

MARHOLM CONSERVATION AREA APPRAISAL REPORT AND MANAGEMENT PLAN



Prepared by: Planning Services, Peterborough City Council

Date: March 2014



MARHOLM CONSERVATION AREA APPRAISAL

REPORT AND MANAGEMENT PLAN

CONTENTS

- 1 INTRODUCTION**
 - 2 SCOPE OF APPRAISAL**
 - 3 PLANNING POLICY CONTEXT**
 - 4 SUMMARY OF SPECIAL INTEREST**
 - 5 LOCATION, SETTING AND BOUNDARY DESCRIPTION**
 - 6 HISTORICAL DEVELOPMENT**
 - 7 ARCHAEOLOGY**
 - 8 LANDSCAPE SETTING**
 - 9 ANALYSIS OF THE BUILT ENVIRONMENT**
 - 10 TREES, HEDGES AND WALLS**
 - 11 TOWNSCAPE**
 - 12 MANAGEMENT PLAN**
 - 13 CONTACTS AND REFERENCES**
-
- Annexe 1 Maps**
- 1.1 Conservation Area Boundary**
 - 1.2 1822 map – status uncertain**
 - 1.3 (Extract from) Old Series Ordnance Survey 1824-1836**
 - 1.4 The Northants Ordnance Survey 1886-1889 showing buildings demolished**
 - 1.5 The Northants Ordnance Survey 1927**
 - 1.6 The Northants Ordnance Survey 1958-1959**
-
- Annexe 2 The Evidence Base**
- 2.1 Building periods**
 - 2.2 Roof materials**
 - 2.3 Wall materials**
 - 2.4 Protected buildings**
 - 2.5 Archaeology (on 1886-1889 O.S. base)**
 - 2.6 Townscape analysis map**
-
- Annexe 3 Summary of listed buildings**

1.0 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 protection of an area does not end with conservation area designation; rather designation demonstrates a commitment to positive action to safeguard and enhance the character and appearance of the area.

The City Council has a statutory duty to review its Conservation Areas and 'draw up and publish proposals for the preservation and enhancement of these areas'. A character appraisal is a way of identifying the key features that define the special character of the area and identify proposals for enhancement. It is important that all those who have an interest in conservation areas are aware of those elements that must be preserved or enhanced. All Conservation Areas are being reviewed to produce up to date character appraisals.

The purpose of this report is to assess the historic and architectural qualities of Marholm Conservation Area and make proposals for the future management of the area over the next 10-15 years to ensure that its special character and appearance are retained and enhanced.

The character appraisal will:

- identify the areas special character;
- review existing conservation area boundaries;
- provide guidance for considering planning proposals that affect the area;
- provide an understanding of what it is about the conservation area that should be cared for and what improvements could be made;
- make proposals to ensure the areas special qualities are retained and enhanced; and
- establish a measurable baseline to allow re-survey so that changes over time can be identified, measured and management adjusted.

The information will be used as a basis to monitor the general appearance and condition of the Conservation Area and assessing progress in implementing the Management Plan. It is expected that further periodic reviews will take place with residents and Marholm Parish Council during the next 5-10 years.

The report can be viewed/downloaded at www.peterborough.gov.uk and inspected at Planning Services, Stuart House, St. Johns Road, Peterborough. Copies are available on request.

2.0 SCOPE OF APPRAISAL

The appraisal area covers the existing conservation area and adjoining areas of historic and architectural significance where these have influence on the conservation area. The conclusions and recommendations reflect the wider appraisal investigations.

The appraisal establishes a measurable 2013 baseline recording the area's built and natural fabric in a series of data bases. This lends itself to subsequent re-survey so that changes can be accurately identified and management proposals revised as necessary. This is the basis for the Management Plan comprising proposals for future policy and for possible enhancement works. The appraisal reflects the advice given by English Heritage in "Guidance on Conservation Area Appraisals" and "Guidance on the Management of Conservation Areas" (2005) See www.english-heritage.org.uk No appraisal can be completely comprehensive and the omission of any particular building, feature or space should not be taken that it is of no interest.

3.0 PLANNING POLICY CONTEXT

The Peterborough Planning Policies Development Plan Document (DPD) was adopted on 5th December 2012 and contains policies for making decisions on all forms of development in the district. Policy PP17 covers designated and non-designated heritage assets including conservation areas, statutory listed buildings, locally listed building, archaeology and historic landscapes.

The appraisal should be read in conjunction with national planning policy guidance, particularly the National; Planning Policy Framework (March 2012) and PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide (March 2010)

The Marholm Conservation Area Appraisal and Management Plan was adopted by Planning and Environmental Protection Committee on 8th April 2014 as City Council approved planning guidance in support of policy PP17 of the Peterborough Planning Policies Development Plan Document (DPD) and will be material consideration when making planning decisions and considering other changes affecting the area to ensure that its special character and appearance is not harmed

4.0 SUMMARY OF SPECIAL INTEREST

Marholm is a small village close to Peterborough. The village evolved as a farming community as part of the Fitzwilliam Estate. The village is characterised by a historic settlement form comprising the late 12th century parish Church of St Mary and stone buildings related to the tenanted farmsteads of the Fitzwilliam Estate dating from the 18th and 19th centuries. Ridge and furrow landscape and ancient woodland nearby reflect the agricultural history of the settlement.

The special architectural or historic interest that justifies designation of Marholm Conservation area derives from the following features:

- *Characteristic stone houses and cottages many with original architectural features.*
- *Buildings and boundary walls forming visual enclosure to parts of the street scene.*
- *Attractive small green spaces, paths, verge, and mature trees.*
- *Predominant building material is stone.*
- *Dramatic landscape setting of St Marys Church and parkland character south of settlement.*
- *Quiet, informal and rural character to Waterend and Church Walk.*

5.0 LOCATION, SETTING AND BOUNDARY DESCRIPTION

Marholm village lies 4 miles to the west of Peterborough. It has a population approaching 100. The Marholm Conservation Area was designated by Peterborough City Council in 1990. The boundaries are shown on the map in Annexe 1.1 and by the maps below and are currently defined as:

To the south: field boundary between Burmer Wood and Castor Road

To the east: Castor Road, Woodcroft Road and Marholm Farm

To the west: field boundaries at Home Farm, Manor House and Poplar Farm

To the north: field boundary at Waterend cottage

The conservation area covers the whole village except for the 20th C housing along the south side of Walton Road. The village is compact and located around the main Stamford Road through the village and the cross roads of Woodcroft Road and Castor Road. Church Walk leads to the church of St Mary. The surrounding agricultural landscape forms the backdrop to vistas from the village and is an important part of the setting of the village.

In the Saxon records of 664, the 'vill' of Marholm appears to have been confirmed to the Abbot of Peterborough by Wulfhere. Before the Conquest, some land there was held by the Abbot of Ramsey and quarries at Marholm reputedly supplied stone for the building of Ramsey Abbey. In about 1053, Ramsey exchanged with Peterborough his entitlement to "certain land in Marham... situated in the midst of beautiful woods". So we have glimpse of a settlement probably comprising wood and thatched houses, each set in its own enclosure clustered near to a church (possibly in stone and close to the site of the current church) surrounded by communal fields and woodlands, interspersed with heaths. In addition to agriculture, it is clear that quarrying and probably masonry were important occupations along with timber from the woodlands. It is probable that the current position of Marholm and possibly the street pattern derives from the Saxon settlement.

The Medieval and Post Medieval Village

The village is not mentioned in the Domesday Book, possibly because it was included as part of Milton but it is noted in 1145, in a Papal Bull of Eugenius III listing the possessions of the abbey. The manor passed through the families of Waterville in the 12th and 13th centuries and during this time, the current church was built. In 1384, William of Thorpe acquired the manor and on his death in 1391, he left to his kinsman, John Wittlebury, the manors of Longthorp, Milton and Marholm, thus uniting Marholm with Milton. Ownership passed to the Fitzwilliam family through purchase from the Wittlebury family in 1502 and much of the village and surrounding farm land is still within Fitzwilliam ownership. This estate ownership has, over the centuries, had a significant influence on the character and appearance of the village and surrounding landscape, most notably in the retention of ancient woodlands.

Although there is little evidence of the open fields, typical of the medieval and post medieval period, it is likely that village life was organised around the strip system of agriculture with the feudal system of communal rights and dues governing the cultivation of the open fields, grazing of heaths and woodlands and gathering of wood, nuts and other fare. There is considerable evidence of ridge and furrow strips immediately around the village.

Marholm stood on the crossroads from Peterborough to Stamford via Walton and Castor to Glinton. Although there is little archaeological evidence from these periods, it can be guessed that the village comprised a manor house, probably in timber, the stone church with timber and thatch houses and shanty huts clustered around. A network of paths and tracks gave access from the dwellings to the church (which was the centre of medieval life) and to the open fields, woods and heathlands.

The 17th and 18th Centuries

The 1822 map shows that enclosure was well advanced at the last quarter of the 17th century. It may have been that the Fitzwilliam estate could see the profits that could be made from the new farming systems introduced through the Agricultural Revolution. In place of the communal agricultural system of open fields and strips that had existed since Saxon times the parish was divided up into four tenanted farms, these being Manor Farm, Poplar Farm, Home Farm and Marholm Farm. Each had a farmhouse and a farmstead comprising a patchwork of small neat fields enclosed by hawthorn hedges and drystone walls. The farmhouses were grouped with barns, sheds and biers and other buildings now needed for the new farming methods. Home Farm is an outstanding example of a model farm with house and outbuildings arranged around a yard for efficient working of the mixed farming of the late 17th and 18th centuries.

In the landscape, ponds were dug and field boundaries planted with ash, elm and oak trees. Along the brook, pollard willows provided timber for baskets, fish traps and hurdles. Close to the farm houses orchards were planted, with winter apples stored in sheds around the farmyard.

This time also saw the construction of cottages for small landowners, Waterend Cottage being a good example. The Fitzwilliam estate also constructed dwellings for farm workers, Tripps Cottage being typical and the Almshouses. Stone walls were also built to define boundaries and keep in stock. New roadside field boundaries also were defined by stone walls.

Turnpike commissioners improved the through road from Peterborough and dug drainage ditches and re-engineered rivers and streams installing bridges such as the one just north of Marholm farm to replace muddy fords. With the increased use of the improved roads, there was trade for roadside inns, such as the Fitzwilliam Arms. However, historic maps clearly show that the Walton/ Stamford Road had a very irregular alignment, weaving through the village in a series of sharp doglegs. Although it was now surfaced, it would have been a single track carriageway, with passing places and Woodcroft and Castor Roads and Waterend would have remained no more than farm tracks.

The 1822 map also shows that into the 19th century, Marholm consisted of the church, the three farm groups and a scatter of houses. The parish population rose from 109 people at the beginning of the 19th century to 120 people in 1821, a year before the map in Appendix 1.2. These figures may have included estate workers from Milton. As can be seen from 1886-1889 OS map in Annex 1.4, the present day character of the village and conservation area can mainly be attributed to the 17th and 18th centuries.

The 19th Century

Whilst the 19th century did not see the massive house building that was taking place in Peterborough, the buildings that were constructed had a significant effect on village life. A large new Rectory was built in 1846, set in substantial grounds, reflecting the still prominent role of the church in rural communities. At the same time, the church was extended with the south porch and alterations to the south and north aisles. A school was founded by the Fitzwilliam family in 1864 and the estate set up a sawmill and tree nursery. The farm complexes were added to, for example, with the so called Tudor Barn and stables to Manor Farm. Picturesque cottages were also built for the new sawmill and nursery workers and beyond the village, Marholm Cottages for estate workers. More utilitarian Victorian cottages were erected beside the almshouses and abutting Marholm Farm. A forge was also built.

The population of the parish rose from 109 in 1801 to 172 by 1851, but declining to 146 at the turn of the 20th century. This reflects the increasing number of people who worked “in service” and lived in their employers houses and stables.

Hedges were planted and paling fences installed on some village frontages.

By the turn of the 20th century, the appearance of the village had not changed significantly since the 18th century. The estate continued to dominate the village economy and social life revolved around the church and school.

The 20th Century

The first quarter of the 20th century was a time of uncertainty, the First World War and Depression. There were no houses built and few changes to the built environment. The stone cross was erected on the green, a phone box installed but apparently little other activity.

