

# BAINTON CONSERVATION AREA APPRAISAL REPORT AND MANAGEMENT PLAN



**Prepared by:** Planning Services, Peterborough City Council

**Date:** March 2014



# **BAINTON 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**

- Annex 1 Maps**
- 1.1 Conservation Area Boundary**
  - 1.2 (Extract from) County of Northampton Inclosure Act**
  - 1.3 (Extract from) Old Series Ordnance Survey 1824-1836**
  - 1.4 The Northants Ordnance Survey 1886-1889**
  - 1.5 The Northants Ordnance Survey 1958-1959**
  - 1.6 The Northants Ordnance Survey 1967-1978**
- Annex 2 The Evidence Base**
- 2.1 Roof materials**
  - 2.2 Wall materials**
  - 2.2 Archaeology (on 1886-1889 O.S. base)**
  - 2.3 Townscape analysis map**
- Annex 3 Management and Proposals Plan**
- Annex 4 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 the conservation area 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 Bainton 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 Bainton Parish Council during the next 5-10 years.

The report can be viewed/downloaded at [www.peterborough.gov.uk](http://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](http://www.english-heritage.org.uk)

The appraisal draws on the Bainton & Ashton Village Design Statement, adopted by Peterborough City Council as planning guidance. (Design & Development in Selected Villages Supplementary Planning Document 2011 [www.peterborough.gov.uk](http://www.peterborough.gov.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 5<sup>th</sup> 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 Bainton Conservation Area Appraisal and Management Plan was adopted by Planning and Environmental Protection Committee on 8<sup>th</sup> 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**

Bainton is a small rural village on the southern edge of the Welland valley. Archaeological evidence shows a long history of continuous settlement in the area. The village evolved as a farming community as the fertile loamy soil was ideal for arable farming. The village is characterised by a preserved historic core comprising the medieval parish Church of St Mary and stone buildings dating from the 18<sup>th</sup> and 19<sup>th</sup> centuries. Ridge and furrow landscapes nearby also reflect the agricultural history of the settlement.

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

- *Characteristic stone cottages many with original architectural features.*
- *Buildings and boundary walls forming visual enclosure to parts of the street scene.*
- *Attractive grass verge, mature trees and small green spaces, particularly in Tallington Road.*
- *Predominant building material is stone.*
- *Positive views and townscape around St Marys Church.*
- *Quiet and informal Church Lane flanked by old cottages*
- *The remnant historic 17<sup>th</sup> c parkland associated with Bainton House*

### **5.0 LOCATION, SETTING AND BOUNDARY DESCRIPTION**

Bainton is small rural village located some 7 miles to the north-east of Peterborough and 1 mile east of its neighbouring village Barnack. It has a population approaching 300.

The existing Bainton Conservation Area was designated by Peterborough City Council in 1976. The boundaries are shown on the map in Annexe 1.1 and by the aerial map below and are currently defined as:

To the south: Barnack Road and Helpston Road (B1443) and adjoining properties.

To the east: parts of Meadowgate, and properties to Helpston Road

To the west: field boundaries

To the north: field boundaries and parkland to Bainton House

The overall form of the conservation area is derived from the main street pattern of Tallington Road and the east–west Barnack and Helpston Roads through the village. Early settlement and historic buildings have developed around these two roads and the church. A small amount of 20<sup>th</sup>



C development radiates west along Barnack Road and south on Ufford Road. The conservation area encompasses the historic core of the village and much of the historic parkland to Bainton House. The surrounding fertile agricultural landscape forms the backdrop to vistas from the village is an important part of the setting of the village.



*Boundary of Bainton conservation area*

## 6.0 HISTORICAL DEVELOPMENT

### Pre-Conquest

There is a long history of settlement along the Welland valley. The land between the former Midland Railway Syston and Peterborough line and the river immediately north the current village contains remains that suggest that people occupied the land just above the flood plain from Neolithic times, through the Bronze Age, the Roman occupation to the medieval period. Aerial photography has revealed Neolithic barrows, Bronze Age ring ditches, enclosures and a possible henge, Roman buildings and fields and medieval buildings and field ditches. It may be that, being on higher ground, the current site of Bainton was not settled, but cultivated for barley and wheat, which require drier conditions.

The Romans have left a marked legacy on the local landscape. Bainton is close to the King Street and its crossing of the Welland. King Street remains as a north-south route and ancient parish boundary. Whilst it is clear that the area around Bainton was settled and exploited, on the fall of the Empire the influence of Roman settlement was lost and has little bearing on the character of today's village.

It may be that the origins of the current village are Saxon. It has been established that many settlements moved from locations immediately beside the river to higher ground in Saxon times and the fertile land and fresh spring water would have made Bainton an attractive place to settle. However, there is no evidence to support this supposition.

### The Medieval and Post Medieval Village

The village is not mentioned in the Domesday Book, possibly because it was included as part of Torpel Manor (Helpston) but it is noted in tithe records from 1146 and in 1189 to 1190, Roger de Torpel assigned rent to Peterborough Abbey for lands held by William Roc in Bainton.

A chapel of ease existed, possibly in the late 11th/early 12th century but this was replaced by the current church of St Mary in the 13th century. The church was partially rebuilt in the 14th century with further installations of windows in the 15th century. So, by the mid medieval period, Bainton was clearly sufficient important to raise funds for a substantial church.

