village (shown on the 1885 OS map) contrasts strongly with the more informal arrangement of the village. The road to Nunton and Maxey was also upgraded to Commissioners standards. While these new roads took shape many of the old paths were closed or "discontinued" to prevent ordinary people walking over the newly commandeered and enclosed land.

The Commissioners also cut new drains, such as the North Drain or Maxey Cut stretching from Lolham Bridges to Peakirk Moor and the new outlying farmsteads.

For the peasantry, who for generations had used the paths that radiate from the village to access their strips and the commons, the dispossession of enclosures and denial of access to once communal land was hated. The rural depopulation resulting from enclosures is mirrored by the population records for Helpston. These show the number of inhabitants fell from 301 in 1801 to 276 in 1811. However, it then steadily climbed reaching a 19th century peak of 763 in 1871.

The 1886-1889 OS map shows many of these ancient tracks radiating from the village. Today, some remain as rights of way, many still exist as farm tracks but with no public access whilst others have been ploughed over and can no longer be easily traced.

In the centre of Helpston, village farms such as College Farm and Woodgate Farm still remained after enclosure, landholdings were grouped rather than scattered so it was far more convenient to build new farmhouses and yards to serve more distant farmsteads. Thus, for example, Helpston Heath Farm was built in a more convenient location to farm land, a mile distant from the village.



Map 1 Extract from O.S. map 1886-1889

PCC GIS

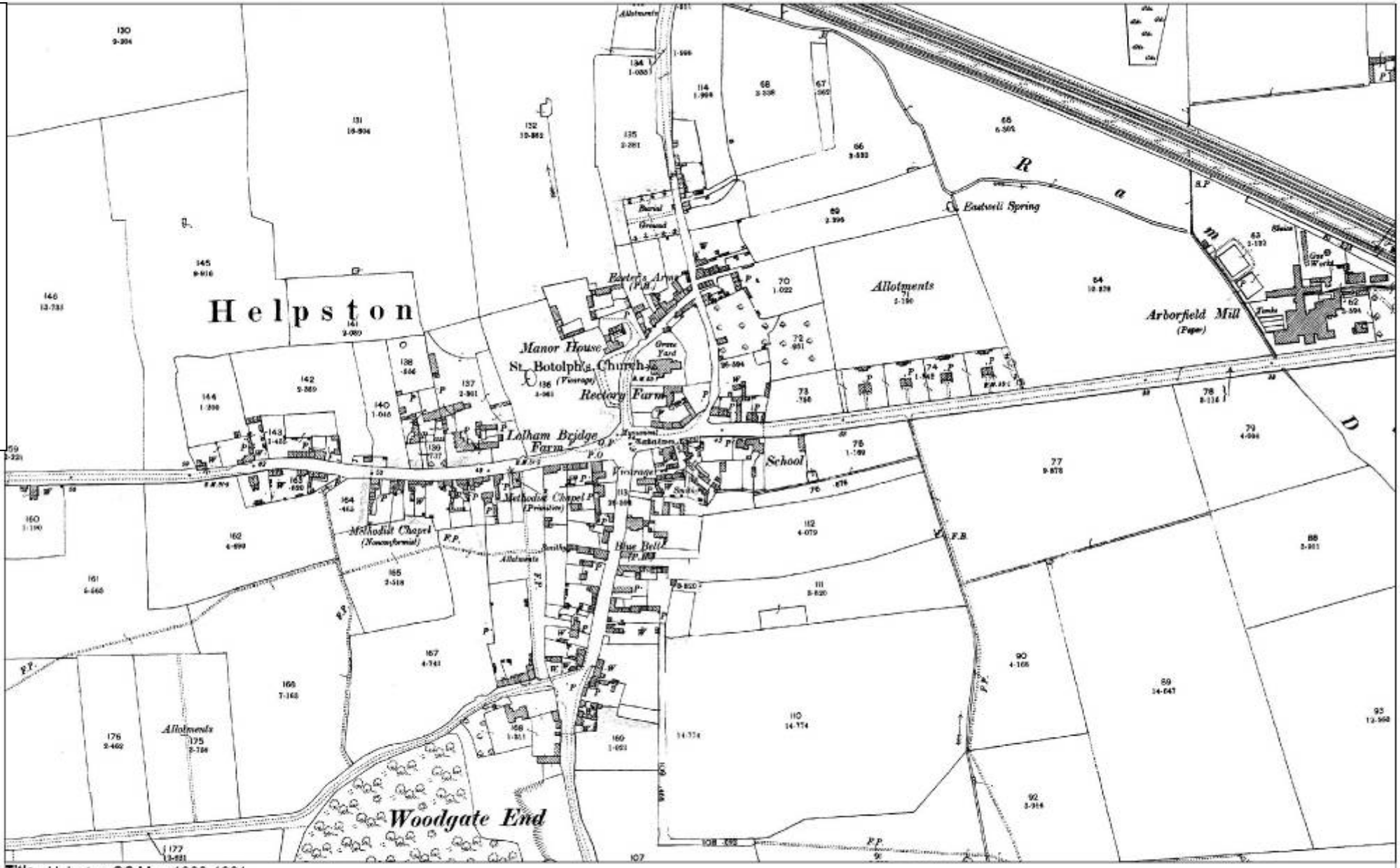
Scale

Date 26th October 2007

Name

PETERBOROUGH CITY COUNCIL

Map 2 Extract from O.S. map 1900-1901

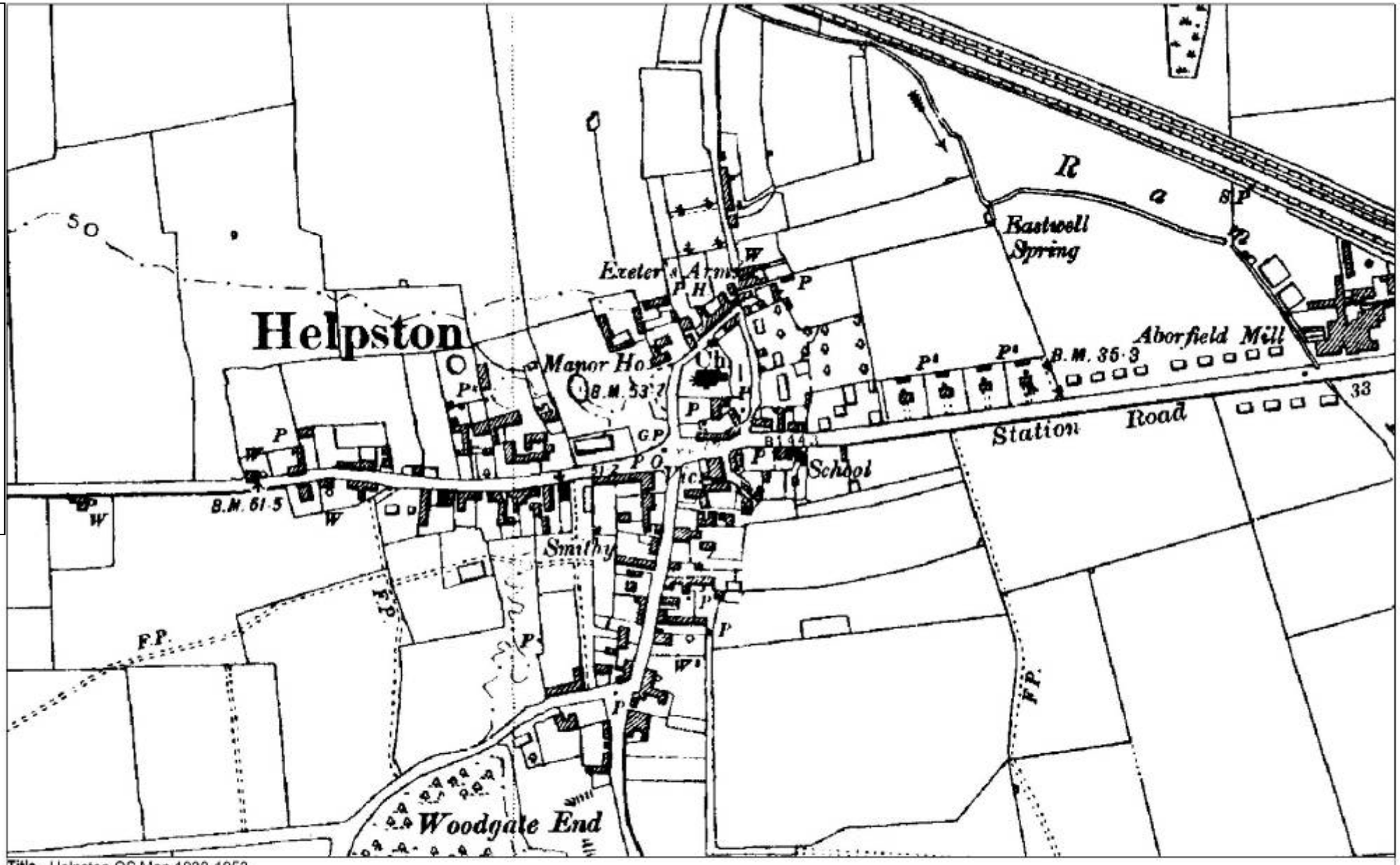


Title Helpston OS Map 1900-1901

Department	Planning Services	**Drg. No.**		PCC GIS
Scale	Not to scale	**Date**	26th October 2007	**Name** DS

