

NEIGHBOURHOOD PLAN

BUILT ENVIRONMENT AILSWORTH 2016

Introduction

The buildings in the village have evolved over time in a random fashion, some small, some large, some facing onto the street and some end on, providing homes for a mix of people of different backgrounds. This has created a thriving, active community with no social barriers and a good community spirit.

A brief history of the village and a detailed record of the building styles and construction was recorded in the Built Environment Audit 2002/2004. The data from the Audit was used as a basis for the Castor and Ailsworth Village Design Statement (VDS) which was adopted by Peterborough City Council as Supplementary Planning Guidance on 28th May, 2004. Apart from defining the architectural and construction details the VDS also deals with other factors that make the village what it is today, e.g. evolution, footpaths, boundaries, views and green areas. Section 4, Village Envelopes, states **“Outside the current village envelopes the countryside is the dominant environment which provides the setting for the villages”**.

The VDS was subsequently incorporated into a larger Supplementary Planning document, “Peterborough and Development in Selected Villages” in June 2011. This document states **“It is therefore important that the research and analysis of the Built Environment Audit and Conservation Area Appraisal and the experience gained in implementing the Village Design Statement is now brought to bear to ensure new development reinforces and enhances the special character of Ailsworth.”**

Update in 2016

Since 2004 one major housing development of 48 dwellings has occurred in “Normangate”, off Station Road, and 8 single dwellings have been built on various sites throughout the village. The total of these 56 new dwellings represents an increase of 27% of the original 207 dwellings recorded in 2004.

Normangate

The Normangate development was built on a brown field site that was originally occupied by a lorry depot and a large barn. Although the building styles generally conformed to the requirements of the VDS (after several public meetings with the developer!) the density of the site is greater than that in the village in general, there is a disproportionate number of 2.5 storey dwellings (see table), and there are no footpaths or green spaces other than the frontage adjoining Station road and the private front gardens. However, the overall “feel” is good, with green open views from the perimeter of the development.





Entrance to Normangate



Inner Normangate

Others

Of the 8 single dwellings:-

- 3 are very large stone houses built in a field facing onto Helpston Road, No's 35, 37 & 39
- 1a Maffit Road is a brick built house on an infill site
- The old stables in Maffit Road have been converted and extended into a stone bungalow
- 1a Casworth Way is a brick built bungalow on an infill site
- 101A & 101B are stone houses built on a brown field site, previously a petrol station.



Helpston Road



Peterborough Road

TABLE OF AILSWORTH BUILDING CHARACTERISTICS							
		2004 AUDIT/VDS		2016 UPDATE		OVERALL ADJUSTMENT	
		Total (207)	%age	Total (56)	%age	Total (263)	%age
Storey Height	1	57	27.5%	2	3.6%	59	22.4%
	1.5	4	1.9%	0	0%	4	1.5%
	2	142	68.6%	36	64.3%	178	67.7%
	2.5	1	0.5%	18	32.1%	19	7.2%
	3	3	1.4%	0	0%	3	1.2%
Type	Detached	130	62.8%	31	55.4%	161	61.2%
	Semi-detached	42	20.3%	7	12.5%	49	18.6%
	Terraced	35	16.9%	18	32.1%	53	20.2%
External Walls	Brick	136	65.7%	18	32.1%	154	58.6%
	Stone	61	29.5%	27	48.2%	88	33.5%
	Render	8	3.9%	11	19.7%	19	7.2%
	Other	2	1%	0	0%	2	0.7%
Roofing	Slates	22	10.6%	2	3.6%	24	9.1%
	Tiles	156	75.4%	51	91%	207	78.7%
	Collyweston	13	6.3%	0	0%	13	4.9%
	Replica Collyweston	0	0%	3	5.3%	3	1.2%
	Thatch	11	5.3%	0	0%	11	4.2%
	Other	5	2.4%	0	0%	5	1.9%

Notes:

- No differentiation has been made between natural stone and good quality reconstructed stone.
- All roofing tiles have been grouped together whether flat, pantile, old or modern.
- The 3 new dwellings in Helpston Road are recorded as mainly 2 storeys high but have some single storey parts with tiled roofs in lieu of replica Collyweston. One has some external weatherboarding to the single storey part in lieu of stone.
- The external doors in Normangate are generally of composite material and those to the other new builds are generally timber with one bungalow having uPVC. The windows in Normangate are uPVC and those to the other new builds are generally timber with one bungalow having uPVC.

From the above table it can be seen that, due to the number of 2.5 storey high dwellings in Normangate, the overall percentage has risen whilst the percentage of other storey heights have decreased slightly. Also the overall percentage of terraced houses has increased due to the effect of the number of “affordable” houses in Normangate.

It is encouraging to note that the use of stone external walls shows an overall increase, which helps to reflect the general perception of the village.

Boundary walls to the properties in Normangate are predominantly stone with stone “brick-on edge” capping and a drip course under. Those in Helpston Road and Peterborough Road are stone with traditional stone cock and hen capping, including a drip course in Peterborough Road but not in Helpston Road.