The stone village cross also originates from the medieval period, although its precise date and purpose is now unclear. Torpel Manor house was known to be the main manor house during the 12th and 13th centuries. The date of the moated manor house that is believed to have existed just to the south of the current village is not known, nor its relationship with Torpel Manor understood. However, by the 16th/17th century, the moated manor had probably been abandoned and a new manor house constructed on the site of Bainton House. The 1799 Map confirms that, at one time, the parish comprised the great open communally farmed fields, typical of the manorial system with communally grazed heathland on the higher ground south of the village. Clay Field, Old Field and Little Field are all noted. Today, remnants of ridge and furrow remain, notably on the paddock immediately south of Barnack Road. This suggests that, during the post medieval period, at least parts of the open fields were enclosed and used for grazing.

The evidence suggests that into the 17th century, Bainton would have comprised of the church and manor house with great barns built in stone with timber and thatch houses and shanty huts clustered around. Peasants lived in the huts and more prosperous freeman in small houses.

The great open fields had begun to be enclosed with dwellings set in small paddocks or closes for domestic use. The manor house (Bainton Farm) already had substantial enclosed grounds. The church occupied a central position with the roads skirting around the church yard. A network of paths and tracks radiated from the village centre to give access from the dwellings to the church (which was the centre of medieval life) and to the open fields, water meadows and heathlands. The nature of most buildings, other than the manor house and church has meant that they were built and re-built fairly frequently and eventually abandoned as the medieval system was replaced.



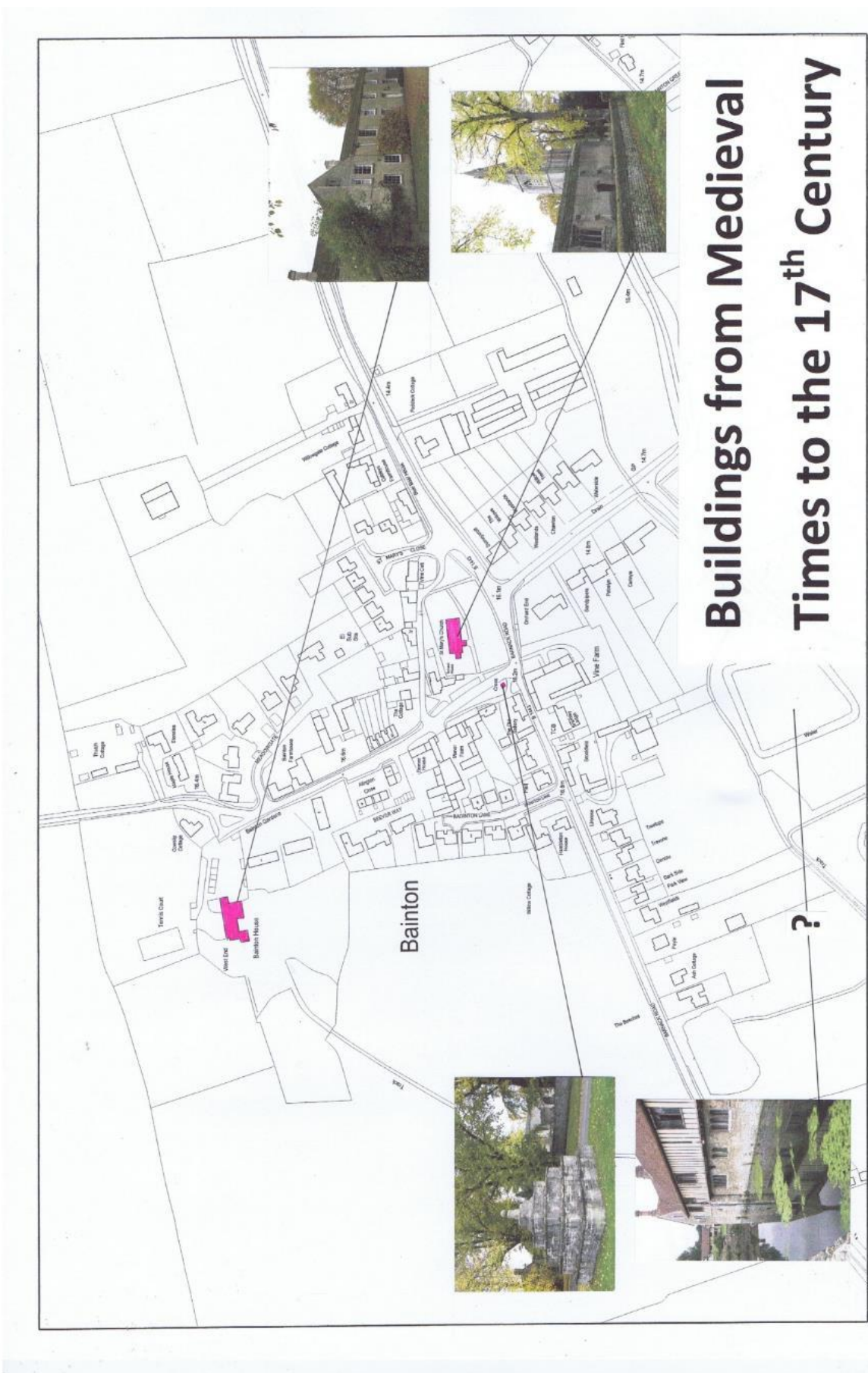
There is clear evidence that many of the structures from the 18th and 19th centuries are in fact rebuilds of earlier structures. Examples are 21 Church Lane, Thatch Cottage and Willowgate Cottage. Their gables reveals that the roofs have been rebuilt and the previous buildings were narrower in plan form, lower and had steeper pitched roofs. .