PETERBOROUGH CITY COUNCIL

Map 3 Extract from O.S. map 1938-1953



Title Helpston OS Map 1938-1953

Department Planning Services **Drg. No.** PCC GIS

Scale Not to scale **Date** 26th October 2007 **Name** DS

PETERBOROUGH CITY COUNCIL

By the 1830's, the Great North Railway cut a swathe across the parish. This brought coal, Welsh slate and the manufactured goods of the Industrial Revolution and enabling the export of agricultural produce to the rapidly expanding towns and cities. With the railway came the Railway Hotel, Arbourfield Mill, the gas works, goods yard and sheds, all adjacent or close too the railway line and likely increased local trade for village shops and businesses as people became more prosperous. The 19th century also saw greater social change with more diversity in religion and formal education. These are all reflected in the chapels and school and other buildings that appeared in the 19th century to outnumber buildings from all previous periods put together. The Victorian era changed the face of the town and village.

Until the 1830's every substantial building was constructed in local stone with a Collyweston slate or thatch roof. From the 18th century, increasingly mechanised production at local works brought clay pantiles, firstly, triple roll and later single roll. In the main, 19th century buildings continued to be built in local stone with Welsh slate roofs but later, mass produced bricks from the yards around Peterborough, began to appear

The early part of the 20th century saw war and economic depression and as a result the population declined from 688 in 1911 to 595 in 1921. After the First World War it began to increase again and the 1930's house building boom is reflected in the introduction of typical interwar houses along Glinton Road and Maxey Road.

However, the second half of the 20th century has seen greater and faster change than in any previous period. In the region of 230 new houses were built, almost doubling the number of all buildings, including the church, barns, farms etc that existed before 1950. During the 1950's and 1960's ribbons of houses began to stretch the village out, linear fashion along roads.

To cater for the rapidly rising population and even more rapid increase in car ownership, roads were kerbed in pre cast concrete, drained and metalled and re-engineered for motor vehicles with regular junction radii, tarmac pavements and electric street lighting.

In the late 1960's and 1970's, estates of houses of uniform design appeared, each set to a standard spacing along a cul-de-sac. More recently, have been made attempts to design more in character with the village. The Temples Court /Crossberry Way development is a typical example. Despite these examples, the great majority of 20th century building has been carried out in mass produced bricks with concrete roofing tiles.

The 20th century has also marked the sub-division of groups of buildings and conversion of barns and agricultural sheds and workshops into dwellings with the addition of modern extensions and garages. Even on these old buildings, traditional materials, especially on roofs, have often been replaced by modern mass produced tiles and associated new buildings such as garages etc have been constructed of brick or artificial stone rather than the local natural material. Subdivision of building groups and enclosure of individual plots has tended to be by fences, rather than traditional walls. All these factors have changed the relationships between buildings and the character of the spaces and street scenes they enclose.

By 1981 the population had risen to an all time high of 842 but in the 1980's this began to decline, probably as a result of the trend towards smaller households.

Into the early 1960's, the majority of people living in Helpston would have worked in Helpston, or in neighbouring villages. Most day to day goods would be bought in the village shops or from local producers and entertainment and leisure were centred on the village church and hall. By the 1970's, almost universal car ownership enabled people to commute to work, shop at supermarkets and travel out of the village for leisure and entertainment. As a result, the number of shops has been reduced to one, small cottages have been extended and amalgamated to form larger commuter houses. Most new houses are at least 3 to 4 bedrooms. Therefore, the small scale 2 up, 2 down cottages that are so characteristic of village streets are becoming outnumbered by larger dwellings. The almost absolute Building Regulation uniformity of modern

houses also contrasts with characteristic variations in window and door designs and sizes floor and verge and eaves heights so characteristic in the combination of 17th, 18th and 19th century buildings in village street scenes.

Building in the 21st century has seen a trend towards small groups rather than frontage infilling, the group in Maxey Road being a typical example. The last 20 years has seen the resumption in the use of natural stone and the availability of replica Collyweston slate. However, clear differences can be discerned in the choice of materials within and outside the conservation area.

4.0 SCHEDULED ANCIENT MONUMENTS

This rich and varied history of settlement is reflected in the scheduled ancient monument designations for the area. These are:

Monument	Description	Period	Class	Finds	Notes
1. Site of Torpel Manor (SM223)	Buildings, motte and bailey earthworks and deserted settlement	Medieval	Defensive, domestic	Pottery, stone	In Bainton parish
2. Lolham Bridges (SM 205) Also Grade II* listed	4 sets of arches carrying road over flood plain	Post medieval (17th c) reconstructed 18th c	transport	-	Other bridges in the group are not scheduled. Parapets to all bridges have been periodically damaged by vehicle impacts.
3. Torpel Castle (S/M 149)	Castle, keep, moat	Medieval 14th c	defence	stone	
4. Roman Villa N of Oxey Wood (S/M 132)	Settlement - architectural fragment, mosaic, tessellated floor, tile, villa, temple	Roman	domestic	Bone, pottery, stone	May be in site maintenace/management to safeguard/consolidate remaining material.

The archaeological value of the Roman villa site and Torpel Castle may be diminishing due to neglect. Torpel Castle and the Roman villa have been part damaged by infrastructure installations, a pylon and gas pipeline respectively. The historic fabric of the Lolham Bridges is consistently damaged by vehicle impacts and some bridges that are thought to be worthy of formal protection are not scheduled or listed.

These formal designations do not acknowledge the smaller domestic scale archaeological resource that is known to exist. For example, excavations south of West Street have given a clear indication that the vestiges of the Saxon and medieval village still remain and much can be learned if this evidence is carefully excavated and recorded when this is appropriate.

5. LANDSCAPE SETTING

Helpston is located on the rising ground above the south terrace of the river Welland valley. It is set on an outcrop of oolitic limestone and clay, which has been eroded by ice and river action to form an undulating landscape rising above the river Nene and Welland valleys.

To the north of the village the present landscape is flat, open, with a very gradual slope down towards the Welland. To the south, the land gently rises from 10m to 50m above sea-level up to the woods and heaths of Castor Hanglands. This is a different landscape with open arable fields and large woodlands interspersed by ancient rights of way enclosed by hedges and copses.

There is evidence to suggest that the agricultural landscape was 'ordered' by the Romans who dug straight ditches and rationalised field sizes and boundaries. King Street, which runs on a

north-south alignment just to the west of the village would have placed Helpston astride one of the key arteries of Roman Britain.

After the withdrawal of Roman rule, the landscape would have quickly reverted to a patchwork of small fields and homesteads set between the forested land to the south and west and Fenlands to the north and east.

The next major influence on the landscape came with the manorial system imposed by the Normans. Historically, there is considerable evidence to suggest that the medieval landscape comprised of a patchwork of the Rockingham Forest ancient woodlands, heaths and common lands and the open field system of strip cultivation which could readily be imposed on this gently rolling landscape.

The manorial landscape forged in the 12th and 13th centuries remained largely intact until the 19th century. By the mid 19th century, the great open fields had been enclosed and steam ploughs allowed more land to be brought into arable cultivation for the first time. The new railways now marched across the flatter landscape to the north of the village, cutting across the ancient track ways that previously gave access to the communal fields. To the south of the village, the routes of these paths can still be traced and some have become incorporated within the landscape as footpaths and bridleways.

After the First World War, the manpower to manage woodlands was reduced, coppicing ceased and with the importing of timber from the Empire, local woodlands no longer had economic importance. However, most of the major woods that existed in 1850 are still in place and are key factors in the character and biodiversity importance of the landscape. The loss of manpower and mass production of cheap building materials also saw the end of local stone quarrying, lime burning and the construction of stonewalls.

The Second World War continued the ploughing up of the Helpston heaths, in support of the war food effort. Subsequently, modern farm machinery has enabled these to remain in arable cultivation. Advances in crop breeding and the introduction of combine harvesters marked an end to the local availability of thatching straw. Post 1945, increasing agricultural mechanisation led to the removal of many hedges. By the 1970's, mixed farming had almost entirely given way to arable methods, and so removing the need for many more hedges and other enclosures so forming the open arable landscapes that now characterise much of the East of England. The increasing size of agricultural machinery has continued this trend whilst modern draining and deep ploughing has effectively smoothed out the minor hills, depressions and ditches of earlier times.