This changed in the interwar period when the three pairs of semi's on the south east corner of the Stamford Road/Castor Road junction were in place by 1927. This extended in the ribbon of 8 pairs of semi's and the one detached house on the south frontage of Walton Road. By the thirties, three bungalows were also constructed on the west frontage of Woodcroft Road along with a pair of semis opposite the almshouses and The Paddock house. The use of machine made bricks and concrete roof tiles were very different from the building materials of the previous five centuries of wood, stone, thatch and Collyweston slate. The new dwellings were also built to consistent floor and ceiling heights and were set back from the road, to a consistent building line in neat rectangular plots.

Despite these new homes, the population in 1931 was 176, about the same as the mid-19th century.

There was little or no building between 1939 and 1960, but during the 1960's and 1970's more bungalows were constructed in the grounds of the Rectory and along the open village

frontages. Again, these were to the style of the day in brick and tile, rather than making reference to the traditions of the past. The frontages of the new houses were now open plan, or marked by dwarf brick or ornamental enclosures rather than the traditional stone walls.

As car ownership increased, the position of Marholm, on the route between Stamford and Peterborough meant car traffic increased. In the 1960's the Stamford / Walton Road was re-engineered, straightening out the characteristic kinks and introducing concrete kerbs set to consistent radii, a tarmac surface and drainage

From the 1970's to the end of the 20th century, it became fashionable to amalgamate and extend cottages to form large dwellings, and replace old floors, doors and windows with modern joinery.

At this time, agriculture ceased to dominate the village calendar and economy, car ownership meant people could live in the village but work elsewhere and Marholm became a dormitory to Peterborough.

In the first half of the 20th century, 14 new buildings were constructed, most as semi-detached houses (23 new dwellings); in the second half of the 20th century, 20 new dwellings were built, most as detached houses and bungalows. There are about the same number of 20th century buildings as all other periods put together.

The effect of the highways works, changing agricultural practices and the 20th century housing has had a greater effect on the character and appearance of Marholm than any previous period.

7. ARCHAEOLOGY

There are no scheduled monuments within the village. However, the medieval octagonal base to the war memorial is worthy of note. Close to this, the site of the village pound was recorded up to the first quarter of the 20th century. This and other areas of known archaeological resources are indicated in Annex 2.5.

Twentieth century development has removed most of the evidence of the pre-enclosure field patterns. Within the village, highway works, agriculture and infill and estate development have removed evidence or access to remaining fragments of archaeological remains from previous periods. For example, the modern agricultural buildings to the Manor Farm are on the site of a much earlier complex of buildings that clearly existed on the OS maps until the second half of the 20th century. These may have included vestiges of the old manorial buildings that may have once existed on or nearby.

Many of the ancient footpaths and tracks that radiated from the village, once giving access to the open fields, grazing heaths and woodlands still exist, although the number of paths has clearly diminished since the 19th century OS maps.

There is also a watercourse and a number of ponds and sites of ponds that have certainly existed since at least 1886; the stream retains the meandering course typical of the medieval landscape and at least some of the ponds close to the village may have ancient origins. Existing and former ponds and watercourses are also shown on the map in Annex 2.5.

8 LANDSCAPE SETTING

The general landscape around Marholm reflects the neat ordered patchwork of fields created by the Enclosure movement. Over the last 4 centuries consistency of management by the Fitzwilliam estate has noticeably shaped the character of the landscape, not least by the retention of the ancient woodlands along with later enclosure hedge and stone wall boundaries.



Marholm set in a typical patchwork enclosure landscape

There are two areas close to the village where the landscape appears to retain features from the post medieval period. The first area is the pasture / parkland to the south of the church. This includes the meandering stream along which are a number of pollard willows that are perhaps 300 years old.



Pasture south of church retains the stream and ancient pollard willows

The second is the area around Manor Farm where the twisty lane, stream, wide grass verges and ponds combine to present an interesting landscape setting for Manor Farm, Hurn Cottage and Water End Cottages.



The setting of Hurn Cottage and Manor Farm

APPROACHES TO THE VILLAGE

The Approach from Castor



Approach from the Castor Road

Castor Road is full of interest. The road alignment has a series of bends, giving new views and from each there is a sense of progressing from landscape to settlement. On the east side of the road, there is a long, carefully constructed drystone wall enclosing Milton Park. This is backed by a belt of mature native trees. On the west side is a more open landscape of small enclosure fields with views of ancient woodland in the mid distance. Milton Park lodges give clues to the formal nature of the estate within. As the Park is passed, the stone wall gives way to hedgerow. The road swings to the right giving impressive views to the left of the church, on higher ground.

The trees and hedge fronting the Rectory together with roadside hedge and oak trees then frame views as one nears the village. On arrival The Green, which enclosed by the Almshouses Fitzwilliam Arms and stone walls, has an immediate sense of place.



The Green at the village cross roads

The Approach from Bretton



Nearing village from the eastern approach

On passing the Crematorium, Mucklands and Belham Woods give a strong sense of enclosure. The view then opens out across a relatively flat arable landscape. In the distance there are views of the outbuildings to Marholm Farm and the houses on the south side of Walton Road and prior notice of the settlement. At The Green, there is a sense of a well defined space with the Fitzwilliam Arms forming a strong vista and an immediate sense of arrival.

The Approach from Woodcroft



Scenes on the northern approach on the Woodcroft Road

Woodcroft Road is a narrow, windy lane, with wide grass verges, ditches, hedges and mature trees either side. It gives the impression of an ancient road and appears little changed in alignment and character from 1886 OS map. The small stone bridge gives notice of the settlement but a sharp bend conceals views ahead. Rounding the bend the stone walls and gables of Marholm Farm immediately come into focus, giving notice of an historic settlement.

On reaching these the open area opposite the farm forms a green and gives a sense of place. The rooftops of buildings to the south become apparent. Progressing south the more suburban nature of the buildings on the west frontage change the perception but the feeling of an historic village immediately returns on reaching crossroads where the green opens out to the right.

Approach from Stamford

The roadside stone walls, groupings of mature trees and glimpses of roofscape give notice of the change from landscape to village, though the actual village is concealed by the bends in the carriageway. As one rounds the final bend, there is an awareness of the modern housing of Staxton Close, set behind the frontage wall and mature forest trees. These are only glimpsed, because the eye is drawn along the road to focus of the stone and thatch of Tripps Cottage and nos. 3 & 4. These give clear notice of the historic character of the settlement beyond.



Scenes on the western approach on the Stamford Road

9. THE BUILT ENVIRONMENT

9.1 Building Periods

The Medieval and Post Medieval Periods



St Mary the Virgin church is the only building that survives from before 1600. It was constructed from the 12th and 13th centuries with subsequent alterations in the 15th, 16th and 19th centuries.

The 17th and 18th Centuries

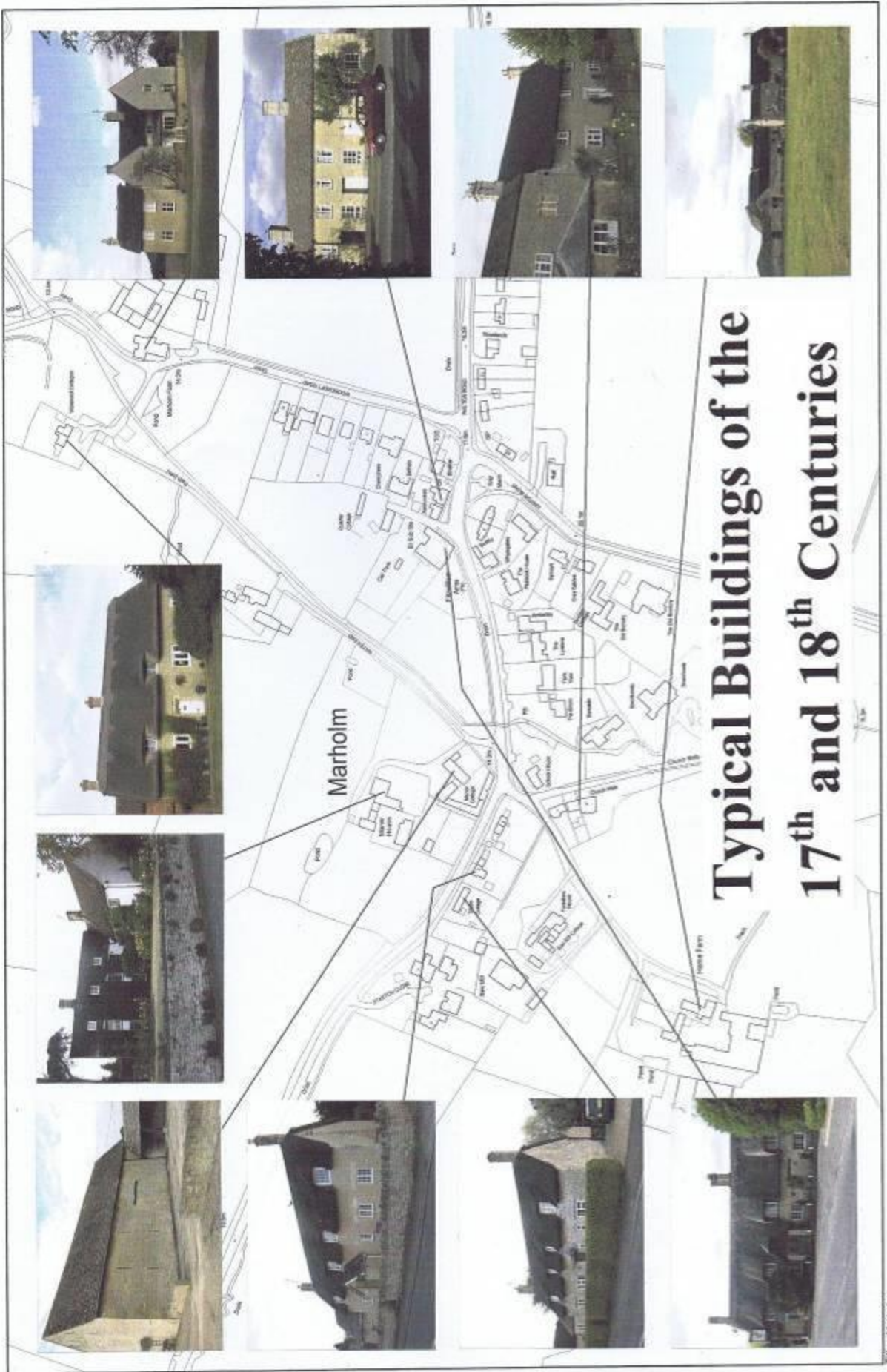
Surviving buildings from the 17th century were constructed by the Estate. They are in local limestone rubble, with either Collyweston or long straw thatch roofs.

17th century houses such as Marholm Farm included stone mullioned windows whilst by the 18th century, sash windows were the fashion, as on Manor Farm. These were either inserted into the existing structure, or the main range was re-constructed in the 18th century.

Many of the properties from this period have been re-constructed and doors and windows replaced. The photograph below of the gable end of the Fitzwilliam Arms shows that at one time, it was a single storey building with attics. The original stone gables have been added to in brick, probably in the late 19th century. At this time, the doors and windows were also changed.



Gable of Fitzwilliam Arms showing late 19th c alteration and front elevation, probably in the early 20th c.



Typical Buildings of the 17th and 18th Centuries

The 19th Century

The Old Rectory represents formal domestic 19th century building, based on classical principles and developed from the Georgian symmetrical approach to house design. Steam power now allowed stone to be mechanically sawn and the coming of railways to Peterborough in the 1840's made mass produced Welsh slate available. The Old Rectory adopted both and this is reflected in its design.



The Old Rectory



The Foresters House



Blacksmiths Cottage

The Foresters House adopts a different approach; it could be described as Victorian romantic or Gothic and is in rustic stone with a steeply pitched straw thatched roof. The building incorporates the diamond paned cast iron windows also used for the Duke of Bedford's model agricultural cottages in Thorney and has exaggerated octagonal chimney stacks on stone bases, stone hooded window lintels and gable slits formed around dressed stone surrounds.

3 Church Walk is a similar style, though later in date, less ornamental and with a Collyweston roof. Other Victorian cottages are more utilitarian, the cottage to Marholm Farm and Blacksmiths cottage being typical. The same functional qualities apply to the wooden shed in the Manor House farm complex and the Old Forge; these were rural commercial buildings. The so-called Tudor Barn, with its brickwork infill to a scant timber frame, is something of an architectural oddity, but similar buildings occur in Huntingdon and the south of the County. The 19th century brought the first mass produced building materials with buff and red clay pantiles imported for use on modest buildings such as stables.

