

NEIGHBOURHOOD PLAN

BUILT ENVIRONMENT AUDIT CASTOR 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 Castor.”**

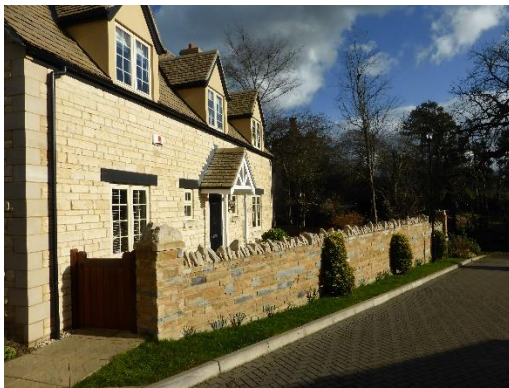
Update in 2016

Since 2004 one major housing development of 25 dwellings has occurred in “Berrystead”, off Clay Lane, and 12 single dwellings have been built on various sites throughout the village. The total of these 37 new dwellings represents an increase of 12% of the original 320 dwellings recorded in 2004.

Berrystead

The Berrystead development was built on a green field site in the north-west corner of the village envelope. Vehicular access is off Clay Lane and a pedestrian access links to Allotment Lane. The building styles generally conform to the requirements of the VDS but virtually all the houses are large with no mix of different sizes, apart from the “affordable” housing that is clustered around a common courtyard area in the south west corner of the site. All the main houses are 2 stories high and seven have a single storey attachment that is often treated in a different style to the main building thereby giving the illusion that it might be two different buildings.





Others

Of the 12 single dwellings:-

- One is the conversion of a detached garage into a small dwelling.
- One is the conversion of derelict barns into a dwelling.
- Four are detached houses on infill sites.
- Three are rebuilt on the site of old barns.
- One is a 2 storey house built on the site of a demolished single storey bungalow.
- Two are large detached houses built on a green field site in Port Lane.



Peterborough Road



Port Lane

TABLE OF CASTOR BUILDING CHARACTERISTICS							
		2004 AUDIT/VDS		2016 UPDATE		OVERALL ADJUSTMENT	
		Total (320)	%age	Total (37)	%age	Total (357)	%age
Storey Height	1	54	16.9%	1	2.7%	55	15.4%
	1.5	3	0.9%	0	0%	3	0.8%
	2	253	79.1%	33	89.2%	286	80.1%
	2.5	2	0.6%	0	0%	2	0.6%
	3	6	1.9%	3	8.1%	9	2.5%
	>3	1	0.3%	0	0%	1	0.3%
	other	1	0.3%	0	0%	1	0.3%
Type	Detached	154	48.1%	23	62.2%	177	49.6%
	Semi-detached	121	37.8%	5	13.5%	126	35.3%
	Terraced	44	13.8%	9	24.3%	53	14.8%
	other	1	0.3%	0	0%	1	0.3%
External Walls	Brick	204	63.8%	10	27.0%	214	59.9%
	Stone	108	33.7%	13	35.2%	121	33.9%
	Brick & stone	0	0%	14	37.8%	14	3.9%
	Render	6	1.9%	0	0%	6	1.7%
	Other	2	0.6%	0	0%	2	0.6%
Roofing	Slates	32	10.6%	11	29.7%	43	12.0%
	Tiles	241	75.4%	15	40.6%	256	71.7%
	Slates & Tiles combo.	0	0%	3	8.1%	3	0.85%
	Collyweston	33	6.3%	1	2.7%	34	9.5%
	Replica Collyweston	0	0%	7	18.9%	7	2.0%
	Thatch	13	5.3%	0	0%	13	3.6%
	Other	1	2.4%	0	0%	1	0.3%

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.
- Seven of the new dwellings in Berrystead are recorded as mainly 2 storeys high but have some single storey parts. Three have some external weatherboarding to the single storey part in lieu of brick or stone.
- The two new houses in Port Lane are recorded as mainly 2 storeys high but have some single storey parts with tiled roofs in lieu of imitation Collyweston slates.
- The external doors in Berrystead are generally of composite material but for five which are of timber. Those to the other new builds are generally timber with three having uPVC. The windows in Berrystead are timber, as also are those to the other new builds with three having uPVC.
- There are public footpaths in Berrystead and green open spaces in the form of grass verges.

From the above table it can be seen that two storey dwellings remain the dominant height.

Boundaries in Berrystead are treated in numerous ways, including brick walls with brick-on edge capping and a drip course under, stone walls with traditional cock and hen capping and a drip course under, boarded fencing, and metal railings. Those in Peterborough Road are stone walls with traditional cock and hen capping and a drip course under. Timber post and rail and boarded fencing has been used in Port Lane.