The 20th century has seen a huge rise in the importance of motor vehicles for the transportation of people and goods. As a result, roads have been straightened and widened and pathways that were no more than tracks 150 years ago are now metalled roads. Conversely, rights of way that have not formed part of the road system have been lost within the changing landscape.

6. LANDSCAPE TO TOWNSCAPE - THE APPROACHES TO THE VILLAGE

The Glinton Road Approach

From as far back as the Glinton roundabout, the long straight road affords views of Helpston. However, the most prominent feature in the landscape is the railway overhead power lines striding across the horizon. Historic buildings, including the goods shed, hotel, signal box and the industrial sheds beyond appear more associated with the railway than the approaching settlement. Approaching the level crossing, roofs from houses on Mill Field Close come into view. There is a slight rise in ground levels, and surrounding trees screen the settlement beyond.

On traversing the level crossing, the eye is drawn down the straight road, with its vanishing perspectives reinforced by kerb alignment, verge and fence lines and the buildings all set out to

a consistent building line. All these elements reinforce perspective focus, and even though the church tower is visible, the eye is drawn along the road. At no point is there a sense the marks impending arrival into a historic village.

Nearer the village, a greater feeling of enclosure is experienced. This is chiefly due to the more consistent hedge line on the north side of Glinton Road, reinforced by the line of pollard lime trees; an effect lessened in the winter months.

The sense of arrival is somewhat sudden, marked by a modern garage, former school and associated stone walls on the south side; and a house with garage and hedges on the north side of the road. The converted barn and mature trees behind the John Clare memorial suddenly break the linear perspective, giving a static space and the feeling of having arrived. The church tower and glimpses along the strongly enclosed spaces of Marholm Road, Church Lane and The Nook generate a sense of interest and anticipation.

The Pollard Limes display the desirable effects of tree planting and sense of enclosure. Extensive tree planting in verges would be strongly recommended, coupled with the enlargement of a traffic-calming island to accommodate a strategically placed large tree to break overlong perspective.

The Approach from Heath Road

Emerging from the woods on Heath Road, the land drops away to the south and glimpses can be gained of an approaching settlement. The most prominent buildings are the new houses by the level crossing. Landscaping does not soften the edges of this estate. It is unfortunate that the initial views of the settlement are dominated by red brick, white render and black and red roof tiles, in a landscape where stone rubble and Collyweston slate are the natural materials.

The 'S' bends by Rice Wood generate a sense of expectation; the single ageing ash tree on the corner of the second bend is a strong feature in an open landscape. As one approaches the village hedges and trees on either side of the road form a corridor, sporadically interrupted by 1930's-1950's houses.

The setback houses, mature trees, grass verges and hedges along Heath Road give a semi urban/semi rural character. This changes as the prominent Collyweston roof of the Grange comes into view; marking the entrance into the historic village. Immediately past this Woodgate/Broadwheel Road opens into a 'square'. This strong sense of enclosure formed by the stonewalls, cottages and outbuildings and the large black poplar tree and other mature trees in Woodhall Manor give a human scale sense of place and a real sense of arrival to the historic village core.

The Approach from Maxey

Railway overhead power gantries dominate the flat skyline, especially to the east. The west view offers a low horizon line of trees and shrubs, punctuated by a dramatic stag-headed Oak tree beyond the east/west drain. Nearer to the village, a mixture of sapling trees to the left indicates some parish planting in the past.

On approaching the level crossing, the church tower comes into view; in the foreground, roofs denote the presence of a settlement beyond the railway. After the crossing, ribbon development appears on the left side, with leylandii hedges and conifer trees. To the west verge is a traditional thorn hedge with ash and black poplar trees. These give way to a series of bungalows. The 19th century cemetery brick wall on the right, and the gable to Field View House, opposite, marks arrival into the historic village.

A sense of enclosure would be much enhanced if large native trees were to be planted in between cherry trees in the graveyard frontage. In the next 10-15 years the cherry trees will have reached over-maturity and the row of lime trees (for example) would then grow into the gaps .

Past Field View House, a strong sense of enclosure is formed by buildings, walls and trees and the back edge of the footpaths on the east and the verge on the west side of the street.

The Approach from Bainton

The approach from Bainton offers an unexpected entry into the village via an 'S' bend. The late 19th century house on the corner of King Street heralds the approach of a settlement. However, on rounding the bend, there is a disappointing long straight vista with a mixed-ribbon development either side. However, the road is punctuated by some traditional buildings and maturing trees on the footpath edges, both of which contribute interest to an otherwise surburban street scene.

There is a strong sense of arrival into the village, marked by a stone wall and Forge Cottage on the north side of the road and traditional buildings on the south side, with walls and trees all contributing towards a strong sense of enclosure. This is greatly heightened by the bend in West Street where the cottages on the back edge of the footpath form a typical village backdrop.

7. THE BUILT ENVIRONMENT

7.1 Building Periods

Only 10% of buildings in Helpston date from before 1800; 15% are 19th century; and 73% were built 20th century

There are about 380 individual buildings that can be seen from the road frontages and form the street scenes of the village. These include all types of dwellings (detached, semi-detached and terrace), farm sheds, barns and commercial buildings. Only 93 (about 25%) of these date from before the 20th century. Whilst it can be concluded from the 1886-1889 OS maps that a number of old buildings were demolished in the 20th century, it is possible to say with some certainty that at the turn of the 20th century, Helpston was a small village of some 620 people and consisting of less than 100 buildings mainly grouped around the Church, West Street and Woodgate. The railway station, hotel, the paper mill, gas works and goods sheds were all built in the second half of the 19th Century, but were quite separate from the village. However, this period also saw the erection of the four pairs of semi-detached house on the Glinton Road frontage; these began the extension of the village eastwards towards the railway.

About 85 buildings remain from the 19th century, representing about 90% of all pre 20th century buildings. Most of these are cottages, farmhouses and barns. However, these figures do not reflect the importance of structures from earlier periods including St Botolph's Church, The Market Cross, Manor Farm House (Helpston House) and College Farm and their associated boundary walls and outbuildings.

The importance of the medieval period should not be underestimated. It was during this time that today's street pattern was shaped and the remains of medieval buildings are known to exist in the historic core. Therefore pre-17th century building periods are influential, even though the buildings other than the Market Cross cannot now be seen.

In the 20th century, a further 280 buildings (representing 73% of all buildings) were constructed and 236 (or 62% of all buildings) have been built in the last 60 years

7.2 Protected Buildings

Listed buildings make up less than 15% of buildings in the village, but 26% of buildings in the conservation area.

Within the village, there are 52 listed buildings. There is only one Grade I listed building, St Botolph's Church, and two grade II* structures; these being the Market Cross and John Clare Cottage. The II* grading was giving to the cottage in recognition of its historic association with the poet John Clare. The Grade II group thus cover a wide variety of buildings ranging from the 15/16th century College Farmhouse to 19th century 2-up 2-down cottages. The 20th century Gilbert Scott K6 telephone kiosk is also Grade II listed. A map showing all listed buildings forms Appendix 1.5 and individually summarised at Appendix 5

Market Cross

John Clare Cottage

Exeter Alms Public House

The group of railway-related buildings from the mid 19th century form a notable introduction from the eastern approach to the village, but are not in the conservation area. Within this grouping, the former station masters house is not listed. Other notable historic structures outside the village include the 5 Lolham Bridges dating from the 17th and 18th centuries, and the 19th century stone bridge over the south drain.

There are a few buildings that appear to fulfil the criteria for listing, but are not on the Statutory List. The early 18th century barn immediately south of 7 West Street is the most obvious example.

20 Maxey Road

James Bradford Alms Houses

Former barns to College Farmhouse

Almost every cottage and small house has been extended during the latter part of the 20th century; some have been more than doubled in size. A number of 2 up 2 down semi-detached and terraced cottages have been amalgamated into one dwelling and extended. Almost all have been substantially modernised with old floors, staircases, fireplaces etc being replaced to meet modern standards. In contrast, the larger historic houses, such as Manor Farm and Woodgate Farm have not been extended and have been modernised, but more interior features such as fireplaces, floors, doors and staircases appear to have been retained.

The outbuildings to some larger historic buildings, notably College Farm and Helpston House, have been converted for residential use and sold off. This breaks the historical relationship between the principle building. There are no buildings covered by article 4 directions.

7.3 Building Heights And Plan Forms

Up to 1900, ceiling heights ranged from under 2 metres in cottages to nearly 4 metres in formal houses; there was also great variety in forms with three storey, two storey with attics, two storey and single storey cottages with attics all side-by-side. In the 20th century, floor to ceiling heights became standardised at 2.3 metres, and single and 2 storey buildings have been set out in evenly spaced rows to a rigid building line. 20th century developments form about 75% of all buildings in Helpston, but only 63% of buildings within the conservation area.