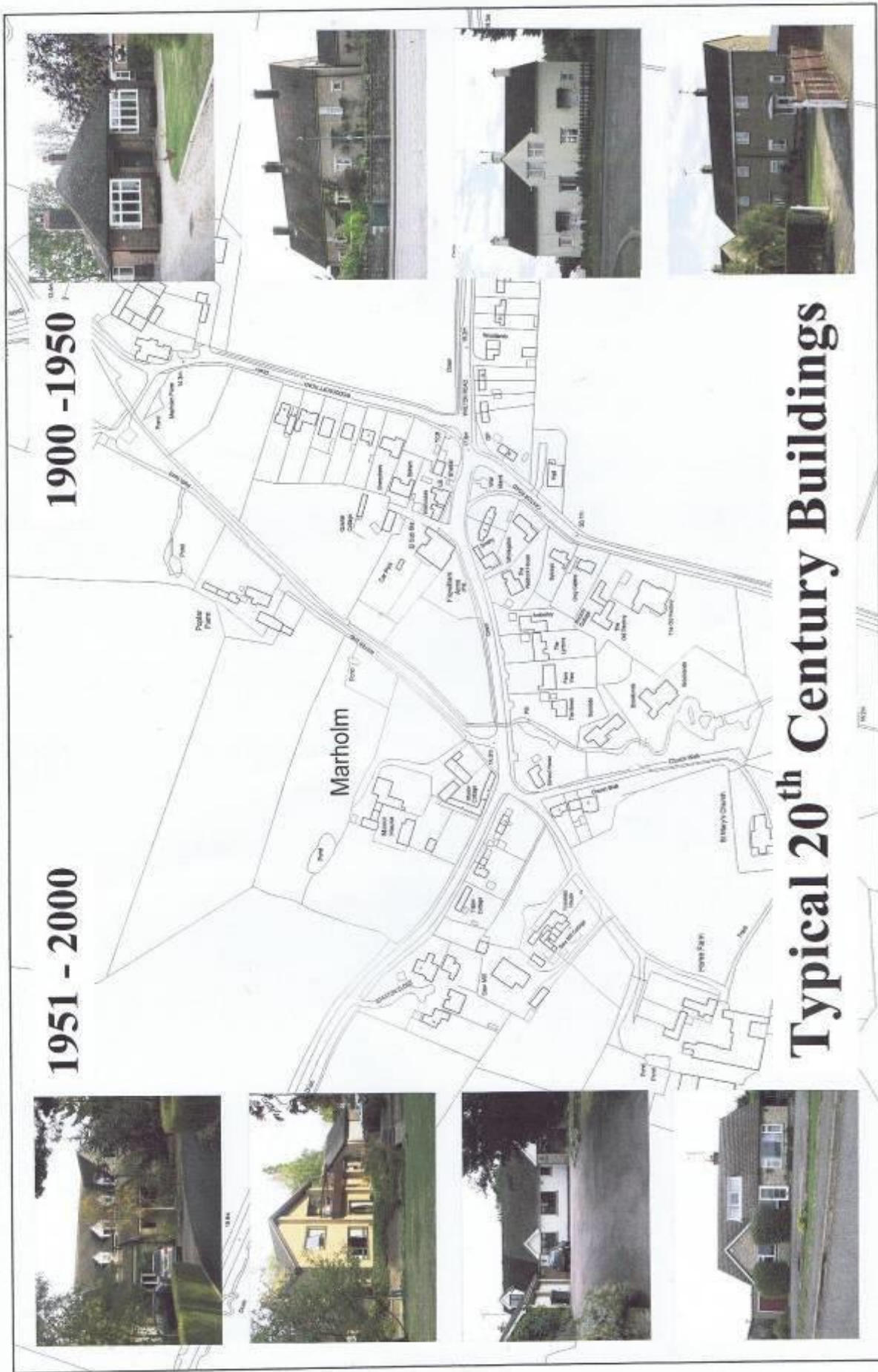
The 20th Century

During the first quarter of the 20th century there was little new building. From the 1920's, utilitarian semi-detached houses on the Walton Road are examples of first public housing to national standards. They also reflected a new age in building construction with bricks, roof tiles and doors and windows mass produced and brought into the village and not as previous constructed in timber and stone from woods and quarries in the parish.

The 1930's saw a departure from traditional building forms with new bungalows with square plan forms being constructed on the Woodcroft Road. However, nos. 1 & 2 Stamford Road represented a throwback to the traditional 1½ storey cottage form, albeit heavily adapted to the new housing standards.

From the 1960's more speculative housing appeared, along the Stamford Road sub-dividing the small fields close to the village centre and in the former garden to the Old Rectory. At first, these took the form of bungalows and later, chalet bungalows, all built as individually designed dwellings on single plots. In the last quarter of the century, the construction of Staxton Close marked the first properties designed as a grouping since the 18th century farm groups.

However, although the buildings followed a one and a half storey with dormers form, they were substantial properties rather than modest one room deep cottages of the 18th century. Unlike buildings from earlier periods, they followed the 20th century construction in brick and concrete tile rather than the stone and thatch.



1900 - 1950

1951 - 2000

Typical 20th Century Buildings

The 21st Century

Only one building has been constructed in the 21st century, this being on the site of the former school house. This has the long rectangular plan form of buildings from earlier periods such as Home Farmhouse and Manor Farmhouse.



It also adopts the 2 storey + attics with visually subservient single storey outbuildings form, typical of 18th century farmhouses in the locality. The use of local stone, replica Collyweston slate and clay pantiles mark a return to the building tradition that formed the special character which the conservation area status seeks to protect.

9.2 Protected Buildings

There are 24 listed buildings in the conservation area. In total, there are about 60 buildings of all types in Marholm. So, listed buildings make up a relatively high proportion of all buildings.

Listed Buildings

The table below gives a brief analysis of listed buildings. Listed buildings are shown on the plan at annexe 2.4

Nos. of listed buildings	Date					Type					Grade		
	I	II*	II										
	Pre 1500	16th c	17th/18th c	19th c	20 th c	Religious	War memorial	Barns, outbuildings	Cottages / Lodges	Houses			
24	1	-	16	6	1	1	1	6	11	5	1	1	22
Totals	24					24					24		

This confirms the visual impression of Marholm as a village comprised of mainly 17th and 18th century cottages and houses, with 19th century cottages and outbuildings. Most buildings are grade II but the church and Manor House are of exceptional historic interest, as reflected in their respective grade I and II* entry.

Buildings Covered by Article 4 Directions

There are no buildings covered by article 4 directions

9.3 Building Heights and Plan Forms

Before 1600 and the Post Medieval Period

There are no vernacular buildings surviving from this period. A full description of the church is given in the Royal Commission for Historic Monuments (RCHM) Volume on Peterborough New Town 1969 and included in annexe 4.

The 17th century

Marholm Farm is a typical 17th century farm house. It is based around a long rectangular main range, one and a half rooms deep with two wings giving an “H” shaped plan form. It is of a full 2 storeys with a thatched roof.



Marholm Farm

2, 3 and 4 Church Walk are dwellings that originated in the 17th century and once would have been properties of people of some significance. The original plan form would have been “L” shaped, 2 rooms deep and 2 storeys in height. However, they have been much altered and the steep pitch roofs, windows and other significant historic features have long been replaced.



3 Church Walk

2 Church Walk

No vernacular cottages survive from the 17th century, but evidence from buildings in nearby villages suggests that these would typically have been stone rubble rectangular buildings, one room deep (approx 4.5 – 5m), incorporating attics and central brick chimney stacks. Such cottages were either single storey + attic one up one down dwellings, or cottage tenements with terraces of 3 or 4 dwellings arranged in a terrace.

The 18th century.

The lack of timber and availability of local quarried stone meant that by the 18th century, almost all buildings were constructed with masonry walls, around 500mm thick.

The Manor House is a typical 2½ storey 18th century house constructed for a relatively well off yeoman farmer. The main range is a 3 bay building with long rectangular plan form, one and a half rooms deep. It incorporates an earlier 2 storey wing, probably 17th century giving an overall “L” plan form. Poplar Farm is typical narrow plan and 1½ storey.



Manor House



Poplar Farm

The Nineteenth Century

The Old Rectory illustrates the changes to plan forms made practical with the new shallow pitch Welsh slates roof. The main building has a square plan form with an entrance and stair and 4 spacious rooms to each of the 2 main floors. To the rear was a domestic wing, accessed off a three bay range forming an elongated main façade.

19th century houses and cottages are all 2 storey but include a variety of plan forms. The former Blacksmiths cottage replicates the typical 18th century narrow, long rectangular plan form. In contrast, Foresters House is a more complex semi-detached plan form incorporating a central front wing and side porches and rear wings and sheds. This more intricate plan form is typical of the Victorian Gothic approach favoured by landowners to enhance the appearance of their estates and the rural idyll.

Other 19th century cottages being 1 Church Walk and Marholm Farm cottage have more square plan forms.

Victorian agricultural buildings also have a slightly wider plan depth than previous periods, reflecting the more efficient prefabricated braced king post roof trusses from the second half of the century and retained in buildings such as the barn just south of Manor House.

The 20th and 21st centuries.

The public housing of the first half of the 20th century is to standard plan forms, 2 full rooms deep and 1.75 / 2 storeys in height, in semi-detached forms. Similarly, the interwar bungalows are to standard, over-square plan forms; all covered by the shallow roof pitches possible with concrete tiles.



one of three pairs of inter war semi detached houses



Woodcroft Road

By the 1960's, houses and bungalows continue to be individually designed, but based around widely accepted floor plans. However, without exception plan forms are 2 rooms deep making building widths of 8m. or more, considerably wider than the 5m width of traditional cottages.

9.4 Building Materials

Over half of all roofs are in concrete tiles or other modern materials. Before about 1850 the only building materials were timber, lime/dung/clay daubs and washes, local stone, Collyweston slate and thatch. From about 1840 buff and red pantiles and Welsh slates became available. These materials were abandoned in the 20th century in favour of concrete tiles and machine made bricks.

We know that timber framed buildings continued to be constructed well into the 16th century, but by the 17th century, timber had given way to local limestone rubble for cottages, houses and agricultural buildings such as barns and dovecotes. Better quality farmhouses had stone mullion windows and stone dressings with Collyweston slate roofs. Even into the 18th century, thatch continued to be used for the new farm buildings such as stores, sheds, stables and biers. Locally produced bricks were used for chimney stacks.

The coming of the railways in the mid 19th century made cheap Welsh Slate available, allowing easier access to the mass produced bricks and pantiles from Peterborough and Whittlesey. These were increasingly used for chimneys, window arches and buildings such as store sheds.

The 20th century saw the introduction of mass-produced manufactured bricks and concrete tiles. These completely superseded stone, thatch and local slate for new building and building renovation. Post war factories also mass produced windows and doors, in timber and galvanised metal and later, in upvc.

Analysis of Roofing Materials		
material	number of roofs	percentage
thatch	11	15
Collyweston slate	9	12
replica Collyweston	6	8
clay pantiles	5	7
Welsh slates	3	4
modern tiles	36	49
other modern	4	5
totals	74	100%

The pre 1800 traditional materials of thatch and Collyweston slate account for 27% of all roofs. 19th century materials, Welsh slate and pantiles account for 11% of roofs whilst modern concrete tiles of all styles cover 54% of all roofs.

A very similar pattern emerges with wall materials. Stone was the sole material of surviving buildings until the 20th century (35%) but since 1900, modern concrete bricks of all types were the preferred choice of material. Today, brick buildings make up nearly 50% of all buildings.

Analysis of Wall Materials		
material	number	percentage
Coursed limestone	26	35
Artificial coursed stone	6	8
Modern bricks	26	35
Render	8	11
Part stone/ brick	1	1.5
Other	7	9.5
totals	74	100%

Since the 1990's, more prescriptive conservation policies have resulted in the re-adoption of traditional local building materials, especially within the conservation area. Today, better availability of local stone and the excellent visual qualities of replica Collyweston slate have enabled building materials to continue the historic building tradition. Welsh and Spanish slate are also increasingly used for new buildings, even though, slate did not appear in the locality until the second half of the 19th century and is clearly not a local material.