*(Left) Thatch Cottage and 21 Church Lane gables, showing evidence of rebuilding*

There are other examples of building over previous structures. For example, below, the garden wall to Bainton Farm clearly utilises an older structure as a foundation.







# Buildings from Medieval Times to the 17<sup>th</sup> Century

Title Bainton  
 Department Built Environment  
 Scale  
 Drg. No.  
 Date 8th October 2009  
 Name JD  
 PCC GIS  
 PETERBOROUGH CITY COUNCIL

Typical 'early' buildings

## The 18th Century

The Enclosure map shows that enclosure was well advanced by the start of the 18th century. The profits that could be made from the new farming systems introduced through the Agricultural Revolution was an incentive for landowners to sweep away the open fields and strips that had existed since Saxon times. In their place, the Bainton House estate became the major landowner and sub-divided its lands into tenanted farmsteads. Each had a farmhouse and a holding comprising a patchwork of small neat fields enclosed by hawthorn hedges and drystone walls. Farmhouses were grouped with barns, sheds and biers and other buildings now needed for processing food, storing fodder, machines, carts etc. and housing livestock over winter. Cobley's Farm, Vine Farm, and Bainton House are all examples of the 18th century model comprising the house and outbuildings arranged around a yard for efficient working of the new mixed farming methods. The profits from agriculture allowed more permanent building, in stone, a material previously available only to the church and the wealthy. Stone cottages, normally with straw thatched roofs, housed the emerging class of smiths, bakers and other trades people. Stone walls were built to define boundaries keep in stock, and exclude from orchards. Roadside field boundaries also were defined by stone walls.

Historic maps show that the roads had a far more irregular alignment. Immediately east of the church was a triangular green containing the village pond and the junction of the Ufford Road was also marked by a large triangular grass island. The Ufford Road was broad but the Tallington Road narrow and included a very sharp double dog leg opposite Bainton House. .

The 1799 map also shows that at the end of the 18th century, Bainton consisted of the church, Bainton House, perhaps three or four farm groups and short ribbons of cottages along the west side of Tallington Road, opposite the church and to the north side of Barnack Road . Vine Farm was established on the south side of Barnack Road and it appears that there was a terrace (of cottages), at right angles to the road and fronting the footpath that still exists beside Westfield's. The parish population was recorded as 134 people in 1801. As a result of increasing road traffic, the Blue Boar public house catered to local and passing trade. The character of today's village is largely defined by the buildings and landscape works of the 18th century.



*Vine Cottage*



*The Old Bakery*



*Willowgate Cottage*



*Cobley's Farmhouse*







# Buildings of the 18<sup>th</sup> Century

Title: Bainton  
 Department: Built Environment  
 Drg. No.:  
 Scale:  
 Date: 8th October 2009  
 Name: JD  
 PCC GIS  
 PETERBOROUGH CITY COUNCIL

Typical 18<sup>th</sup> century buildings

## The 19th Century

Whilst 19th Bainton century did not see the massive house building that was taking place just a few miles away in Peterborough and Stamford, the buildings that were constructed had a significant effect on village life. The schoolroom was built beside the church and the adjoining cottage became the school mistresses house; gatehouses and stables were added to Bainton House. Bainton and Manor farmhouses were rebuilt and barns, workshops and other outbuildings added to other farms. In addition, major new stone walls were constructed to enclose Bainton House and parkland, Bainton Farm yard and around the church yard, many with the corbeled stone and half round brick coping, characteristic of the Bainton, Ufford, Ashton area.

Trees were planted; the lime tree avenue between the church and Manor Farm and the limes, London planes, horse chestnuts and yews of the churchyard all date from this period, along with the planting in Bainton House parkland.

In the mid-19th century, the railway was built with a small station but this closed after just a few years and appears to have small effects on the villages built environment.

The population of the parish steadily rose by 68 to reach 202 by 1851, but declined to 173 by 1881. This was likely to be due to the loss of local employment due to increasing mechanisation of agriculture. A substantial proportion of the population would have worked "in service" as domestic servants and gardeners and grooms and as agricultural labourers. Many of these would not have had their own homes. Domestic servants lived in the attics and basements of their employers houses whilst grooms and farm labourers often had a room within stables, workshops etc.

So, at the turn of the 20th century, the appearance of the village had begun to subtly change. Farms had been redeveloped and new farm buildings added. The ancient pathways began to be lost as the landscape became more ordered, and intensively farmed. Orchards appeared around the village. However, at 1900, every building in the village was constructed from local stone, with a Collyweston slate, longstraw thatched roof or occasionally pantiled roof.



*8 Tallington Road*



*Beever House*



*Hambleton House*



*The Old Schoolhouse*



*Manor Farmhouse*





Typical 19<sup>th</sup> century buildings



## The 20th Century

The first quarter of the 20th century was a time of uncertainty, the First World War and Depression. Only one house was built, Brookfield. Almost opposite, the village hall was erected in 1910. These were both in red brick with slate roofs, and were the first buildings not to be constructed from local stone.