Historically, there were clear patterns in the buildings heights and forms. In typical medieval style, the church is the highest, most prominent and most richly ornamented building in the village, so reflecting religions dominance over all aspects of peoples lives in the Middle Ages.

The position of Manor House and College Farm, reflect the relationship between the landowners and the power of the church. The formal nature of these buildings and the quality of their stonework shows that they were designed by the architect masons of the day to make a statement reflecting the relative prosperity of their owners. The buildings are thus invariably based on formal plan forms with high floor to ceiling heights, regular, evenly spaced doors and windows and built in good quality stone with Collyweston slate roofs. The fact that no homes of ordinary people from before the 17th century survive is a reflection of the relatively poor conditions in which the un-landed lived. However, the footings and foundations of pre17th century houses long since demolished are known to have survived in and around the village historic core.

Manor House

St Botolph's Church & College Farm

Cottages from the 18th and 19th century have survived. The original plan forms were one room in width and one and a half or two storeys high, but with low floor to ceiling heights.

Evidence of remaining buildings and old maps and photographs clearly shows that Helpston was a mixed farming community and farm buildings including barns, sheds, workshops and stores were intensively used. The grander farmhouses had high floor to ceiling heights, of two storeys with attics and formed imposing buildings set in their own grounds. Smaller houses such as Manor Farm and Woodgate House were of two storeys and semi-formal design. Barns and stables were of one and a half storeys with steeply pitched roofs whilst farm sheds and stores were generally one storey. All these buildings had long frontages but relatively narrow plan forms of around 4 -6m in depth.

Until Victorian times, the depth of buildings was governed by the structural span of timbers available in local woods. Vernacular buildings were one room deep and about 5-6m wide. More formal buildings such as the Old Vicarage adopted squarer double pile plan forms with a double pitched and valley roof.

The introduction of steel and prefabricated beams and roof trusses meant that building design was no longer constrained by timber beams as is illustrated in the listed railway goods shed and former school. However, 19th century buildings such as the former Station Masters House and Railway Hotel retain the small scale of vernacular buildings, typical of the Victorian tradition.

The 20th century has seen radical changes in building design; plan forms are squarer with buildings typically 8 metres or more in depth whilst floor to ceiling heights set at a standard 2.3 metres. The 20th century has also seen the amalgamation of terraces of two or more cottages into one dwelling, and the extension of small houses and cottages to double or even treble living accommodation space. Attendant garages, conservatories and summerhouses have also replaced many traditional tarred timber and pantile sheds.

The 1886-1889 OS map shows that, historically, buildings were clustered together and the differences in room and storey heights made a "natural" hierarchy, with the important houses and barns being the largest and highest buildings and the cottages and their sheds, the lowest. More recently, modern buildings have been designed and laid-out to replicate typical village forms. However the standardized floor to ceiling heights, at both ground and first floor level, and the modern demands for large room sizes, en-suites, utility rooms etc and the market requirement for detached house with garages present a considerable challenge in this respect.

7.4 Building Materials

Before 1800 the only building materials were local stone, Collyweston slate, thatch, and clay pantiles. By the 20th century more than 50% of all buildings in Helpston were constructed in modern bricks with concrete roofing tiles.

Until 1900, almost every building was built from locally quarried oolitic limestone. Cottages were constructed in rough stone (rubble) laid in strict, but narrow, courses with larger dressed stones (quoins) used on the corners and in window and door reveals. Most had (and some still have) long straw thatched roofs. Long straw is the stalks of the traditional species of wheat that were grown before short stemmed wheat was bred for combine harvesting. Grander houses were built of better quality dressed stone, laid in wider courses and incorporating stone window sills and heads and other decorative features. Without exception, their roofs are in Collyweston slate. Working farm buildings are also all in stone; most have triple or the later single roll clay pantiles though there is some evidence that on farm buildings originating before around 1800 some of the pantiled roofs may have been previously thatched. Some farm buildings have Collyweston slate; these are mainly the larger barns to the farms of the grander farmhouses.

The photographs below illustrate typical cottage, farm house and barn / shed building forms

Barnside Cottage

Wisteria Cottage

Tinderbox Cotttage

Broadwheel Road

Woodgate Farmhouse and barns

With the coming of the railways in the mid 19th century large quantities of cheap Welsh Slate became available. This was used to roof new buildings from the period 1850 to 1900 and to re-roof buildings from earlier periods.

The 20th century saw the introduction of mass-produced manufactured bricks and concrete tiles and these completely replaced stone, thatch, clay pantiles and even Welsh slate as materials for new building and building renovation. The great majority of modern buildings are in modern mass- manufactured bricks and concrete tiles. Since the introduction of formal conservation polices in the 1980's, some new buildings (and extensions to older buildings) are in clay single roll pantiles and in the last 10 years, natural stone has begun to be used again with replica Collyweston slate. However, the overwhelming impression of many streets is of modern bungalows and houses constructed in modern bricks with concrete roof tiles.

7.5 The Built Fabric

Only 2 cottage windows appear to have survived from before 1800 and many older stone mullioned windows have been cut to accommodate modern casement windows.

Buildings surviving from before the 18th century are invariably in mass stone construction with thick rubble walls and steeply pitched Collyweston roofs. Windows are moulded stone mullioned and stone details including parapets, kneelers and stone chamfered door arches and jambs. Regrettably, many of these features, particularly stone mullioned windows have been altered to accommodate modern window frames and sills.

Barn Church Lane

The Old Vicarage

Refronted red brick 19th C

The eighteenth century saw the widespread use of standard building proportions and universal patterns for doors and doorcases, windows and sills and heads. In this period there was greater mechanisation in the production of materials and construction techniques. This led to more widespread use of sawn ashlar stone blocks for quoins, window arches and key blocks, string courses cornices, parapets and chimneys. Most of these stone features have survived on buildings such as the Old Vicarage although there chimneys have been altered, often in modern materials as the original stone deteriorated.

Collyweston slate

Varied roodscape

Pantile (right)

Original joinery such has sash windows and doorcases and panelled doors have, in the main been retained and repaired but there is evidence that the need for repair instigates pressure for replacement with modern alternatives. In some cases, secondary casement windows have been replaced with modern alternatives including UPVC. This trend is more apparent in Victorian buildings which are mainly unlisted and therefore fabric is not specifically protected. Some Victorian buildings do retain original sash windows, doors and cases and fanlights.

Cottages from the 18th century and before are generally one and a half storeys with longstraw thatched roofs and eyebrow dormers around 2 casement windows. There are a few examples of catslide dormers, all associated with the introduction of (triple roll) pantiles in the 18th century. Without exception all cottages are built in stone rubble. However, chimneys are in local red bricks. From the 18th century end stacks predominate; there are a few examples of central stacks on earlier buildings. Almost all stacks are in brickwork above roof level. The brickwork appears to date from the 18th and early 19th centuries in a variety of styles but mainly of simple forms with 2 or 3 oversailing courses, above which are one or two capping courses. Whilst some brick chimneys have clearly replaced earlier stone work, it is reasonable to conclude that from the 18th century, stone cottages had local red stock brick chimneys.

There are almost no original doors or windows surviving from the 18th century or earlier. Two cottages retain horizontal sliding sash two light dormer windows. This design is unusual for the area. It is probably that similar patterned horizontal sash windows once existed on ground floor windows in 2 and 3 light patterns. These windows should be taken as a pattern to guide the restoration of windows in other similar cottages. The "modern" versions could incorporate double glazing or corresponding secondary glazing systems.

Window styles

Elsewhere, almost all windows and window furniture increasingly date the 20th century. The 20th century windows are either standard joinery products, adapted to existing openings or purpose made windows but in typical modern patterns and profiles.

A number of 19th century and possibly earlier 4 inch section chamfered, tenoned and pegged door frames remain along with mainly 5 plank front doors. There are however, many replacements of frames and/or doors in a variety of styles reflecting all 20th century styles and materials.

7.6 Building Uses

95% of buildings in the village are in residential use. College Farm buildings and other barns have been converted into dwellings; other farm buildings such as those to Woodgate Farm are now largely disused and pressure to convert to new uses can be expected.

It can be seen from the historic buildings remaining that even 50 years ago, there was a greater diversity of building uses. The nineteenth century OS maps show 2 chapels, the church, a police station, the post office, a hotel, the school, a smithy, a gas works, Arborfield paper mill with other industrial buildings and railway goods sheds. Old photographs show at least 3 shops. The 3 main farmyards were in active use until the 1950's when agriculture would still have been the main source of employment. There is evidence to suggest that other sheds were used for light engineering, joiners shops etc.

Today most properties in Helpston are in residential use and people commute to work outside the village. Therefore properties previously in traditional employment uses have been converted to residential use, or demolished to make way for new homes. The surviving agricultural buildings are, for the most part, vacant or underused. In time, there will be pressure to convert them to dwellings.