9.5 The Built Fabric

17th and 18th centuries

Cottages are of 1 storey and attics with low ceiling heights under longstraw thatch roofs; hooded dormers seem to have been the traditional detail; these have increasingly been replaced by eyebrow dormers. Old photographs show that until the 1950's, thatches had simple straight ridges, unlike the scalloped ridges of today. The dormers were also less pronounced than many of the modern interpretations of historic thatch details, especially where reed has replaced traditional longstraw thatch.



longstraw thatch roofs with hooded and eyebrow dormers

Houses have Collyweston slate roofs incorporating hipped gable dormers or plain gabled dormers



Gabled and hipped gabled dormers

From the 17th century, brick chimneys began to be introduced, invariably centrally placed along the roof ridge. By the 18th century, they were typically built within the end gables. Possibly due to the influence of the Fitzwilliam estate, cut stone was also used.



Brick chimneys inserted in to 17th and 18th century buildings



Stone chimneys

17th century **cottage** windows would have been no more than wooden mullioned frames with shutters, but no glass. In the 18th century Yorkshire type horizontal sliding sash with small blown glass panes were extensively used along with wrought iron frames and leaded lights set in oak frames. Some of the latter still remain to the upper floors of Water End Cottages.



Lights made of wrought frames and leaded lights, Waterend Cottages

17th century **houses** also incorporated iron frames, but set in stone surrounds. It is likely that most iron lights that survive today are from the 19th century. The windows to Marholm Farm incorporate stone surrounds and mullions with both triangular and segmental pediments above. By the 18th century, sash windows brought more light and technical innovation and rapidly superseded earlier window types.



House doors from the 17th century are generally based on 3 or 5 plank forms. It may be that the doors to Water End Cottages and Marholm Farm are replacements, but based on doors that previously existed.



18th century

19th century

Cottage doors would have been simple plank doors set in heavy wood frames. No doors from this period appear to have survived but the photographs above (right) are local examples.

The 19th Century

The Old Rectory incorporates a variety of stone detailing reflecting the obvious importance that was attached to the Rector and church; it is a one off house, quite grandiose for the relatively small parish. Similarly extravagant Rectories from the 18th and 19th centuries exist in many nearby parishes, for example, Northborough and Great Casterton.

Smaller Victorian houses and cottages typically had roofs in Collyweston, thatch and Welsh slate, some with good quality ashlar stone chimneys, others are in brick with others still having stone bases and brick shafts.



It is normal for Victorian houses to be two storeys, without dormers. However, semi dormers are incorporated into the Foresters house above (right).

It appears that voussoir lintels (below) have been a local feature and these may have been retrospectively added to some existing windows in later centuries.





Some 19th century windows and doors remain; others have been adapted or replaced.

20th century dwellings

The Edwardian period had little influence on the conservation area. The interwar period saw typical arts and craft influenced designs from the modest cottage style semi-detached houses illustrated bungalows, such as those on Woodcroft Road.

Immediately post war housing was utilitarian and incorporated the first use of concrete, portland cement mortars and factory built windows with mass produced bricks and concrete roofing tiles. Building materials were unrelated to the locality in which they were built. There were also new dwelling types, for example chalet bungalows on frontages and one off bungalows set back from the road. The range of 20th century dwellings is illustrated on the montage of page 25.

21st Century Buildings

The one building so far from the 21st century illustrates an approach that re-establishes the evolution of local building style based on stone and reflecting more traditional forms. The building is of limestone with a replica Collyweston slate and clay pantile roof.

9.6 Building Uses

Up to the first half of the 20th century, the economy of Marholm was based around Manor, Poplar, Marholm and Home Farms with the farm houses and cottages grouped with barns, sheds, stores, workshops. Food production, storage and processing were the main activities supported by smithies. The estate also set up a sawmill and (tree) nursery, indicating that, until the First World War at least, the local woodlands were commercially managed. Today, farming is still the main activity in the countryside but there is little need for local labour. Most 18th and 19th agricultural buildings are no longer needed. The great majority of buildings are in residential use.

It can be seen from old maps, photographs and the historic buildings remaining that, even as recently as the 1950's, there was a greater diversity of building uses. In the late 19th century / early 20th century period, there were 4 active farms, a tree nursery and orchards, a school, a smithy. The local woodlands were exploited for timber and shooting. A high proportion of the population have been directly employed in agriculture and supporting activities and in service, to The Rectory, the farmhouses and Milton Hall. Today, few people are locally employed in service and the orchards, nursery and sawmill have also gone.

Most buildings in Marholm are now in residential use and most people commute to work outside the village.

The traditional barns and sheds to Home Farm, Poplar Farm, and Manor Farm are now largely underused whilst those to Marholm Farm were demolished in the mid 20th century.

There is a clear issue relating to the future of all barns and underused agricultural buildings, some of which are listed buildings.

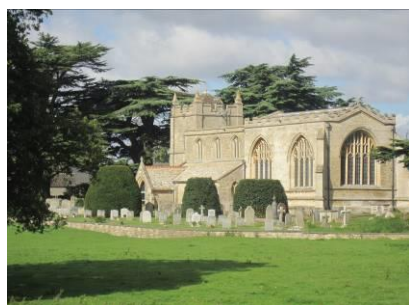
10. TREES, HEDGES, WALLS AND OTHER STRUCTURES

There are clear patterns in the distribution of trees, hedges and walls. Within the historic village, stonewalls enclose frontages and plots. In the surrounding landscape, the 18th and 19th century enclosure hedges mark the field boundaries, although some stone boundary walls exist along road frontages. Many walls are in need of repair whilst some hedges have been lost to accommodate modern extensive agricultural methods.

10.1 Trees

The best historical records on trees are the 19th and early 20th century OS maps, photographs and the trees themselves. The 1886 -1889 edition of the OS tree symbols can be taken as a reasonable representation of significant trees that existed at this time. It differentiates between coniferous, deciduous trees and formal orchards. It would seem to show most trees that were perhaps 30 – 50+ years old and therefore prominent in the landscape at that time.

This map shows great numbers of trees on the (enclosed) field boundaries, especially to the east of the village. There are also significant numbers of trees all along the stream to the north and south of the village, on road verges, particularly the Stamford and Castor Roads and the closes in the village. Some of these still exist today. Some willows associated with the stream are clearly ancient trees, probably 300-400 years old. Other than the willows, there do not appear to be any ancient trees, most being to be 100- 200 years old and dating from the enclosures.



Cedar and Yews



ancient pollard willow beside stream



Poplars on northern approach

The magnificent cedar trees around the church would appear to be early 19th century. The age of the clipped yews in the church yard is unknown.

Elsewhere, much of the structural tree planting appears to also date from the 19th century, for example the trees around the Old Rectory and around Staxton Close and are typical Victorian species such as ash, hybrid lime, horse chestnut and oak. These have now matured to a size where they make a real impact on village townscape and setting. Indeed, the west, north and south approaches make a marked contrast with the approach from Bretton which is relatively tree-less and open. The line of poplar trees at the Woodcroft approach and individual trees elsewhere are likely to be early 20th century, possibly associated with the nursery.

Burmer, Belham, Mucklands, Thistlemoor and Belsize Woods are all ancient woodlands that in general are situated on higher points in the landscape and form a good backdrop to the village. These woods are likely to have a high ecological value.



Ancient woodlands form a backdrop to the settlement

From the 1930's, there were changes in thinking about trees and landscaping. Until then, most planting was either for a purpose, to provide fruit, nuts, timber and firewood, or as part of the landscape setting to larger houses, notably The Rectory and Milton Hall. More ornamental tree planting more suited to smaller suburban gardens began. Since the 1960's, dwarf ornamental trees and conifers has dominated plantings in front gardens and new housing areas.

Changing tree landscapes



18th and 19th centuries



late 20th century

10.2 Hedges

Around the village are extensive quickthorn enclosure hedges, probably dating from the 18th century. It may be that some, particularly those close to ancient woodlands, may be ancient hedges, dating back to pre-conquest times and containing significant species diversity.



Hedges within the village



Field boundary settlements becoming absorbed into the settlement

Some hedges that were once field boundaries have become absorbed into the settlement. Others have been clearly planted in the 19th century, for example, the privet hedge to the front of the former Blacksmith's cottage; others are 20th century, for example leylandi and pyracantha.

10.3 Stone Walls

From earliest times, small fields or closes probably existed within Marholm. These were used as safe grazing and other activities best carried out immediately beside the dwelling. By the time of the 1822 map, there was a patchwork of small fields close to the village street and it is likely that each field was enclosed by a stone wall. Stone walls also enclosed farmyards, gardens and vegetable plots. Almost all walls now surviving date from the 17th and 18th centuries but some will likely have been built and rebuilt. However, stone walls, constructed in the local style with coursed and squared freestone and rough dressed rubble, are a very significant as historical boundary features and features in the appearance of the conservation area.

Twentieth century development has resulted in the fragmentation and loss of some walls as gaps are made to accommodate new access. Other walls have fallen into disrepair, been demolished or reduced in height in preference to repair or replaced by fences.



Stone walls within the village



A number of other walls will soon require repair. Further loss of these important historic features would diminish the character and appearance of the conservation area. There may also be opportunities to construct new traditional walls, or restore the height of existing walls. Further puncturing of walls through insertion of new drives should be avoided.

10.4 Other Structures

The bridge carrying the Woodcroft Road over the stream appears to have an 18th century arch, with parapets subsequently rebuilt. This appears worthy of consideration for adding to the statutory list.



Bridge from 18th c?

11 TOWNSCAPE

11.1 Context

The townscape of Marholm has fundamentally altered during the 20th century. Until the 1950's, it was a farming community, surrounded by fields with windy single track roads forming the village streets. From the 1960's, traffic volumes and the size of vehicles increased massively as Peterborough expanded as a new town and the east west road became a significant route from Peterborough to Stamford. The highway were widened, re-aligned and re-engineered with concrete kerbs to help the flow of traffic.

An analysis of key townscape elements is given in Annex 2.6 The character of various parts has a role to play in the overall character of the conservation area.

Standing near the cross roads at the small but important open space The Green has the feel of the focal point of the village. This pleasant area is complemented by the war memorial, village sign and mature trees. There are positive views towards Blacksmith's Cottage, the Old Arms cottages and closed off by the position of The Fitzwilliam Arms. Glimpses are gained of the open fields to the north east.



The Green, the focal point of the village

Moving west past the bend near the Fitzwilliam Arms the small scale detached properties to the south are not obtrusive, being set back from the road and with soft front boundaries of shrubs and hedge. Despite the expanse of the often busy road the hedge line and trees to the paddock opposite and the trees to Water End junction impart a general rural character.



Stamford Road

View towards Water End junction

Water End is a delightful and tranquil single track with an enclosed character due to the narrow width of the lane, the stone boundary wall to Manor Farm and the paddock hedge. Beyond Rectory Farm the way turns into a narrow meandering footpath leading to the footbridge crossing the watercourse to Woodcroft Road. The sense of countryside is strong.



Waterend by Manor Farm

passing Poplar Farm nr Water end Cottages

Church Walk towards Home Farm (below) has a very informal character with enclosure by hedgerows and views across the paddock towards the church and framed by the Cedar trees. In the village, grass verges are of high landscape quality and have a positive visual influence especially where there are no kerbs.



Church Walk south has an enclosed character due to the narrow width of the road, the absence of a footpath and the position of nos 1-3. Past the last private driveway Church Walk becomes even more tranquil. The church occupies a secluded position and is partially obscured by mature trees. The approach is between a short avenue of mature trees.



Church Walk south

approaching the church

St Marys church is set centrally in a churchyard which is enclosed on the north by hedge, and iron railings to Church Walk. The ha-ha enclosing the south and east boundaries and the mature Cedar trees planted to the west of the church create an attractive view and setting.



The eastern approach to the church from Castor Road gives very impressive and attractive views of the surrounding countryside and an awareness of the strong rural setting of the village. The landscape has a parkland character due to the open grassland and large mature oaks.

11.2 Street Furniture and Highways

As a result of the re-engineering of village streets, tarmac carriageway and footpaths are more evident. At junctions, in particular, traffic signage, highway markings and other street furniture do not complement the conservation area setting.



Street scenes dominated by highways

Elsewhere in the conservation area there are bollards to protect the verges, signs, telephone substations, hydrants, footpath signs and many other items of furniture. Many signs are on separate poles, when they could have been fixed on shared poles or lamp standards.