In the interwar period, three bungalows were put up on the south side of Barnack Road. As well as being in brick and machine made tile, these were back from the road frontage with a front garden, in contrast to many earlier buildings that were set on the road edge. In construction, they were quite different from previous buildings, having square plan forms with pyramidal roof forms.

In 1911, the combined population of Bainton and Ashton was 215 but this dropped to 184 in 1921, partly due to loss of men during the Great War and also because of the Depression.



*Bainton Church c 1915*

The photograph above gives a good impression of the village at the start of the 20th century. Most notably, the roads were more irregularly aligned, single track, unlit and unmetalled with wide grass verges either side. The Victorian broadleaved trees around the church are only about 30 years old so this part of the village had a more open aspect.

The built environment of Bainton remained virtually unchanged between 1911 and 1961 and the population was also stable at around 200 people. This changed in the 1970's when bungalows began to line the frontages of the Barnack and Ufford Roads and St Mary's Close represented the first estate development. These new houses were in mass produced machine made brick and concrete tile. Factory produced low pitched roof trusses allowed buildings to be two or even three rooms deep, unlike the narrow gables of 6-7m of traditional buildings. Factory made picture windows were also different from the historic sash windows and cottage casements.

Furthermore, the setting of buildings to a constant building line with open front gardens contrasted markedly with the strong sense of enclosure formed by traditional buildings close to the pavement edge. Dwarf brick walls and ornamental shrub planting also presented a quite different character contrasting with the 19th century walls and tree planting.

As car ownership and traffic increased, the village streets were engineered, straightening out the characteristic kinks and introducing concrete kerbs set to consistent radii with tarmac surfaces and drainage and so losing the quirky irregularities of the roads and verges. The once continuous grass verges were subdivided by drives to the garages of new houses. Electric street lights, traffic signage and mains sewerage were also installed. The frontages of the new houses were now

open plan, or marked by dwarf brick or ornamental enclosures rather than the traditional stone walls.

From the 1970's it became fashionable to amalgamate and extend cottages to form large dwellings, and replace old floors, doors and windows with modern joinery. The terrace 15-19 Tallington Lane has only one set of original sash windows surviving. Other cottages were demolished, for example, to make way for the Allington Close development and the village hall. Outhouses and barns and workshops from previous periods that are shown on the 1901 OS map have been demolished in the 20th century.

By this time, agriculture ceased to dominate the village life and economy. Car ownership meant that Bainton became a dormitory to Peterborough and Stamford.

From the 1980's, the Meadowgate, and Badington Lane estates and Bainton Gardens resulted in an increase in the population to 279 people. These estates and 1-3 Jubilee Cottages have attempted to recapture the appearance of traditional buildings through the use of artificial and natural stone and roof tiles that are similar to Collyweston slates.

In the first half of the 20th century, 5 new buildings were constructed (one since demolished), three of which were detached bungalows; in the second half of the 20th century, more than 60 new dwellings were built, most as detached houses and bungalows. These outnumber buildings from all previous periods (27) by a factor of 2 to 1.

Despite, the town planning policies of restraint on new housing, the effect of the highways works, changing agricultural practices and the 20th century housing have probably had a greater effect on the character and appearance of Bainton than any previous period.



*Baddington Lane*



*Meadowgate*



*1-3 Jubilee Cottages, Barnack Road*





1950 - 2000

1900 - 1950

Bainton

Buildings since 1900

Typical 20<sup>th</sup> century cottages



## 7.0 ARCHAEOLOGY AND SCHEDULED MONUMENTS

The archaeological importance of the Parish cannot be underestimated. However, Torpel Manor (Scheduled ancient monument 223) is 1 mile to the east of the current village whilst the Welland terrace settlements (Scheduled ancient monument 253) lay 1½ miles to the north.

There are no entries to the Sites and Monument Record from in and around the current village. The records for the medieval village are far from clear and equally little is known of post medieval Bainton.

Annex 2.3 Archaeological features indicates that a significant number of buildings have been lost in the last 100 years along with at least two ponds. We do not know the date or the type of the buildings; some are clearly cottages with small gardens, others may be barns and sheds and may date from the 17th and 18th century. Twentieth century development has removed most of the evidence of the pre-enclosure field patterns. Within the village, highway works, infill and estate development have removed much evidence of remaining fragments of archaeological remains from previous periods. However, the sites of all demolished buildings are of potential interest.

The map also shows at least two ponds, which have subsequently been filled. There may have been others. Sites of ponds are of great archaeological potential because, just as today, people have always thrown items into them and because the site tends to remain damp for centuries, items are often in a good state of preservation.

There are no scheduled ancient monuments within the village. However, the medieval base to the Butter Cross is worthy of note.

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. It is also clear that some former open fields were turned to grazing and have not been cultivated since possibly the 14th century, so the ridge and furrow of the former open fields still survives. These are clearly visible on the satellite photograph in the next section - Landscape Setting

The archaeological impacts of excavating the moat and re-modelling the site south of the village are unknown.