8. TREES, HEDGES AND WALLS

8.1 Trees

The OS 1886-1889 Historical map series can normally be taken as giving a reasonable representation of significant trees that existed at this time. It clearly differentiates between coniferous and deciduous trees. It would seem to show most but not all trees that are perhaps at least 30 - 50 years old and therefore prominent in the landscape or street scene. However, experience has shown that fruit and nut trees and orchards are also shown, probably because these trees were far more socially and economically significant than they are today.

However, the 1886 map clearly does not show all trees that existed 120 years ago. However, comparing the historic evidence with today's village, it is possible to get an idea of changes that have occurred.

Within the village, it is clear that the area immediately east of the church was far more wooded that today. It is likely that the trees on the maps shown are fruit trees. However, it should be bourne in mind that 120 years ago fruit trees were far larger than is normal today and cherry trees in particular, would grow to a height of up to 30m. Therefore, the trees that existed behind the houses on the south side of West Street, behind the former school, in the gardens of cottages to Woodgate and in groups close to farms and cottages elsewhere are all likely to have been fruit trees. The small orchard that still exists to the front of Quarry Farm provides an excellent example of the appearance of many plots in the village.

West Street

Woodgate

Some trees were clearly planted to landscape the grander houses. The evergreen oak to the Old Vicarage and the oaks and horse chestnuts to The Manor House that are present today, are clearly recorded in 1886. These and other forest type trees make the greatest contribution to the village street scene environment.

In 1886 the hybrid limes to the frontages of 24- 34 Glinton Road were probably planted around 1850. At the same time, it is likely that the tree planting around the Arborfield Mill complex and Station Hotel took place; the former site has clearly lost many of these trees to car parking and loading areas. Outside 4 Woodgate, two coniferous trees were shown to have once existed.

West Street

Church Lane

The 1886 map also shows significant groups of trees marking field boundaries that now longer exist. Their loss is likely to have been due to "natural" factors such as high winds and man's actions, particularly draining and rationalising fields. Dutch elm disease will also have accounted for the loss of many trees between 1960 and 1980 with dramatic changes to the landscape. Relict hedgerows, such as that on Woodgate eastside, still contain elm suckers in significant quantities. Significant trees exist in the hedgerows, for example the ash trees on Woodgate south side that must have been in existence 100 years ago are not shown on the old maps. There has been almost no re-planting in the open countryside.

There have been significant parish planting initiatives, particularly on the village entrances. The scheme along West Street is obviously well thought out, with consistency in species selection will clearly make a major contribution to this approach to the village. The plantings on the Maxey Road are more ad hoc.

Since the 1930's the advent of dwarf ornamental trees and conifers has dominated plantings in front gardens and in some public schemes. Invariably, these do not have the impact of forest type species. For example, the townscape impact of the cherry trees to the burial ground does not compare with the trees to the churchyard. Furthermore, the life expectancy of many ornamental species is generally short.

8.2 Hedges

Outside the village, the landscape is open with few substantial hedges, but vestiges of the ancient hedgerows that once enclosed the fields immediately around the village remain, for example, the hedges between Woodgate and the dogleg track running parallel to the east. A cursory inspection of these hedges showed that they appear to contain sufficient species to qualify for special protection. Elsewhere, the extent and species of hedges that may have existed within the village before the 20th century is not known but a relic hedgerow has been retained within the Temples Court development.

However, 20th century hedge planting has had significant effects on the character of Helpston. Leylandi, is the main species and in most cases, hedges are maintained at heights of around 1.5 to 2 metres and in places, these hedges are beginning to have a significant effect in enclosing the street scene.

This impression of a continuous enclosure created by several owners planting frontage hedges is illustrated on the east side of Maxey Road.

However, the historic means of enclosure within the village has clearly been by stone walls, built in the local style.

8.3 Stone Walls

From Saxon times, it is clear that small fields existed immediately around the Helpston, used as safe grazing for stock and to grow herbs, fruit etc that is best cultivated immediately beside the dwelling.. A look at any old map shows a patchwork of fields close to the village street and it is likely that in each field was, at one time, a cottage or small farm and this pattern has greatly influenced the form of the village right up to the present day.

It is also clear that these fields were enclosed by stone walls. Even today, stone walls are very important in defining gardens, the churchyard, and old footpaths and lanes. Since boundaries have remained over the centuries, it is likely that walls have existed in the same position for hundreds of years. However, the evidence suggests that, over time, walls have been rebuilt. The walls that exist today would appear to date from the 18th century when most stone buildings were erected and the 19th century, which also was a period of significant stone building. There have been very few walls erected in the 20th century; those have been built being in conjunction with schemes to convert stone outbuildings to form or reform boundaries, such as at Helpston House and College Farm.

The photographs below illustrate styles of boundary wall






Eighteenth century construction is mainly in carefully squared rubble, laid in courses with lime mortar/mud often to a height of 2m or more and incorporating a stepped or corbled stone coping. Typical 19th century construction appears slightly more crude with cock and hen type copings. A style unique to Helpston dates from this period; this uses rough, unfaced field stones set in loose courses, approximately 25mm high bound with mud/limestone and topped with a sloping coping also of relatively thin stone approximately 200mm high. The walls around the derelict cottage on the King Street West Street junction (where the outhouses are also built in this style), the walls to Quarry Farm and other isolated walls and outhouses are constructed in this style.

It is clear that, at one time, the street frontages along High Street were enclosed with more walls than currently exist and many existing walls were once higher.

The substantial level of infill housing has invariably involved the demolition or part demolition of frontage and often flank walls; new building has also resulted in the puncturing of formerly long stretches of wall with several new openings for car drives etc.

Many walls have been lowered, presumably to make them more stable or lost their copings which have been replaced by cement. Many others are obviously deteriorating and will require repair or re-building in the foreseeable future. There may be opportunities to construct new traditional walls, or restore the height of existing walls, as part of new development schemes.

9. TOWNSCAPE

This section should be read in conjunction with the Townscape evaluation Plan that forms Appendix 1.6 to this report.

The OS map of 1886-1889 gives a good idea of the historic character of the village. The road carriageways were generally not defined with kerbs as today. At certain points roads such as West Street seemed much narrower with wide grass verges either side. In other places, there appear to be no verges at all. For example, Woodgate appears to have no defined footpaths at all between the Broadwheel Road green and the main village green/market cross. There would thus have been visual interest in moving from a part of the street with a narrow, un-kerbed, windier carriageway with wide grass verges either side to much wider carriageway, with the road enclosed by stone walls and buildings close to the edge of the road. The occasional building with a gable end right on the back edge of the carriageway (for example The Bluebell PH and the sheds opposite), created visual "stops" so when walking between them, one would get a clear impression of passing from one part of the village to another. In the 20th century the roads were straightened and covered in tarmac, concrete kerbs installed to give a more regular width and bitumen footpaths installed.

Woodgate

West Street

Golden Drop

Before 1900, the village was mainly made up of clusters of detached buildings with small fields in between. There is strong evidence to suggest that the 'home' village fields were enclosed by stone boundary walls whilst hedges defined some of the lanes and fields beyond the immediate village. Therefore the character of Helpston then would have been of groups of stone and thatched or stone slated buildings of different heights with fields enclosed by stone walls and hedges. However, the walls that now exist suggest they have been built and/or rebuilt in the 18th and 19th centuries. It is clear that within the village were many small orchards and substantial numbers of mature native trees marking ancient field boundaries. In the 18th century, new trees species including horse chestnut and holm oak began to appear in the grounds of larger houses. By Victorian times cross-bred limes were fashionable and planted in association with buildings of the time.

West Street

Church Lane

The Green

The first half of the twentieth century saw the infilling of the frontages to Maxey Road and ribbon development stretching out along Woodgate and Glinton Road. In the second half of this century

ribbon development continued to fill the frontages along Glinton Road and West Street and the small estates of Woodland Lea and Arborfield Close appeared.

The combination of open frontages, walls and stone buildings has given way to frontages that are continuously developed; there is an obvious contrast between the historic townscape and 20th century development with buildings set back at roughly uniform distances from the footway. Many old boundaries have been replaced by ornamental hedges (especially leylendii), dwarf brick walls interspersed with openings for driveways. These combine with the perspectives created by the more formally engineered roads to give the impression of long street corridors and reduces the feeling of passing from one distinct part of the street to another. Where there are kinks in the road and groups of buildings set closer to the pavement edge, these combine to give stronger townscape and a sense of place. The groupings of 34 West Street and the wall and trees to no 49 and 10-16 Broadwheel Road and the stone wall and trees to Woodhall Manor opposite are good examples.

Obviously it is not possible (or desirable) to turn the clock back. However, there are opportunities for the planting of trees to re-create the sense of a series of spaces in West Street and Maxey Road for example. Tree planting and relatively minor adjustments to existing traffic calming would also relieve the exhausting perspectives along West Street and Glinton Road and help recreate the small human scale street scene typical of historic villages.