The overwhelming impression is of roads set to consistent engineered radii with concrete kerbs. The overall effect of post 1960's highway works and street furniture has lessened the historic character and appearance of the conservation area.

12.0 MANAGEMENT PLAN

Management Proposals

The City Council does not intend to prevent change or development in the Marholm conservation area. The purpose of the Management Plan is to preserve and enhance the area's special character. The proposals follow national planning policy guidance and the relevant policies of the Peterborough Core Strategy and the Planning Policies Development Plan Documents. The Management Plan complements the Marholm conservation area appraisal.

12.1 Planning policies and controls

In conservation areas there are a number of extra planning controls in addition to normal planning restrictions to maintain the character and appearance of the area. Permission is needed for:-

- the demolition or substantial demolition of a building (apart from some minor exceptions)
- demolition of walls, gates or fences over a metre high next to a highway or over two metres elsewhere
- Cladding of the exterior of a building with stone, artificial stone, pebble dash, render, timber, plastic or tiles
- a satellite antenna on a chimney or a wall fronting a highway
- a new building in the garden of a use over a certain size
- Building extensions over a certain size, including installation of dormer windows
- Installation of certain micro generation equipment, such as solar panels
- Six weeks prior notice must be given of works to trees.

All proposals should be discussed with the Council in the first instance to determine whether permission is required.

Special attention must be paid to the character and appearance of the conservation area when determining planning applications. The effective management of the conservation area will be achieved in the main by the positive use of planning and enforcement powers.

The Peterborough Planning Policies Development Plan Document (DPD) contains policies for making decisions on new development, including extensions. The council will seek to ensure that new development will enhance the character or appearance of the area in accordance with adopted policy and other published design guidance

New development, including extensions and alterations, should be carefully thought out and well designed, respect the context and use locally relevant materials.

The council will oppose proposals which would harm the special character of the conservation area. Important views into and from the conservation area are identified on the Townscape Analysis Map. The Council will seek to ensure that all development serves to respect these important views.

To protect the character of the area the Council will ensure that unauthorised development is subject to effective enforcement action where legal powers permit.

The main protector of the character and appearance of the conservation area are residents who are responsible for maintaining their property. The character of the area can be harmed through the use of inappropriate materials and unsympathetic alterations. The Council may make use of an Article 4 Direction to remove some 'permitted development rights' for certain works which would affect the external appearance of a house. 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 Marholm.

12.1 The Conservation Area Boundary

This is the first conservation area appraisal since the designation of the conservation area in 1990. The conservation area boundary generally all historic parts of the village and immediate landscape. There are one or two minor anomalies between the boundary and ancient and current field boundaries but for the most part, the current conservation area provides a reasonable basis for the proper consideration of the character and appearance of the historic settlement.

- **It is recommended that the conservation area boundary be retained.**

12.2 Additional protected Buildings

The road bridge to the Woodcroft Road approximately 30m north of Marholm Farm appears to be 18th century, with the parapets subsequently repaired and rebuilt. There are no other unprotected buildings that may fall within the national listing criteria. It is recommended:

- **Discuss with English Heritage the value of including the Woodcroft Road bridge on the statutory list of protected buildings.**

12.3 Alteration to historic buildings

In the case of most historic 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.

It is noticeable that modern designs of windows and doors have been installed in some older buildings. Many of the modern windows may require replacement in the foreseeable future. If this is the case there should be a presumption that the replacement windows will revert to designs that correspond to the date and character of the building.

To safeguard the historic character of buildings and the conservation area, it is important that historic fabric is retained and sympathetically repaired as required. Repairs to historic buildings must be undertaken sensitively to ensure that the appearance and condition of their fabric is not harmed. It would also enhance the appearance if more sympathetic detailing replaced current unsympathetic alterations.

It is inevitable that, at some point in the future, there will be pressure to find new uses for underused historic buildings, most notably the farm complexes. It is recommended:

- **Encourage awareness of appropriate maintenance, repairs, original design detail and good conservation practice**
- **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 - to a standard known as the "Dorset model". The traditional thatching material is long straw. On other properties, and particularly those with Collyweston slate, the original materials are re-used and additional salvaged matching materials incorporated, as required.**
- **Cottage window and doors and frames surviving from before 1920 should be repaired and/or taken as patterns for the re-manufacture of replica doors and windows for use in repair and restoration on other similar buildings in the conservation area where modern patterns have replaced traditional fabric.**
- **As a general principle, where modern windows in historic buildings are to be replaced, the replacement windows should be of designs and materials that are sympathetic to the date and character of the building.**
- **As a general principle, new uses should not compromise the historic character of old buildings and their settings. Where a scheme of repair and conversion is contemplated for a group of 2 or more historic buildings, a detailed design brief should be drawn up in conjunction with the local planning authority to establish the key principles of the scheme.**

12.4 New Buildings

The 1886-1889 OS map clearly shows that the character of the village was made up of a groupings of around the three main farms with a further cluster at the village centre around the Fitzwilliam Arms. There were gaps between groups of buildings that comprised open closes/paddocks/orchards bounded by stone walls and fences. The constant pressure for infill development has significantly eroded this character within the village. Ribbon development has also had an impact. It is recommended:

- **Further proposals for infill and backland development within the conservation area should be resisted unless it can be demonstrated that there would be no detrimental effect on the amenity, character and appearance of the area.**
- **The following are general design principles for all development in the conservation area:**

New accesses that result in stone walls being punctured, or grass verges further divided should be resisted.

New development should relate to its context by closely following the scale (design, height and bulk) and siting of buildings that shape the character and appearance of the conservation area.

Where new dwellings are permitted, they should be designed with narrow plan forms of no more than 6 - 7m.

New buildings should be in stone with thatch or replica Collyweston slates. Welsh slate, replica blue slate, bricks and concrete roof tiles should be avoided.

Extensions must take account of the scale of the existing building, not dominate the original, and use high quality material and detailing.

Roof lights and dormer windows to front roof slopes detract for the character and appearance and will normally be unacceptable

New development should include stone walls to the public view; fences and bricks walls will not normally be supported.

Opportunities should be taken to consolidate and repair existing features in the conservation area such as stone walls as part of any new development.

12.5 Archaeology

This report demonstrates that further action is needed to safeguard and manage Marholm's archaeological resources. It is recommended:

- **All schemes for new development within the conservation area should include an appropriate archaeological assessment before the detailed planning (application) stage. The definition of development would include engineering works to highways, within gardens, and to ponds and watercourses.**

12.6 Stone Walls

A number of properties have stone boundary walls. Many of these may represent historic boundaries, in some cases dating from pre-medieval times but the majority of walls date from the 17th and 18th centuries. Over the years, many walls have been reduced in height in preference to replacing top courses and copings. Were these reinstated they would clearly make a far greater contribution to the street scene. Peterborough City Council has available some detailed practical guidance notes on the building and repair of walls in the local style. It is recommended:

- **All existing stonewalls should be retained, maintained and repaired as necessary and where there are opportunities old walls restored to their original height.**
- **The City Council, in conjunction with the Parish Council, English Heritage and other bodies will consider ways to assist the repair of existing walls and the building of new walls, where appropriate, in the local tradition.**
- **Proposals to install fences behind existing walls should be resisted, the presumption being that the wall will be made structurally sound and if necessary increased in height, all using local materials and methods.**
- **The city council will make available its guidance on the local methods and techniques for the building and repair of traditional stone walls.**

12.7 Highways and Highway works.

The main route through Marholm, the Walton /Stamford Road was once windier than at present, but opening out into a "square" in front of the Fitzwilliam Arms and having a greater sense of place. The wider grass verges at the Water End / Church Walk junction also would have formed a more defined space. As a result of re-engineering, traffic speeds have been increased and it is noticeable that the 30mph limit is not always adhered to. Should this situation warrant traffic calming works, speed humps, flashing signs and highway painting should be avoided in favour of highway works that slow vehicle speeds but at the same time would (partially) reinstate the historic character of the settlement.

Future highway works should bring a positive improvement to the character or appearance of the village. It is recommended:

- **Any highway improvement, maintenance works and traffic calming schemes should be based around slowing traffic by reinstating historic street widths and alignments in preference to introducing new elements in the street scene. All potential future works should reinforce the “sense of place” to Castor Road/Woodcroft Road and Church Walk/Water End junctions.**
- **Maintenance works should, where possible use natural materials that are sympathetic to the historic character of the village.**
- **Overhead wires and their poles have a negative effect in certain places and as opportunities arise these should be replaced with underground cables**

12.8 The public realm and street furniture

During the 1960's and 1970's the streets were engineered with concrete kerbs and to incorporate mains water, electric and sewers; concrete and steel street lights, tarmac pavements etc. These have very much changed the character and appearance of the village.

Lighting is mainly provided by modern galvanised columns. These and other highway signage and structures detract from the quality of the public realm and the character of the area. Street furniture could be rationalised and better planned. It is recommended:

- **Retain all historic street furniture and materials including milestones, and granite and local stone kerbs and setts.**
- **Takes note of the townscape analysis set out at annex 2.6**
- **As up-grading and replacement schemes for streetlights, railings, signage etc. come forward (in conjunction with Recommendation 12.7 above); these should be rationalised. Designs and materials should complement the historic character of Marholm.**
- **Broadband/telephone and electricity cabinets should be placed in unobtrusive locations and / or painted in a visually neutral colour**

12.9 Landscape and townscape

The character of the village is changing as more trees and hedges are planted in front gardens and on grass verges. At the same time, the oak, ash, horse chestnut and lime trees, planted in the 18th and 19th centuries are nearing maturity, yet no specific provision has been made for eventual replacements. In contrast, many of the ornamental trees planted in front gardens have comparatively short life-spans (30-40 years) and are likely to require arboricultural work in the foreseeable future.

Marholm retains many streams and ponds, some may be ancient whilst others clearly date from the 17th and 18th centuries. It is important that these are retained and managed as historic features, wildlife habitats and as potential infrastructure for more sustainable water retention and drainage. It is recommended:

- **Trees, hedges and green spaces and verges which contribute to the character of the conservation area should be retained.**
- **Draw up measures for the management of trees in public view in both public and private ownership.**

- **Plan for the planting of new trees to reinforce the historic character, sense of place and appearance in the long term of Marholm and its landscape setting. This should consider the design principles set out in Annex 2.6 Townscape Analysis. The 1886 - 1889 OS map could be used as a template for future proposals.**

12.10 Community involvement

The quality of an area depends on the actions of people who live there. In the conservation area the owners of property play a key role in affecting how the area looks. Minor alterations such as replacement doors, windows 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.

Designation raises the awareness of all residents to the quality of their surroundings and encourage an active interest in the care and maintenance of their properties. The appraisal provides residents with an understanding of what should be cared for and preserved in the conservation area, and the need for sympathetic alterations and repairs.