The (restored) site of the sheep wash is noted



*Bainton Butter Cross*

**8.0. LANDSCAPE TO VILLAGE - THE APPROACHES TO THE VILLAGE**

**Landscape Overview**

The general landscape immediately around Bainton reflects 1000 years of history. The alignment of the Helpston / Barnack Road was in existence at the time of the erection of St Mary's church and probably existed as a dry route above the Welland valley long before this. The site of the (medieval?) manor house still exists along with remnants of ridge and furrow left on the turning of the open fields to sheep grazing, probably in the 14th century. The parkland to the northwest of the village is believed to be associated with the building / rebuilding of Bainton House in the 17th century. Immediately around the village, the patchwork of small fields can be traced to the 1799 Enclosure map. This shows that many of these fields were in place by the end of the 18th century, but also confirms that the remaining parts of the great open medieval fields were subdivided early in the 19th century. In the mid-19th century, the railway cut across the landscape to the north of the village, and further divided the enclosed land.



*Aerial photograph of Bainton set in a typical patchwork enclosure landscape (note the ridge and furrow)*

During the 20th century, the village has spread from a sprinkling of dwellings and farms along the roads, to encroach into the immediate landscape. Old orchards have disappeared. Away from the village, the fields have been amalgamated into the large open fields required by modern mechanised farming.



## The Approach from Barnack



*Barnack Road*

Park Lodge comes into view as a vista at the bend in the road and indicates the approach of a settlement. In stone and Collyweston slate, it provides a clue to the historic village beyond. The concrete road kerbs and stone wall on the north frontage provide further evidence of a transition from landscape to more built forms. As the bend is rounded, the carriageway changes from a rural road to a straight engineered highway. In the distance, the tight enclosure formed by Hambleton House gable, The Old Bakehouse on the north side and Vine Farm outbuildings on the south, form a gateway beyond which the old village is anticipated. The 20th century ribbon development on the south side has a diversity of frontage treatments, hedges, walls, open plan that do not give a sense of cohesion whilst the parkland opposite imparts a sense of historic landscape, reinforced by distant views of Bainton House.

On progressing through the Vine House / Old Bakery Gateway, there is a clear sense of arrival as the church, cross and road junctions come into view.

## The Approach from Ufford & Ashton



*Ufford Road*

On approaching from Ufford, the bends in the road give a feeling of expectation and an awareness that there are subtle landscape changes from large open arable fields to a smaller scale landscape. The restored sheepdip gives curiosity but the overhanging trees and sharp bend in the road prevent longer views. Glimpses of modern dwellings, the engineered road and signage and suburban landscaping mark the edge of the settlement.

The Ufford Road is a curious mixture of ancient landscape features, notably the ditches and ancient pollard willow and ash trees, and 20th century buildings.

The church yard with its mature forest trees and glimpses of the church tower provide a strong vista and there is a distinct sense of place on arrival at the Barnack Road junction.



## The Approach from Helpston



*Helpston Road*

The Bainton village and 30mph signs give notice that a settlement is approaching. As these are passed, there is an awareness of the thatched properties on the north frontage and presence of settlement. The sense of local identity is reinforced by the row of traditional buildings on the north frontage and there is a keen sense of place on arrival at the St Mary's Close / Church Lane junction where the church yard and mature trees form a well-defined vista. This is somewhat diminished by the over-engineered deceleration lane outside Blue Boar House which presents an expanse of tarmac out of scale with the village scene.

## Approach from Tallington

From the level crossing, open arable landscape changes, there are hedgerows either side of the road and bends close the previously open views. Suddenly, the stone gable to Maple House comes into view as a central vista, with further roofs behind. The stone and replica Collyweston slate materials give a quite different sense of expectation than, for example, the modern brick and tile buildings on the Ashton approach.



*Tallington Road*

Rounding the bend, the combination of the high stone walls and buildings grouped around the triangular green give a sense of place. Progressing past the green, there is a feeling of anticipation as one enters a corridor, dramatically enclosed by the tall wall to Bainton House, outbuilding to Bainton Farm and the tall Bainton Farm wall. This is not oppressive as one is aware that the street scene opens out further south at Alington Close. There is a strong local identity on arrival at the Manor Farm/School House green, with the avenue of mature lime trees and frontages framed by stone and Collyweston buildings.



Manor Farm / School House Green and walls giving enclosure to the street

## 9.0. ANALYSIS OF THE BUILT ENVIRONMENT

### 9.1 Protected Buildings

There are 19 listed structures in and around the conservation area including the Buttercross and telephone box. In total, there are about 87 buildings of all types in Bainton. So, listed buildings make up less than a quarter all buildings.

#### Listed Buildings

The table below gives a brief analysis of listed buildings.

Nos. of listed buildings	Date					Type						Grade		
	Pre 1600	17th c	18th c	19th c	20th c	Religious	Walls, Gates, Crosses	Barns, outbuildings	Cottages / Lodges	Houses	Other	I	II*	II
21	2	1	12	5	1	1	2	2	11	4	1	2	0	19
Totals	21					21						21		

This analysis confirms the visual impression of Bainton as a village comprised mainly of 18th century cottages, houses and walls, with some 19th century dwellings. All buildings are grade II but the church and Buttercross are grade I, reflecting their antiquity and historical importance. There are no buildings covered by Article 4 Directions.

### 9.2 Building Heights and Plan Forms

#### Before 1600 and the Post Medieval Period

There are no vernacular buildings surviving from this period. A description of the church is given in Annex 4

#### The 17th century

Bainton House was thought to originate as a 17th house with a half L shape floor plan and of 2 storeys, without attics. However, it is thought that the 17th century house replaced an earlier structure. The narrow plan form of the 17th century part of the building is some 6.5 - 7m deep – a room and a corridor and reflects the span of locally obtainable best timber. Wings were added in 1801 with a noticeable larger span some 2 rooms deep and attics installed.