10. MANAGEMENT PLAN

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

The policies and proposals are in accordance with national planning policy guidance and the relevant policies of the Peterborough Local Plan (Appendix 3). The Draft Management Pan complements the Glinton Conservation Area Appraisal. Proposals are shown diagrammatically on the Proposals Map (Appendix 2).

10.1 The Conservation Area Boundary

The report has demonstrated that it is not only the buildings of Helpston within the currently defined conservation area that are significant in the village's heritage. It has also been shown planning policies that differentiate between the conservation area and the rest of the village ultimately are not in the long term interests of the preservation and enhancement of the conservation area or the village as a whole.

There is therefore logic in re-defining the conservation area to include the surviving historic field patterns directly associated with the buildings that existed in 1886. This is likely to follow boundaries that have existed since at least medieval times.

The possibility of extending the conservation area boundary west to Torpel Manor and east to the Helpston station area has been considered but these are too distant to form a conservation area that retains architectural and historic consistency, continuity and meets designation criteria.

- **Discuss with local interests (landowners) and English Heritage the most appropriate conservation area boundary designation to protect historic built landscape and archaeological resources. This could include extending the conservation area boundary to cover pre-nineteenth century enclosures field systems and associated tracks, pounds etc.** (See Appendix 2)

10.2 New Listed Buildings

The following unlisted buildings appear to meet the national criteria for designation as buildings of historic interest and architectural merit:

The former Station Masters House, Glinton Road
The barn to the rear of 7 West Street

- **Discuss with English Heritage the possible inclusion of the above buildings on the statutory list as grade ll listed buildings.**

10.3 Historic Buildings

In the case of most properties, the challenge is to retain original fabric such as old windows and catches and stays, doors and door-cases, brick and stone floors, staircases etc in houses that have already been modernised, extended and in many cases amalgamated.

In 1998, Peterborough City Council published a broadsheet entitled "Renovating Your Cottage - A Guide for Owners". The advice this sets out still holds good today. The historic farm complexes at Woodgate Farm and Quarry Farm are both under-used and there are other agricultural buildings, including the barn and sheds to the rear of 7 West Street that are underused or vacant. It is generally recommended that the best use for historic buildings is that they were originally designed for. However, changing agricultural practises means that these buildings are unlikely to be brought into agricultural use. Therefore, if the buildings are to be maintained, new uses will have to be considered.

- **The broadsheet 'Renovating Your Cottage' is updated as necessary and distributed to all owners of traditional buildings**

- **As a general principle, further extension of already extended listed properties and amalgamations to form larger dwellings should be resisted.**

- **On thatched properties, where old extensions are to be remodelled or where a new extension is acceptable in principle, the presumption will be that the new roof(s) will be in thatch of the same type**. (The new Building Regulations allow the use of thatch provided adequate fire precautions - the "Dorset model" - are in place). **On other properties, and particularly those with triple roll pantiles, the original materials should be re-used and additional salvaged matching materials incorporated as required.**

- **Cottage window and doors and frames surviving from before 1800 should be taken as patterns for the re-manufacture of replica doors and windows for use in repair and restoration.**

10.4 New Buildings

- **Wherever possible, all new buildings should be designed with a narrow plan form of around 6m or less and constructed in local coursed natural stone. If it is possible, thatched roofs should be encouraged, particularly on garages and outbuildings. Elsewhere replica Collyweston slate on 1.5 and 2 storey buildings and triple roll or single roll natural clay pantiles on single storey buildings are considered the most appropriate materials.**

If there are particular reasons why replica Collyweston slate cannot be used, grey/buff small plain tiles are readily available and far more sympathetic in appearance to the local building tradition than modern concrete tiles. For the same reasons, Welsh slates should only be considered as a choice of exception rather than a generally acceptable roof material. Welsh slate replicas should be avoided.

In the past, the requirement to use sympathetic building materials has been restricted to the conservation area even though other areas in the village are close to and can be seen from the historic core and are prominent in the local landscape.

- **traditional building materials or reasonable replicas (as detailed above) are required for new building throughout the village.**

10.5 Archaeology

The report demonstrates that further action is needed to safeguard and manage the archaeological resource within Helpston and adjoining parishes.

- **All proposed development should include an appropriate archaeological assessment at the planning application stage.**

- **The City Council, in conjunction with English Heritage take steps to ensure all the Lolham Bridges receive appropriate statutory protection and that practical measures are taken to enhance road safety and protect the historic fabric of all historic bridges (in the Peterborough City Council administrative area) on King Street between Helpston and Deeping Gate.**

- **In co-operation with English Heritage and landowners, measures are considered to prevent further deterioration and consolidate scheduled monuments 132,149and 223.**

10.6 Stone Walls

A number of properties have stone boundary walls. Most of these represent historic boundaries, in some cases dating from Anglo Saxon times. It is clear that some walls have been reduced in height in preference to replacing top courses and copings. Were they reinstated they would clearly make a far greater contribution to the street scene as the wall around the church and Collage Farm buildings clearly shows. Peterborough City Council has available some detailed practical guidance notes on the building and repair of walls in the local style.

- **All existing stonewalls should be retained, rebuilt if necessary, and where there are opportunities (for example as part of a landscaping scheme linked to the grant of planning consent), restored to their original height.**

- **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.**

10.7 Street Furniture

During the 1960's and 1970's the streets were engineered with concrete kerbs, concrete and steel street lights, tarmac pavements etc and these have very much changed the character and appearance of the village. There are vestiges of earlier granite kerbs and local hard limestone setts but these are very much the exception.

- **Retain all vestiges of historic street furniture and materials including gas light standards, milestones, and granite and local stone kerbs and setts.**

- **As planned up-grading and replacement schemes for street lights, railings, signage etc come forward, new designs and materials should be chosen to compliment the historic character of Helpston and its conservation area.**

10.8 Tree Planting and Landscape and Townscape Enhancement

A number of areas present opportunities for enhancement. The planting of native trees such as oak and large ornamental species including lime and holm oak show how trees and buildings can combine to greatly enhance the character and appearance of the conservation area. The Proposals Map shows a number of key sites where trees planting would:

- heighten the "sense of arrival" when coming into the village
- enhance the landscape immediately around the village
- create a series of human scale compartments in the main streets that focus attention on the historic elements of Helpston.
- Help recreate the historic landscape by planting elms (from Dutch elm disease resistant stock, ash and oak on ancient field boundaries in positions where groups of trees were known to exist in 1889.

In the following instances these would be most effective in combination with small works:

1. The frontage wall and railings to the village hall - replacement of the galvanised and wire meshed railings and improvement of the frontage wall;

2. The school entrance off West Street - reorganisation of junction geometry to promote road safety/visibility and afford an opportunity to plant a landmark tree;

3. Glinton Road - enlarge traffic calming island to enable planting of landmark trees to close the exhausting perspective views and create a more village scale sense of enclosure.

These are shown diagrammatically on the Proposals/Management Plan Map in Appendix 2.

It is appreciated that many of the above proposals can only be accomplished with the consent of landowners, including Peterborough City Council. The trees existing in the village planted in the 18th and 19th centuries now have a powerful impact. Recent parish planting schemes show great vision but their impact has yet to be realised. It is hoped that the benefits of continuing careful planning now for the benefit of Helpston's future citizens will provide an incentive for action over the next 10-15 years. In the context of the 1000 + years that the village has existed, this is a very short time.