13.0 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 Road, 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 Road, Peterborough, PE1 5DD; Tel: (01733) 747474; or e-mail:

john.wilcockson@peterborough.gov.uk

Sources of Information

The following sources of information were drawn upon:-

Documents

- Peterborough Reference Library Local Studies Archive
- Population Census Records 1891 to 1991
- The Statutory List of Buildings of Architectural Interest and Historic Merit
- The Sites and Monuments Record
- Peterborough Museum Archive
- Victoria County History – Northants
- Peterborough City Council Planning Department Archive
- The Soke of Peterborough; A Portrait in Old Photographs and Picture Postcards
- The Royal Commission on Historical Monuments - Peterborough New Town - A Survey of the Antiquities in the Areas of Development. 1969
- Marholm Village Design Statement (Draft 2002)
- Five Parishes Their People and Places. A History of the Villages of Castor, Ailsworth, Marholm with Milton, Upton and Sutton. The CAMUS Project (undated)
- Guidance on Conservation Area Appraisals and Guidance on the Management of Conservation Areas English Heritage 2006

References

- Legislation and Guidance

Planning (Listed Buildings and Conservation Areas) Act 1990

Town and Country Planning (Trees) Regulations 1999

National Planning Policy Framework (2012) www.communities.gov.uk

PPS5 Planning for the Historic Environment Practice Guide

www.english-heritage.org.uk

- Peterborough Planning Policy Framework:

Peterborough Core Strategy Development Plan Document

Peterborough Planning Policies Development Plan Document

- Web related:

<http://www.planningportal.gov.uk>

<http://www.english-heritage.org.uk>

<http://www.ihbc.org.uk>

<http://www.culture.gov.uk>

- For advice on repairing, maintaining and restoring older buildings:

<http://www.spab.org.uk>

<http://www.georgiangroup.org.uk>

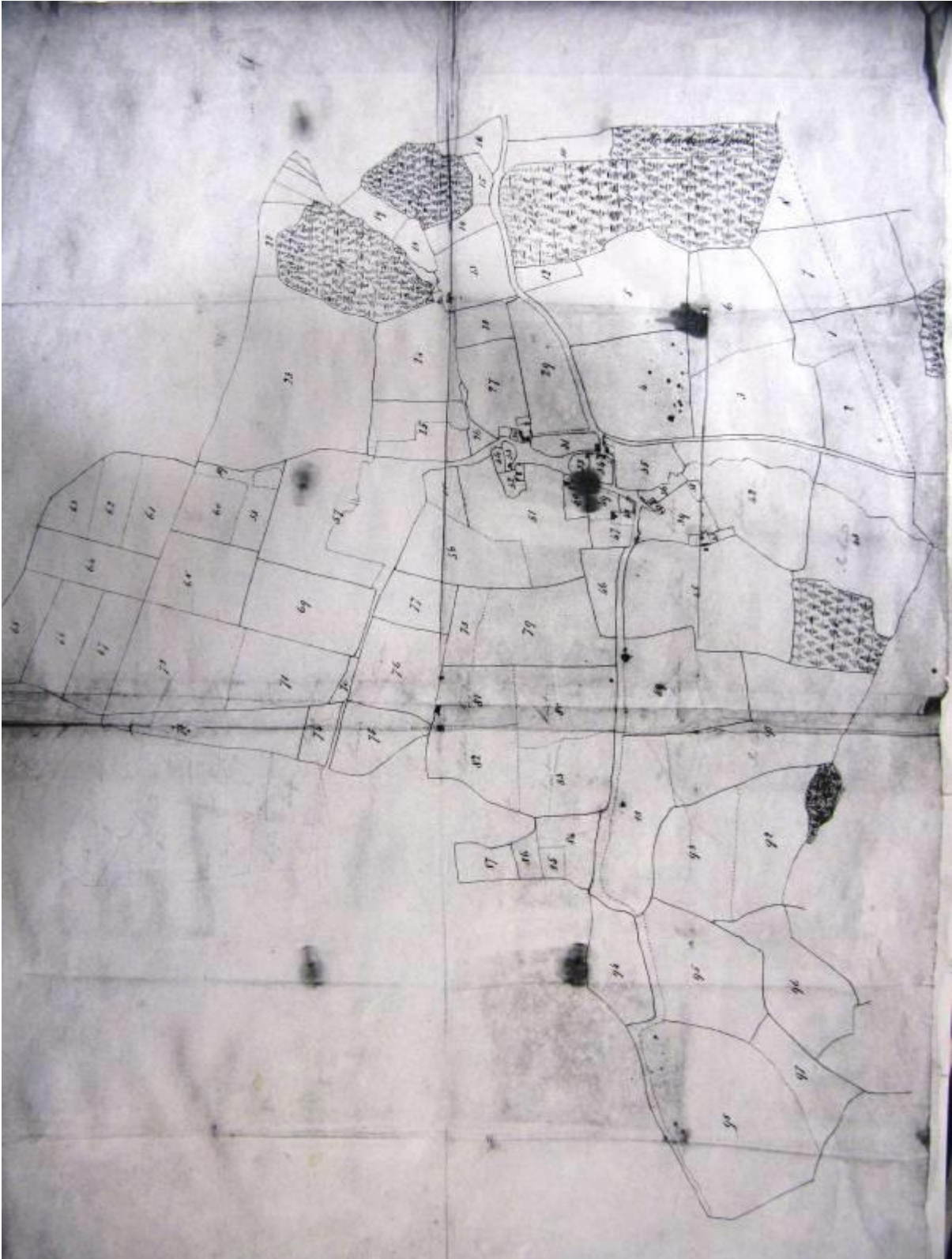
<http://www.victorian-society.org.uk>

<http://www.maintainyourbuilding.org.uk>

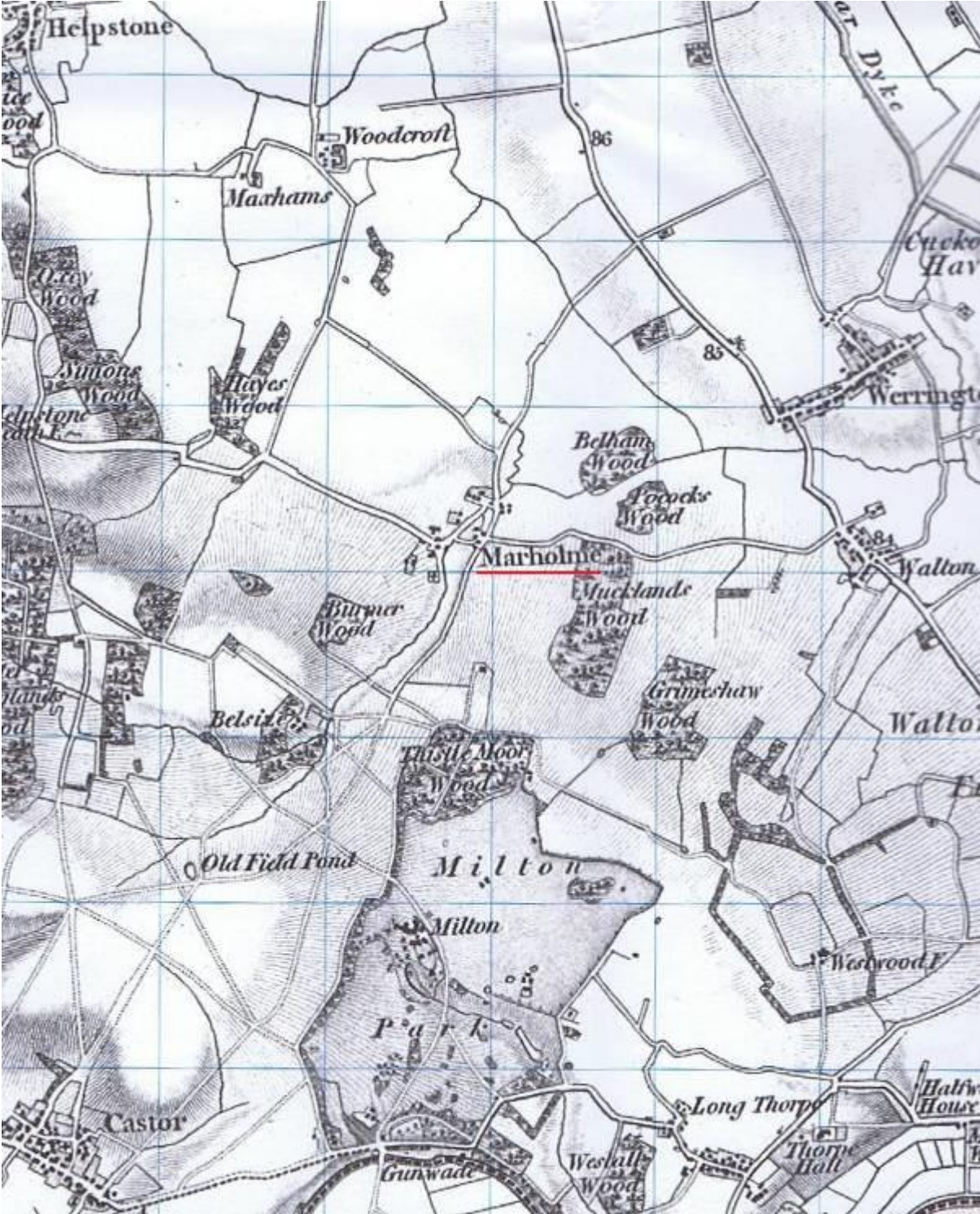
<http://www.ihbc.org.uk/publications/stitch/stitch.html>