## The 18th century.



*Vine Cottage*



*Willowgate Cottage*



*22 Church Lane*

Houses have a long rectangular floor plan, with a depth of about 5.5 – 6m. Almost all have a central front door with windows either side in a symmetrical plan form. They are either a full two storeys, or one storey with attics. Most one and a half storey houses were at one time thatched.

Cottages are also based on a rectangular plan form but with a slightly narrow plan depth. The arrangement of doors and windows is less symmetrical. Outbuildings to houses are generally detached for example to Willowgate Cottage and the former outbuildings to Vine Cottage.

## The Nineteenth Century

19th century buildings continued 18th century traditions. Houses such as Hambleton House and Beever House are two storey structures with a 3 bay front elevation, with a centrally placed front door and symmetrical arrangement of windows above and either side. However, there are subtle changes. Roof pitches became shallower, enabling plan depth to become 2 full rooms deep.



*Beever House*



*15-21 Tallington Road*



*Hambleton House*

The cottages built toward in the last quarter of the century, above centre, continue the move toward shallower roof pitches (now in Welsh slate) and wider plan depths, 2 rooms deep. Correspondingly, the frontages are narrow, similar to the city terraces of the day. The shallow roof pitch precludes attics.

## The 20th and 21st centuries.



The village hall echoes the 19th c school room, both buildings being designed to provide a large open room as a meeting / teaching space.

The interwar period marked the abandonment of previous traditions, with the bungalows on the Barnack Road (below) These have a square plan and double hipped roof with a 40 degree pitch, giving a small attic arrangement with 4 main rooms beneath.



Alington Close



Bungalows to Barnack Road



The second half of century marked major changes in building design. The plan forms of both houses and bungalows to Alington Close (above left) were now square and covered by a shallow pitch roof clad in concrete tiles and were quite unlike the one and a half and two storey buildings of the 18th and 19th centuries.



The second half of the 20th century brought a change to more rectangular plan forms for single and two storey dwellings. However, both types have the wide 2 full room deep plan form of the 20th century, enabled by shallow pitched, concrete tiled roofs.



Since the late 20th c there has been a return to house forms more akin to the 18th c character of the village. Plans have returned to long rectangular forms, but the overall scale of the buildings had substantially enlarged to give a 2 room depth. Roof pitches returned to 40 degrees and combined with the wide plan, this has allowed the semi attic arrangement shown above left. The level of accommodation and room sizes are far bigger than 18th century houses and therefore overall dwelling size has correspondingly increased. Extensions to historic properties have respected scale and detailing (above right).



### 9.3 Building Materials

Bainton is located on the Upper Lincolnshire Limestone and is close to the significant quarries of Barnack, Ketton and Clipsham. Until the 20th century, the only walling material was locally quarried limestone. The use of limestone, Collyweston slate (and replica), thatch and pantile are positive and unifying characteristics.

Walling materials cannot readily be changed. Roofs have been subject to more changes and more materials are now in place than the Collyweston slate and longstraw thatch of the 18th c.

Timber framed buildings were constructed 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 cottages and farm buildings such as stores, sheds stables and biers. Locally produced bricks were used for chimney stacks.



*Limestone, Collyweston slate, triple roll pantile single lap pantile*

From the end of the 18th century triple roll buff / yellow clay pantiles became available but into the 19th century, these were replaced by single roll red pantiles produced in Peterborough. The coming of the railways in the mid-19th century made cheap Welsh Slate and mass produced bricks available. However, Bainton’s buildings continued to be constructed in stone, but sheds and workshops were roofed in pantiles and Welsh slate. It is clear from the roofs that exist today that some thatched roofs were replaced by these new materials.

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

<b>Analysis of Roofing Materials</b>		
<b>material</b>	<b>number of roofs</b>	<b>percentage</b>
thatch	3	3
Collyweston slate	21	21
replica Collyweston	28	28
clay pantiles	7	7
Welsh slates	4	4
Concrete plain tiles	5	5
Concrete tiles	28	29
Other	7	2
<b>totals</b>	<b>103</b>	<b>100%</b>

Every pre-20<sup>th</sup> century building was built of stone. Most of the buildings built post war to the 1970’s were constructed in brick. Buildings in brick with concrete tiles make up nearly a third of all buildings in the village.

<b>Analysis of Wall Materials</b>		
<b>material</b>	<b>number</b>	<b>percentage</b>
Coursed limestone	39	37
Artificial coursed stone	26	25
Modern bricks	28	26
Render	1	1
Part render / brick / stone	3	3
Part stone/ brick	1	1
Other	7	7
totals	103	100%

The latter part of the 20th century has seen a return to buildings constructed, firstly in artificial stone and latterly in natural stone, with various types of replica Collyweston slate. Over 60 % of buildings in the village are built of stone or artificial stone. Annex 2.1 illustrates the distribution of roof materials and Annex 2.2 illustrates the distribution of wall materials in Bainton. Some

## 9.4 The Built Fabric

### 17th Century

There are only vestiges of common dwellings, possibly from the 17th century and possibly earlier, now subsumed in later rebuilds. These appear to be one or two room stone rubble dwellings of one storey with a steep pitched roof, most likely thatched in longstraw.