11. CONTACTS AND REFERENCES

Contacts

For advice on the conservation area and listed buildings: www.peterborough.gov.uk or write / telephone: Peterborough City Council, Planning Delivery, Stuart House East Wing, St Johns Street, Peterborough, PE1 5DD; Tel: (01733) 747474; or e-mail: jim.daley@peterborough.gov.uk or jonathan.biggadike@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 Natural Environment Section, Planning Delivery, Stuart House East Wing, St Johns Street, Peterborough, PE1 5DD; Tel: (01733) 747474; or e-mail: john.wilcockson@peterborough.gov.uk

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Helpston Village Design Statement www.peterborough.gov.uk

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Pevsner, N. The Buildings of England: Bedfordshire and the County of Huntingdon and Peterborough 1968

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Peterborough Museum Archive

Victoria County History - Serjeantson, R.M. & Adkins, W.R.D. 1906. *The Victoria History of the County of Northampton*, Volume II Northants Vol 2

Natural England Natural Area Profile Rockingham Forest. 1997

- Legislation and Guidance

Planning (Listed Buildings and Conservation Areas) Act 1990
Town and Country Planning Acts 1990 (part viii)
Town and Country Planning (Trees) Regulations 1999
Ancient Monuments and Archaeological Areas Act 1979
Planning Policy Guidance Note 1 (PPG1): General Policy and Principles
Planning Policy Guidance Note 9 (PPG9): Nature Conservation 1994
Planning Policy Guidance Note 15 (PPG15): Planning and the Historic Environment 1994
Planning Policy Guidance Note 16 (PPG16): Archaeology and Planning 1990
www.communities.gov.uk
Guidance on Conservation Area Appraisals. English Heritage 2006 -
Guidance on the Management of Conservation Areas. English Heritage 2006
www.english-heritage.org.uk

- Local Planning Policy and Guidance

Peterborough Local Plan (First Replacement) 2005 - www.peterborough.gov.uk

- web related

http://www.planningportal.gov.uk http://www.english-heritage.org.uk
www.communities.gov.uk http://www.culture.gov.uk
http://www.ihbc.org.uk

For technical advice, including leaflets, on repairing, maintaining and restoring buildings:
http://www.spab.org.uk http://www.georgiangroup.org.uk
http://www.victorian-society.org.uk http://www.maintainyourbuilding.org.uk

Appendix 3 Statutory Planning Policies

Helpston Conservation Area is covered by the Replacement Peterborough Local Plan 2005. The following is a summary of the main policies that protect the conservation area: www.peterborough.gov.uk

Policy H8	Village envelopes
H10	Limited rural growth settlements
H15	Residential density
H16	Residential design and amenity
OIW10	Employment uses in villages
T10	Car and motorcycle parking requirements
R10	Shops in villages
R11	Loss of shops or A3 uses in villages
LT3	Controls over the loss of open space
DA1	Townscape and urban design
DA2	The effect of development on an area
DA3	Building materials in character with local tradition
DA6	Controls over tandem, backland and piecemeal development
DA8	Design of extensions and alterations
DA9	Protected spaces and frontages in villages
CBE1	Archaeological remains of National Importance
CBE2	Areas of archaeological potential or importance
CBE3	Development affecting conservation areas
CBE4	Controls over demolition of buildings in conservation areas
CBE5	Controls over demolition of listed buildings
CBE6	Control of alterations and extensions to a listed building
CBE7	Control of development affecting the setting of a listed building
CBE8	Sub-division of the grounds of a listed building
CBE9	Controls over change of use of listed buildings
CBE10	Control of alterations to buildings protected by Article 4 Directions
CBE11	Controls over Buildings of Local Importance
LNE9	Landscaping implications of development proposals
LNE10	Detailed elements of landscaping schemes
LNE11	Ancient, semi-natural woodland and veteran trees
LNE12	Hedgerows
LNE13	Controls over ponds, wetlands and watercourses
IMP1	Planning obligations

Appendix 4 Effect of Conservation Area Status

Conservation area designation has the following effect:

- Permitted development rights that make a planning application unnecessary for some minor alterations and extensions to dwellings are more restricted within a Conservation Area. Planning permission is required for external cladding and painting, boundary walls, roof alterations, the formation of hard surfaces and additional controls over the positioning of satellite dishes. The size and location of outbuildings may require planning permission. You are advised to contact the council concerning any proposed works to determine whether or not planning permission is required.

- Special attention must be paid to the character and appearance of the conservation areas when determining planning applications. Planning applications are advertised for public comment and any views expressed are taken into account. Applicants are encouraged to discuss ideas for development proposals with planning officers prior to submitting a planning application.

- Conservation Area Consent is required for the demolition of unlisted buildings. It is advisable to contact the council to confirm whether your proposal will require consent. In certain circumstances consent is also required for the demolition of any wall exceeding 1m in height (abutting a highway or public open space) or 2m in height elsewhere.

- Trees within conservation areas are covered by the Town and Country Planning Act 1990 (as amended). It is an offence to cut down, top. lop uproot or wilfully damage or destroy a tree having a diameter exceeding 75mm at a point 1.5m above ground level. The local planning authority must be given 6 weeks notice of works to trees within a conservation area. Failure to give notice renders the person liable to the same penalties as for contravention of a Tree Preservation Order.

A potential additional means of planning control available to a local authority is the ability to apply an Article 4 Direction Order to residential properties: -

An Article 4 Direction made under the Planning Act removes some or all 'permitted development rights' from significant elevations, normally front and side. Alterations such as replacement doors, windows and porches, the creation of hard standings and the removal of original boundary 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. An Article 4 Direction requires planning permission to be obtained for these minor developments. No planning fee is paid in these circumstances. There are currently no Article 4 Directions in Helpston.

Appendix 5 Summary of Listed Buildings – Grade II unless otherwise stated

Broadwheel Road, No. 2 (Tinderbox Cottage)
Early C18 cottage. Coursed stone rubble with steeply pitched Collyweston stone roof with gabled ends.

Church Lane College Farmhouse (formerly listed as Rectory Farm)
C15/16 house with 2 small buttresses at north end and chamfered 4-centred arch doorway in rear (east) wall. Remodelled in C18. Coursed stone with steeply pitched new tile roof with gabled ends. Two storeys.

Church Lane, Cartsheds to south of College Farmhouse
Long range of stone cartsheds with steeply pitched corrugated iron roof with gabled ends.

Church Lane, Barn south-south-east of College Farmhouse
Probably C17. Earlier stone rubble barn with steeply pitched corrugated iron roof with gabled ends.

Church Lane, Stables and cartshed to south-east of College Farmhouse
Early C19 range of stables and cartsheds with loft above. Coursed stone with low pitched slate roof

Church Lane, Garden and farmyard boundary wall to west of College Farmhouse, running south along Church Lane and turning east along Glinton Road to cartsheds
Probably C18. Coursed stone rubble wall about 5 ft 6 ins high with C19 half-round brick coping.

Church Lane, Church of St Botolph (Grade I)
West tower of Norman (or Saxon) origin, remainder mainly C13. Nave has flat-headed Perpendicular clerestorey window to south and 4-centred arch north clerestorey windows, and battlements.

Church Lane, Churchyard boundary wall to n-w, west and s-w of church and gateway arch
Probably C18. Coursed stone rubble with plain stone coping.

Church Lane, No 2 Church House
C17 cottage. Coursed stone rubble with steeply pitched pantile roof with coped gable ends. One storey and attic. Two window range. Modern casements and modern recessed door at centre.

Church Lane, No 1 (Manor House)
C17/18 house. Coursed stone. Steeply pitched Collyweston stone roof with coped gable ends. Two storeys. Four window range. C19 two and three-light stone mullion windows with dripmoulds.

Church Lane, Stables immediately north-north-east of No 1 (Manor House)
Probably early C19. Range of stables in coursed stone with corrugated asbestos roof with gabled ends.

Church Lane, Barn and stable to north of No 1 (Manor House)
C18 three bay barn in coursed stone rubble with thatched roof with gabled ends. Central double doors

Church Lane, Exeter Arms Public House
Late C18/early C19 public house. Coursed stone with steeply pitched Collyweston stone roof with coped gable ends. Two storeys. Four window range. Straight window heads with keyblocks.

Church Lane, No 5 (Wisteria House)
C17/18 house with tablet on front wall inscribed "WB 1801". Plastered stone. Steeply pitched Collyweston stone roof with coped gable ends. Two storeys.

Church Lane, Barn adjoining north-east of No 5 (Wisteria House) and adjoining wall to north-east
Small C18 barn. Coursed stone rubble with Collyweston stone roof with gabled ends. Central modern barn doors to road, blocked doorway to left, square window under eaves to right.

Glinton Road, Market Cross (Grade II*)
Scheduled Ancient Monument. C14 village cross. Ashlar. Circular base of 4 steps on top of which stands a large octagonal pedestal, crenellated and with panelled sides with crocketed gables with pinnacles

Glinton Road, No. 1
Early C19 cottage (formerly Parting Pot Public House) at right angles to road. Coursed stone rubble. Concrete tile roof with gabled ends. Two storeys. Two window range. Three-light casements.

Glinton Road, Railway Goods Shed about 250 yds south-east of Helpston Crossing
Mid/late C19. Goods shed built by Midland Railway on the Syston and Peterborough line which was opened in 1846. Red brick with stone dressings. Slate roof with gabled ends.

Glinton Road, No 6 (Virginia Cottage)
C17 house. Coursed stone rubble. Steeply pitched pantile roof with coped gable end. Two storeys. Four windows range. C19 two-light casements. Ground floor has 2 moulded stone window frames

Glinton Road, No 86
Probably circa 1846. Former railway hotel on the Syston and Peterborough Sire (Midland Railway) opened in 1846. Gabled stone building in Jacobean style with steeply pitched Collyweston stone roof

Heath Road, 2 (Manor Farmhouse) (formerly listed as Old Manor House under South Street)
Late C18/early C19 house with C17 rear wing. Stone rubble with Collyweston stone roof with gabled ends. East front: 2 storeys, 3 window range, modern casements with glazing bars, under stone lintels.