<http://www.english-heritage.org.uk>

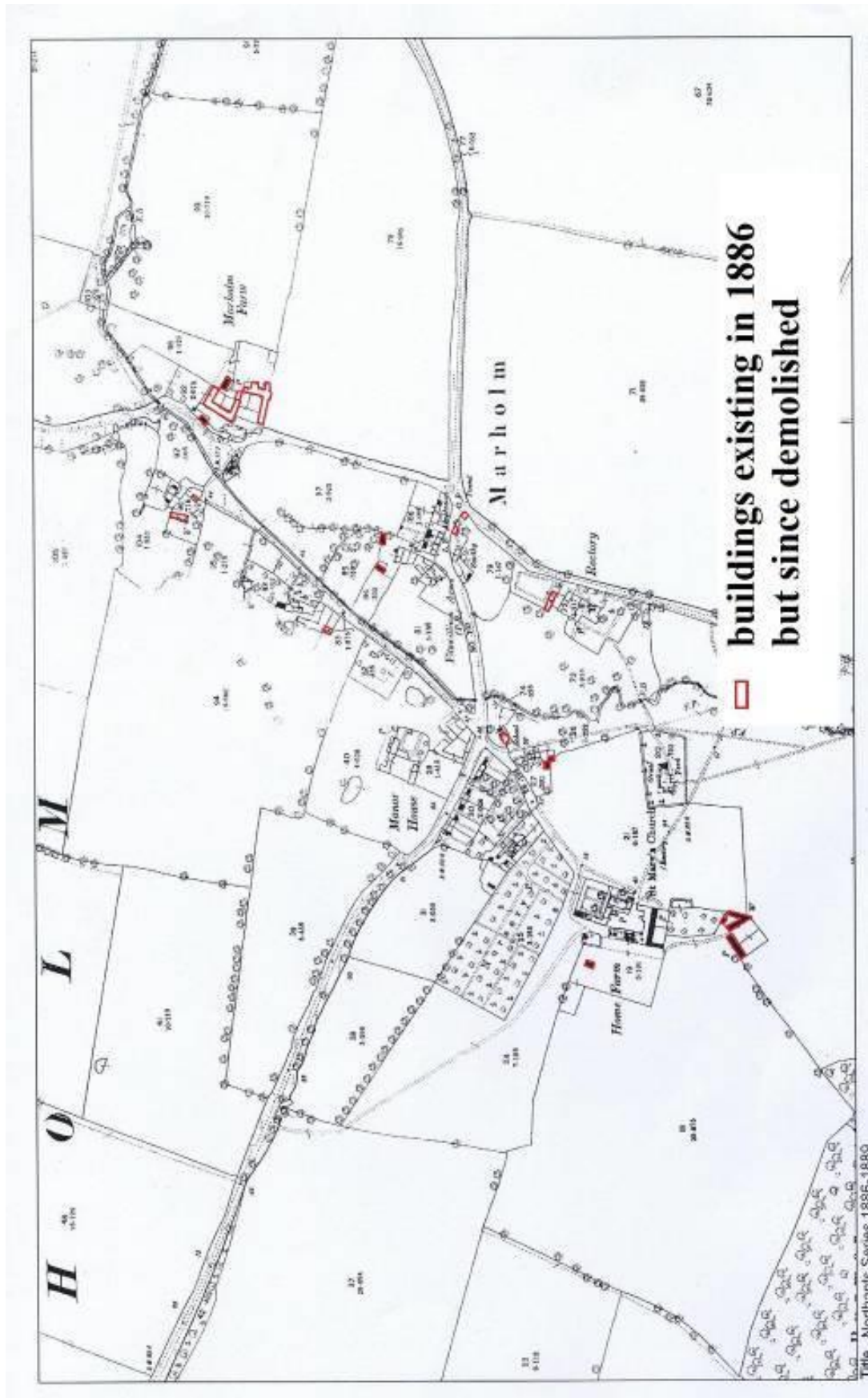
Annexe 1.2 1822 Map – Status Uncertain



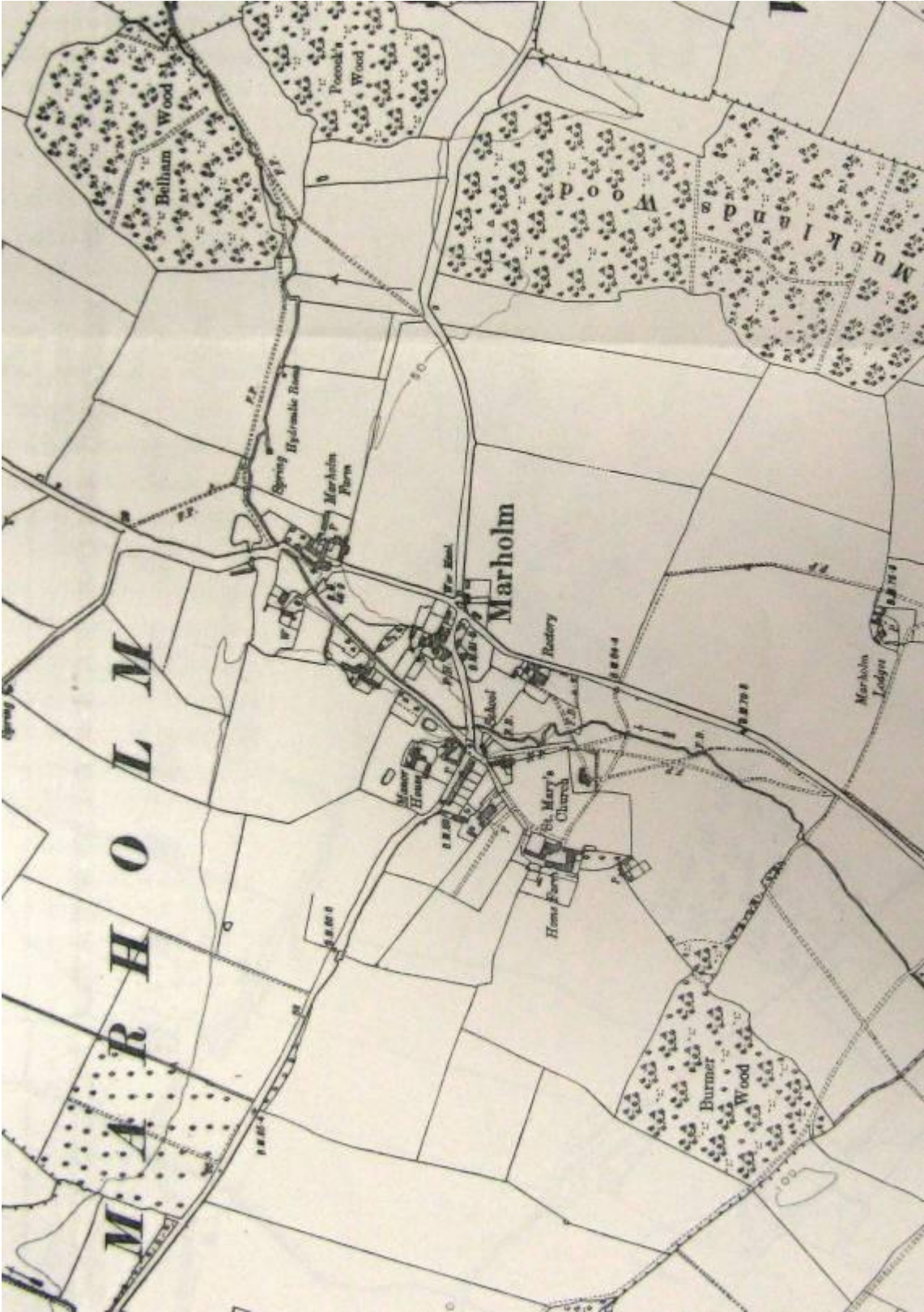
Annexe 1.3 Extract from 1824-1836 Old Series OS map



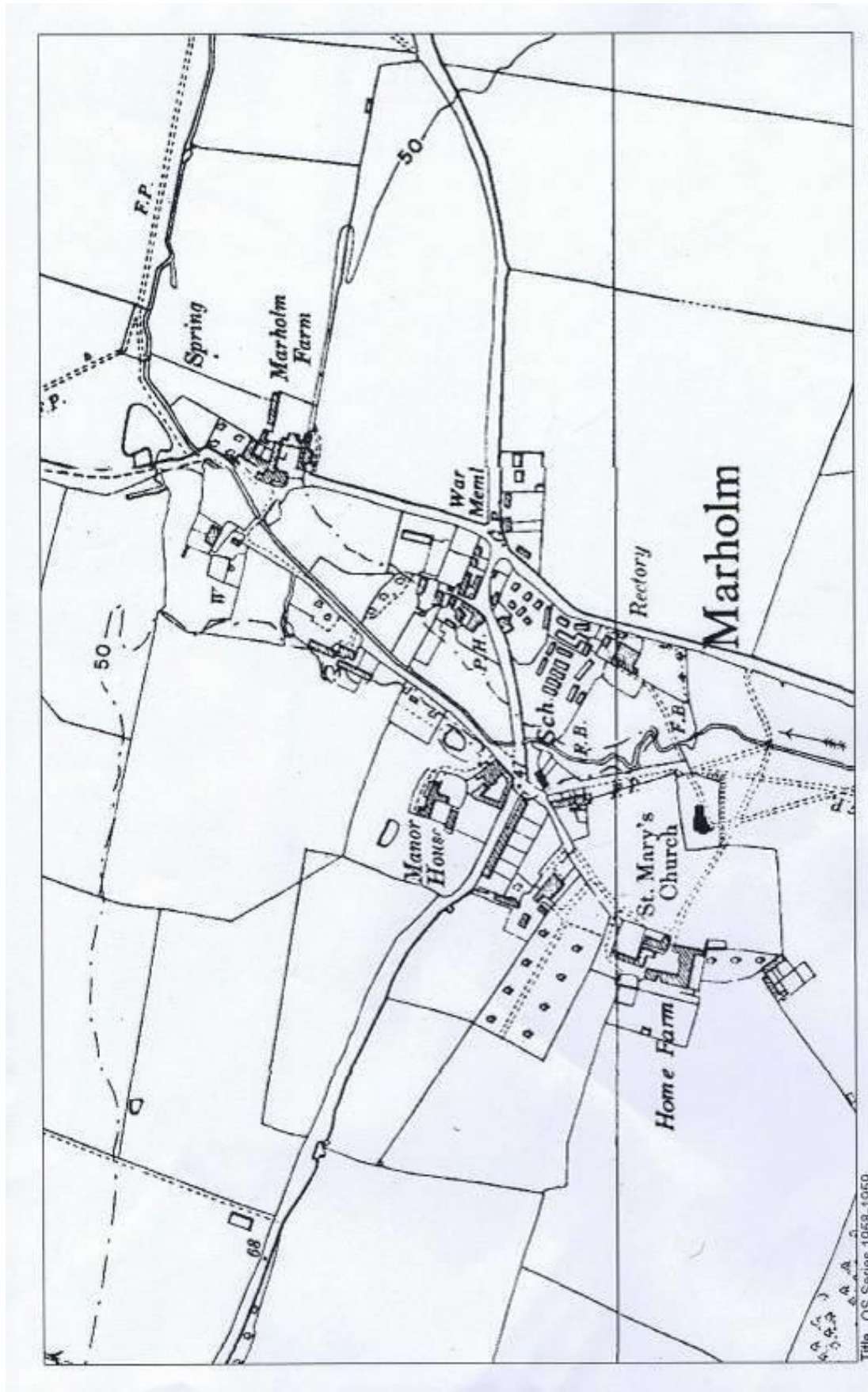
Annexe 1.4 Northants Ordnance Survey 1886 – 1889 (showing buildings since demolished).



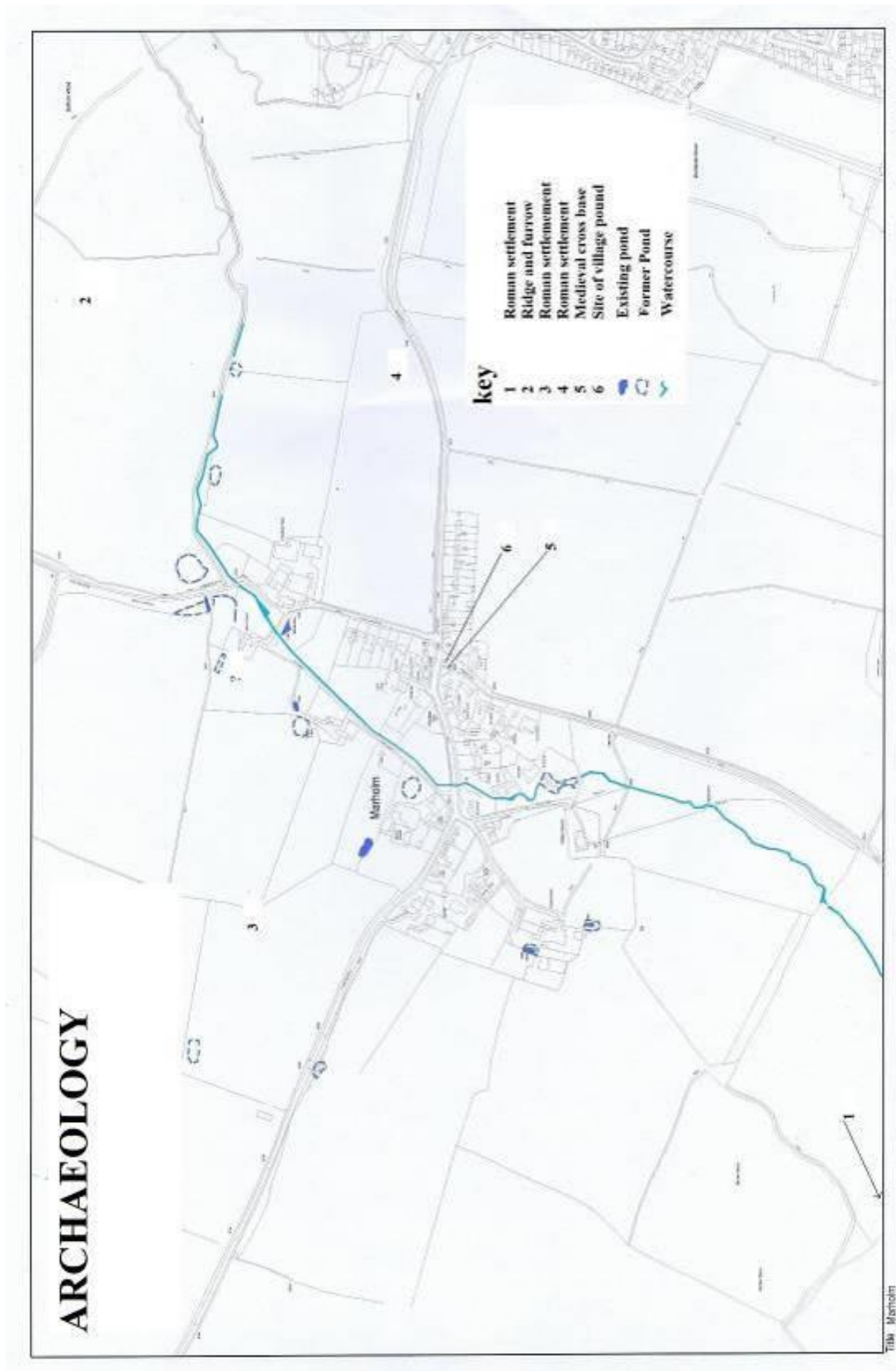
Annexe 1.5 The Northants Ordnance Survey 1927