### 18th Century

Houses are in local inferior Oolite Lincolnshire limestone with stone cills and door cases and Collyweston slate roofs. Chimneys are invariably in ashlar stone, likely quarried in Ketton.



Cottages of the period are of one and a half storeys (the cottage on the left has been heightened), in local rubble with thatched roofs.



Most dormers have been reconstructed in the 20th century. The photographs below show traditional and modern, reconstructed gable forms.





From the 17th century, brick chimneys began to be introduced into cottages and houses. To begin, they were centrally placed along the roof ridge. By the 18th century, they were more typically built within the end gables. For cottages, brick was a more durable material than stone, but some stone chimneys exist. No 18th century cottage windows remain.

### The 19th Century

19th century houses are in stone; the advent of mechanised saws meant stone could be cut into regular courses and cut ashlar chimneys, lintels and window surrounds and cills produced. On formal houses, sash windows were the norm. Bainton Farmhouse has lesser quality casement windows.



*Limestone buildings with architectural dressings*



*Window details*

Early 19th c farm buildings were purely functional, with a minimum of detailing. In contrast the “model” type outbuildings to Bainton House and Bainton Farm, contain typical robust Victorian architectural detailing.



19<sup>th</sup> C farm buildings



Former school

Many buildings before 1850 had Collyweston slate and, in some cases, Welsh slate after the coming of the railways. 19th century doors and windows have also been installed in earlier cottages – School House being a typical example.



15-21 Tallington Road

Nos. 15–21 Tallington Road (left) illustrate the changes that can take place to buildings. This terrace was erected in the last quarter of the 19th century and so is about 120 years old. They remained relatively unaltered until the 1970's. In a relatively short space of time all front doors have been replaced and only one pair of the original sash windows remain. Different types of wall and railings have also been installed to the front of each property.

### 20th century dwellings

A number of original sash windows and doors have been replaced in uPVC and Welsh slate roofs replaced by modern concrete tiles. These works have changed the character of the buildings. Immediately post war housing was utilitarian and incorporated the first use of concrete, Portland cement mortars and factory built metal windows with mass produced bricks and concrete roofing.

Building materials were unrelated to the locality in which they were built. The century brought highway engineering and estate development. There were also new dwelling types, for example chalet bungalows on frontages and one off bungalows set back from the road. Toward the end of the 1980's and into the 21st century, greater attention was paid to the conservation area setting and stone buildings with Collyweston replica roofs began to re-establish the architectural tradition. A range of recently built and extended dwellings is illustrated on page 21.

## **9.5 Building Uses**

Today, the great majority of buildings are dwellings and most people commute to work. Up to the first half of the 20th century, the economy of Bainton was based around farming. Bainton House and Bainton, Manor, Vine and Cobby's Farms comprised groups of cottages, barns, sheds and workshops and food storage and processing were the main activities, supported by smithies, and other trades. 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 not required for modern farming methods and some are vacant, underused while others have been converted to residential use. There is a clear issue relating to the future of all barns and underused agricultural buildings, some of which are listed.

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, orchards, a school and the public house. A large proportion of the population would have been directly employed in agriculture and food production with others in industry supporting agriculture. Today, few people are locally employed in service and the orchards have also gone.



## 10.0. TREES, HEDGES, WALLS AND OTHER STRUCTURES

### 10.1 Trees and landscapes

There are clear patterns in the distribution of trees, hedges and walls. In and around the historic village, stonewalls enclose frontages and plots. In the surrounding landscape, the 18th and 19th century enclosure hedges mark 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.

### 10.2 Trees

The best historical records on trees are the 19th and early 20th century OS maps, old photographs and the trees themselves. The 1886-1889 edition of the OS, tree symbols can normally be taken as giving 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 were perhaps 30+ years old and therefore prominent in the landscape or street scene at that time.

This map shows great numbers of trees on the (enclosed) field boundaries, along the stream to the south of the village and to the south verge of the Helpston/Barnack Road. The Bainton House parkland was far more wooded than today, particularly around the boundaries. There were orchards in the Bainton House walled garden, to the rear of Willowgate Cottage and south of Linrose (which had not been built). The lime tree avenue to the Tallington Road is clearly shown but the churchyard appears less wooded than today.

Many of the trees shown on the 1886 map, particularly those on field boundaries would have been elms and were lost in the 1960's / 1970's to Dutch elm disease. The orchards also have been largely lost. Other ancient trees shown on the map survive. These include pollard willows, for example on the Ufford Road and pollard ash trees on the Helpston and Ufford Roads.



*Ashton Road (pollarded willows and Ash tree)*

*specimen trees to Bainton House parkland*

Within the parkland, there are a variety of trees, from pollard willows through to specimen oaks and horse chestnut. There are more exotic species close to the house including cedars. Some mature trees are dying /dead and some replanting of ash and other native species has recently taken place, though this is not sufficient to replace the trees that clearly existed at 1889.



*Bainton House parkland – now has an open character*

The deciduous trees within the churchyard, which were saplings at the turn of the 20th century, are now mature. The yew trees may have been planted in the late 18th or 19th century. The trees on the triangular green east of the church, planted in the 1960's / 1970's are reaching maturity.

Large native trees, together with horse chestnut and similar species have a significant impact on Bainton's townscape. From the 1930's, there were fundamental 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 Bainton House and Vine Farm. Since then trees more suited to smaller suburban gardens have been planted.