Glinton Road, K6 Telephone Kiosk
Telephone kiosk, Type K6. Designed 1935 by Sir Giles Gilbert Scott. Cast iron.

King Street, Lolham Bridges (Five Bridges)
Series of five C17/18 bridges on site of a Roman causeway on King Street, a branch of Ermine Street. A tablet on one has inscription. Restored in 1721

Maxey Road, No 14
Early C18 cottage. Whitewashed stone rubble. Thatched roof with gabled ends. One storey and attic. Three window range. Two eyebrow dormers. Modern fenestration. Two modern bowed windows.

Maxey Road, No 20
C17/18 cottage at right angles to road. Whitewashed stone rubble with thatched roof with coped gable ends. One storey and attic. Two window range. Two-light casements with glazing bars.

Maxey Road, Cromwell Mews (Nos. 2, 4 and 6)
C17/18 pair of cottages at right angles to road. Coursed stone rubble, partly whitewashed. Thatched roof with coped gable ends. One storey and attic. Three window range. Three eyebrow dormers.

Maxey Road, Cromwell House (formerly listed as Cottage on east side of Maxey Road
C17 house at right angles to road. Painted stone rubble. Thatched roof with coped gable end. West end to road, brick. One storey and attic. Two window range. Two eyebrow dormers C18.

Maxey Road, Bridge over South Drain
Early C19 bridge over drainage ditch. Coursed stone rubble with ashlar voussoirs to segmental arch, string course and low parapet with slab coping.

Stamford Road, Scotsmans Lodge
Formerly Helpston Heath Farmhouse. C18 farmhouse with mid C19 wing. Coursed stone with Collyweston stone roof with gabled ends. Two storeys and attic. Three window range. Sashes with glazing bars,

West Street, Monument to John Clare
Monument erected in 1864 to the memory of John Clare, poet, 1793-1864, who was born and buried in the village. Victorian gothic monument in ashlar. Square pedestal on ramped base

West Street, Manor Farmhouse and roofless outbuilding adjoining east (formerly listed as Helpston House) C16/17 house. L-shaped on plan. Coursed stone with steeply pitched Collyweston stone roof with coped gable ends. One storey and attic. Long 6 window range. Gabled cross wing at west end with date.

West Street, Range of stables and barn north-north-west of Manor Farmhouse (formerly listed as outbuildings to north of Helpston House) C17 Coursed stone rubble barn at west end with steeply pitched asbestos roof with coped gable end with finial. Adjoining east end C18 stable ranges also stone rubble

West Street, Quarry Farmhouse
Small early C19 house. Coursed stone rubble with slate hipped roof. Two storeys. Two window range. Two-light casements with glazing bars. Centre doorway has been converted to narrow window.

West Street, Barn to north-east of Quarry Farmhouse (formerly listed as outbuildings to north of Helpston House) C18 coursed stone barn with steeply pitched slate roof with gabled ends. Barn doors at centre. Small square ventilation holes. Loft door in end wall.

West Street, No 34 (Forge Cottage)
C18 cottage. Coursed stone. Collyweston stone roof with coped gable ends. Two storeys. Three window range. Modern casements. Plain central doorway with new glazed door. End brick stack.

West Street, No 7 (Home Farmhouse)
Late C18 cottage with C19 extension at east end and C20 alterations. Coursed stone rubble. Slate roof (partly asbestos slate) with gabled ends. Two storeys. Original part has heightened eaves

West Street, No 7A (The Feathers)
Early C19 cottage. Coursed stone rubble. Slate roof with gabled ends. Two storeys. Two window range. flashes with glazing bars. Ground floor segmental stone arches.

West Street, (south side) No 9
Early/mid C19 cottage. Coursed stone rubble with slate roof with gabled ends. Two storeys. One window range. Sashes with glazing bars. Left hand doorway with rectangular fanlight and door with gothic panels.

West Street, No 15 (Hollyburn House)
C18 stone cottage. Steeply pitched Collyweston stone roof with gabled ends. One storey and attic. Three hipped roof dormers with eaves cornices. Ground floor two 2-light casements with glazing bars

West Street, No 17 (The Cottage)
C17/18 cottage. Coursed stone rubble, front painted. Thatched roof with gabled ends. One storey and attic. Two window range. Left hand small eyebrow dormer. Two fixed-light windows with glazing bars.

West Street, No 19
Early C19 cottage. Coursed stone rubble with concrete tile roof with gabled ends. Two storeys. One bay. Sashes with glazing bars. Right hand flush panel door. Brick end stack. Included for group value.

West Street, No 23 (Wind in The Willows)
Formerly 2 cottages, converted to one. East end C17/early C18 cottage, coursed stone rubble, with thatched roof with coped gable ends, one storey and attic, 2 window range, modern 2-light casements

Wooodgate, Vicarage Farmhouse
C18 house. Coursed stone rubble. Steeply pitched concrete tile roof with gabled ends. Two storeys. Three window range. Modern casements. Ground floor C19 sash in segmental arched opening. End stacks.

Woodgate, No 3 (Old Vicarage) (formerly listed as The Old Vicarage under South Street)
Large late C18/early C19 front (south) addition to an C18 house at rear (north). South front: coursed stone with ashlar dressings, parapet, moulded cornice and stringcourses. Hipped Collyweston stone roof.

Woodgate, Woodgate Farmhouse (formerly listed under South Street)
C17 house restored in C19, and at right angles to road, with later addition at east end. Coursed stone rubble. Steeply pitched concrete tile roof with coped gable ends, east end lower pitched and slated.

Woodgate, Cowshed immediately north of Woodgate Farmhouse
Probably early C18. Cowshed with back to road. Coursed stone rubble. Steeply pitched asbestos roof with coped gable end. Faces cattleyard which has modern asbestos roof over.

Woodgate, Barn immediately south of Woodgate Farmhouse (formerly listed under South Street)
Probably early C18. Four bay barn. Coursed stone rubble. Thatched roof with coped gable ends. Barn doors off centre. Small square ventilation holes. Loft doorway in north end.

Woodgate, Stables to south-east of Woodgate Farmhouse
Probably early C18 stable building. Coursed stone rubble. Steeply pitched Collyweston stone roof with coped gable ends. Two storeys. Central doorway. Included for group value.

Woodgate, Barnside Cottage
Two C18 whitewashed stone rubble cottages converted into one, and refaced in brick at north end. Long range with thatched roof with gabled ends, and with 4 eyebrow dormers. One storey and attic.

Woodgate No 17 (Spring Farmhouse) and stone wall with arch adjoining to south
C17 and earlier stone house, heightened and refronted in red brick in mid C19. Low pitched slate roof

Woodgate, Barn immediately south-west of No 17 (Spring Farmhouse)
Probably early C18. Small coursed stone rubble barn with steeply pitched slate roof with coped gable ends. Facing road a central doorway with chamfered lintel and plank door. Date "1832" inscribed

Woodgate, No 19 (Shepherds Way) and to the south rubble extension attached to north end of No 21 Early C19 cottage. Coursed stone rubble Collyweston stone roof with gabled ends. Two storeys.

Woodgate No 21
C18 stone rubble cottage; whitewashed. Thatched roof with coped gable ends. One storey and attic. Two window range. Two-light casements, ground floor with modern shutters. Two eyebrow dormers.

Woodgate, No 4 (Wainfleet House)
Early C19 house. Coursed stone rubble. Hipped roof with oversailing eaves, and new tiles. Two storeys. Three bays. Sashes with glazing bars, ground floor lintels with keyblocks.

Woodgate, Blue Bell Public House
Small early C19 public house. Coursed stone rubble. Low pitched Collyweston stone roof with gabled ends. Two storeys. Two window range. Sashes in flush casing, first floor with glazing bars.

Woodgate, No 16 (Clare Cottage) (formerly listed as Clare's Cottage under South Street) (Grade II*)
C17/early C18 cottage. The birthplace of the poet John Clare (1793-1864). Extended at south end in C18. Whitewashed stone rubble. Thatched roof with gabled ends. One storey and attic. Five window range.

Woodgate, Dovecot immediately to north-west of No 16 (Clare Cottage)
C16 dovecot. Tablet inscribed "A" over "W.S. 1760". Coursed stone with steeply pitched Collyweston stone roof with gabled ends. Rectangular on plan.

Woodgate, No18 (Old Oak Cottage) and No 20
Early C18 range of cottages, a former inn. Coursed stone rubble, No 20 whitewashed. Thatched roof with gabled ends. One storey and attic. Four window range. Two- and three-light casements with glazing bars.

Woodgate, No 24 (Woodgate Cottage) (formerly listed as Nos. 22 and 24)
C17/early C18 cottage extended one bay at south end in C18. Coursed stone rubble. Thatched roof with coped gable ends. One storey and attics. Three window range. C19 two-light casements.