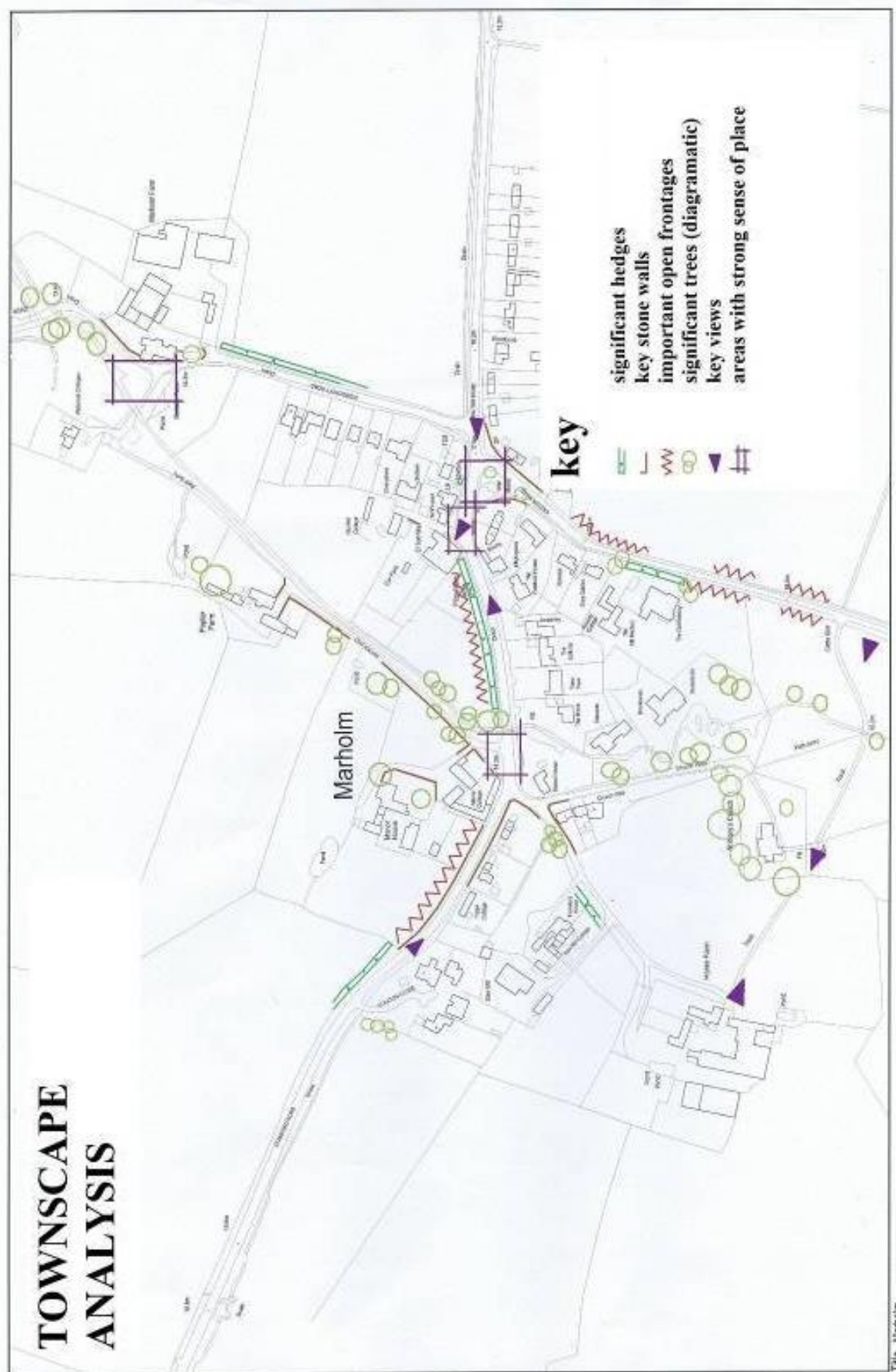
Annexe 1.6 The Northants Ordnance Survey 1958 – 1959



2.5 Archaeology



2.6 Townscape Analysis



ANNEXE 4 Listed Buildings in the Marholm Conservation Area (all Grade II, except Church of St Mary Grade I and the Manor House Grade II*)

The Old Rectory, Castor Road

Circa 1830-40. Coursed stone rubble house with ashlar dressings. Low pitched hipped roof of slates with wide eaves. Two storeys. Three bays. Left hand projects. Wide ashlar pilasters at angles and between bays. String course at floor level. Sashes with glazing bars and ashlar surrounds. Central French window. Ground floor ashlar bay window in left hand wing. Ashlar chimney stacks with cornices. Contemporary wing at rear.

Forester's Lodge and Sawmill Cottage, Church Walk

Circa 1840. Pair of semi-detached Tudor style cottages. Coursed stone with flush quoins. Thatched roof with gabled ends with shaped and pierced bargeboards. Two storeys. Three bays, centre gabled and advanced. Two-light mullion/transom casements with diamond panes and drip moulds. First floor left and right semi dormers. A porch at each end with thatched roof and ledged door with Tudor arch. Two ashlar chimney stacks, each with 3 large octagonal gault brick shafts with stone caps.

Home Farmhouse, Church Walk

C17/18 house. Coursed stone rubble with flush quoins. Thatched roof with coped gable ends. Two storeys and attic. Three window range. Modern 2 and 3-light casements. Central glazed door. Ashlar end chimney stacks with cornices. Gabled attic dormers at rear. C18 extension at south end stone with wood shingle roof, 2 storeys and attic, 2 windows with key blocked heads, the dormers at rear, and with single storey slate roofed coving on front.

Stables and barn to south-west of Home Farmhouse, Church Walk

C18 stable and barn range. Coursed stone rubble with thatched roof with gabled ends. North gable is coped. Two storeys, stable doors, segmental arched double doors, small pivot windows. Situated on west side of farmyard.

Barn south-south-west of Home Farmhouse, Church Walk

C18 barn. Coursed stone rubble. Steeply pitched Collyweston stone roof with gabled ends. Large central barn doors. Loft doors at west end. Situated on south side of farmyard. GV

Stables to south of Home Farmhouse, Church Walk

C18 stables range. Coursed stone rubble with Collyweston stone roof with gabled ends, gable at south east side has loft door and partly blocked wide entrance beneath. Situated on south-east side of farmyard. GV

No 2, Church Walk

C17 cottage heightened in C18 or C19. Coursed stone rubble. Low pitched asbestos slate roof with gabled ends and wide eaves. Two storeys. Two window range. C19 9-light casements. Central modern glazed door with modern hood. Three-light stone mullion window at rear.

Nos. 3 and 4, (Threanfore), Church Walk

C17 stone rubble cottage now one dwelling. Re-used stone on south side with date "1626". Collyweston stone roof with gabled ends. Two storeys. L-shaped on plan. Two and three window ranges. All modern casements with glazing bars. Modern lean to porch and garage extension. buttressed angle. Rendered chimney stack.

Church of St Mary, Church Walk

C12 and C13 church with C15 and C16 alterations and additions. Nave with Perpendicular clerestory windows and moulded ashlar parapet. C19 (externally) north and south aisles and C19 south porch. Large Perpendicular chancel rebuilt in 1534 by Sir William Fitzwilliam of Milton (Sheriff of Northamptonshire in 1524) with battlements, large angle buttresses and 4-light Perpendicular north and south windows and 5-light Perpendicular east window and 4 centred arch south doorway. Ashlar south wall of chancel, north and east walls rendered. Squat Norman west tower in 3 steps with clasping buttresses, battlements and pinnacles and with pyramidal

Collyweston stone roof and slit Lancet bell openings. The tower is ashlar and the remainder of church stone rubble. Interior: Round single stepped tower arch with crocketed capitals to the responds. C13 3 bay arcades with double chamfered arches and quatrefoil section piers and similar C13 dormer arch. Octagonal font probably C17 with rose and leaf spray on each face. Monuments: circa 1400 recumbent effigy of knight on largely C19 tomb chest Monument to Sir William Fitzwilliam 1534 with tomb chest with canopy on colonnettes and ogee arches, and with brasses against the back wall. Sir William Fitzwilliam 1599, 2 recumbent effigies. Edward Hunter alias (Perry) 1646 with bust of boy over cartouche with flanking plinth and with obelisk behind and an inscription below. William First Earl Fitzwilliam 1719 and wife by James Fisher of Camberwell - standing figures, Corinthian columns and open segmental pediment. VCH Northants Vol. II.

War Memorial at junction with Castor Road, Stamford Road

Stone cross erected in 1920 on the base of a medieval cross, which stands on a modern stepped base. The medieval base of cross is octagonal. VCH Northamptonshire Vol. II.

Smithy, Stamford Road

Probably early C19. Blacksmiths workshop. Coursed stone with steeply pitched pantile roof with gabled ends. Small single storey building. Left hand, C19 3-light casement with glazing bars. Right hand, wide doorway with boarded stable doors. Central brick chimney stack. There is a central hearth and the interior is equipped with blacksmiths tools.

Nos. 3 and 4, Stamford Road

C18 cottages converted into one house. Coursed stone. Thatched roof with gabled ends. One storey and attic. Five window range. Four eyebrow dormers. Modern ground floor casements with keystones. Modern artificial stone gable porch off centre. Brick end chimney stacks. Modern one storey wing at east end, stone with concrete tile roof.

Tripps Cottage, Stamford Road

C18 cottage converted into one house. Coursed stone. Thatched roof with gabled ends. One storey and attic. Four eyebrow dormers. Ground floor 5 various modern casements and central boarded door. End brick chimney stacks. Included for group value.

Fitzwilliam Arms, Stamford Road

C17/18 coursed stone rubble range with thatched roof with gabled ends. One storey and attic. Four window range. Casements with small panes. Four eyebrow dormers. Modern gabled stone porch off centre with thatched roof. Brick end and ridge stacks. Locally known as The Green Man on account of the topiary boxtree figure in front.

The Old Alms Cottages (formerly listed as Almshouses), Stamford Road

C18 pair of cottages, formerly almshouses. Coursed stone with flush quoins and window dressings. Steeply pitched Collyweston stone roof with coped gable ends. Two storeys. Screen corridor range. Modern casements with glazing bars. Three modern ledged doors. Two large square ashlar stacks on ridge.

Blacksmith's Cottage, Stamford Road

Early C19 cottage. Coursed stone with flush quoins and keyblocks to window and door heads. Slate roof with gabled ends. Two storeys. Three window range. Three-light casements, centre first floor 2-light casement. Central panelled door. End brick chimney stacks. Included for group value.

Manor House, Water End

Probably C17/18. Plastered stone house with steeply pitched Collyweston stone roof with gabled ends. Two storeys and attic. Three window range. Sashes with glazing bars. Right hand panelled and glazed door. Three small hipped dormers. Brick stack off centre. Wing on north-east forming L-shaped plan, probably C17, plastered stone with steeply pitched Collyweston stone roof with gabled ends, 2 window range. Small casements with glazing bars and brick ridge stack. VCH Northants Vol. II.

Barn south-south-east of Manor House, Water End

C17/18 coursed stone rubble 5 bay barn with flush quoins. Steeply pitched Collyweston stone roof with gabled ends. Ventilation slits. Blocked cart entrance at centre of south-east side. North-west side has loft door and central cart entrance.

The Poplars Farmhouse, Water End

C17/18 coursed stone rubble range with steeply pitched Collyweston stone roof with coped gable ends. One storey and attic. Four window range. Right hand C19 2-light casements. Left hand 2 modern French windows. Modern panelled door off centre. Three old gabled dormers. Stone ridge and end stacks.

Barn immediately to west of The Poplars Farmhouse, Water End

C17/18 3 bay barn. Coursed stone rubble. Thatched roof with coped gable end. Triangular ventilation holes. Stables at south end with segmental stone arched door and windows.

Water End Cottages, (Nos. 1 & 2) (formerly listed as Water End Cottage), Woodcroft Road

Early C17 cottage range. Coursed stone with large flush quoins. Thatched roof with gabled ends. One storey and attic. Three window range. Two and three-light ovolo moulded stone mullion windows with cornices. Two eyebrow dormers with casements with leaded panes. Two doorways with plank doors, right hand has moulded stone frame with 4 centred arch. Rendered ridge and end stacks. C19 red brick extension at west end with lower slate roof. Two storeys, one bay.

Marholm Farmhouse, Woodcroft Road

C17 house with date 1633. Coursed stone rubble with thatched roof. H-shaped on plan with 2 coped gables at front and back, one of the gables at the rear has been taken down and replaced by hipped roof. Two storeys, 3 bays. C17 stone mullion 2-light windows with triangular and segmental pediments. Tablet to right of centre first floor window inlaid in lead "1633" and monogram and flower spray "ENGROS". Ground floor centre has late C19 lean-to infill with ledged door and 3-light window. Large rendered chimney stacks, one off centre on ridge, the other over the rear wing. Two small stone sundials at corners and larger sundial on south side. At the rear, a small oriel, in the angle with the south wing, which lit the former newel staircase which has been taken out. Small mediaeval window in rear wing with cusped ogee head, probably reused from another building. Interior: stopped chamfer ceiling beams and fireplace bressumer. VCH Northamptonshire Vol. II.

Hurn Cottage, Woodcroft Road

Mid C19 cottage adjoining north of Marholm Farmhouse. Coursed stone rubble with flush quoins and window dressings. Thatched roof with gabled ends, two storeys. Two window range. Modern casements, keyblocked heads. Stone end chimney stack. Included for group value.