Since the 1960's, the advent of dwarf ornamental trees and conifers has dominated plantings in front gardens and new housing areas. Equally, newer housing, with dwellings set back from the highway, lend themselves to ornamental landscaping and is seen in St Mary's Close. The gardens to bungalows along the Ufford Road, present an interesting combination of ancient pollard ash and willow trees and 1970's dwarf trees and shrubs and conifers.



*Trees from the 19th century*



*20th century tree planting*

**10.3 Hedges**

Around the village are extensive quickthorn enclosure hedges, probably dating from the early 19th century, the Enclosure Act having been passed in 1799. It does not appear that there are any ancient hedgerows surviving from before 1600. However, a number of hedges are of interest, including those just north of the village on the Bainton Road. Within the village, it is clear there were few hedges before about 1930, since when there has been intermittent 20th c hedge planting to the front of new dwellings. The most visually successful hedge planting is the yew hedge to Vine Cottage (left). In addition, the native hedge planting to screen the fencing to the south side of Barnack Road either side of the Ufford Road junction has enhanced this boundaries appearance.



*(left) Vine Cottage yew hedge*



## 10.4 Stone Walls

From earliest times, small fields or closes probably existed within Bainton. These were used as safe grazing for stock, growing herbs and other activities best carried out close to the dwelling. By the time of the 1799 map, there was a patchwork of small fields adjoining the village streets and it is likely that each was enclosed by a stone wall. Stone walls also enclosed farmyards, gardens and vegetable plots. Almost all walls now surviving date from the 18<sup>th</sup> & 19<sup>th</sup> centuries. Some have been built and rebuilt on many occasions so it is not possible to accurately estimate their age. Walls with a half round brick coping were built, or re-coped in the 19<sup>th</sup> century, this type of brick becoming available from about 1850. Stone walls, from all periods, are a very significant as historic boundary features and components in the conservation area townscape.



*The importance of walls in the townscape*



*Variety of walls and appearance*

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



*Walls in need of repair*

A number of other walls require repair and re-construction. 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, as part of new development. Further puncturing of walls through insertion of new drives should be avoided;

## 10.5 Fences and railings

Fences open to public view generally detract from the conservation area.



*open fence with hedge planting*

*fences do not impart the same character as stone walls*

Railings can be a decorative means of boundary enclosure. The use of fences in preference to proper repair (and if required heightening) of traditional stone walls can lead to the continued deterioration of a wall and detract from appearance.



*solid fence, Church Lane*

*Railings providing pleasant definition to the street.*

## 11.0. TOWNSCAPE

### 11.1 Context

The townscape of Bainton 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 motor vehicles increased significantly as Peterborough expanded as a new town and the east - west road became a significant route from Peterborough to Stamford. The highways were widened, re-aligned and re-engineered. An analysis of key townscape elements is given in Annex 2.4

### Key views and vistas

The church is a key focal point at the heart of the village and glimpses of the spire are gained within and outside the boundary of the conservation area. The low topography of the surrounding fields and trees to the edge of the village means that there are few panoramic views of the village on the approach routes.

Significant views within the conservation area are:

- East along Barnack Road
- West along Helpston Road entering the village
- North and south along Tallington Road, including of the lime tree avenue
- East and west along Church lane

If a particular view is not identified this does not mean that it is unimportant. Significant views are shown in the Townscape Analysis Map. (Annex 2.4)



### 11.3 Character areas

Within the conservation area there are 3 broad character areas:

#### **St Marys Church** (Church Lane, Tallington Road to Barnack Road)

This area is the heart of the village. The church occupies a prominent position and the encircling stone boundary wall and mature trees have a significant presence in the street scene. Mature trees are located to the small green to the east which add to the strong landscape character.



*Church Lane*



*Tallington Road*



*Barnack Road*



Church Lane flanks the north side of the church and is un-kerbed, pleasant and tranquil. The lane has two characters; the eastern end is enclosed to the north by nos. 21 and 22 with views across the small open grassed area to the church. Further west the lane is enclosed by the Old School House and garage and Willow Cottage and walls. The grass verge to the west softens the edge of the lane and adds to a sense of less formal character. Beaver House provides a pleasant termination to westward views

The avenue of mature lime trees, wide verges and small green framed by traditional buildings built of limestone and Collyweston slate in Tallington Road provides a strong local identity. Southern views terminate at Vine Farmhouse with the Buttercross and the Old Bakery on Bainton Road corner very pleasant features.

Key positive townscape elements are:

- Nos.21, 22, Willow Cottage, The Cottage and The Old School Room and churchyard wall combine to provide an informal character and sense of place to Church Lane.
- The quality of the vernacular architecture of the surrounding 18<sup>th</sup> & 19<sup>th</sup> C stone buildings

- The mature forest trees to the churchyard, the small green to the east and the avenues of mature limes and grass verges / green to Tallington Road provide high visual interest.

Negative features are:

- Street furniture including bollards, galvanized lighting columns, and road signs.
- Wide engineered junction of Ufford Road with Barnack Road which lacks a sense of place
- Overhead utility wires

### Tallington Road from Church Lane to Bainton House



*Tallington Road (south)*



*Alington Close*



*Tallington Road (north)*



*The Green (Bainton House)*

Tallington Road has a slightly closed character north of Beever House. The terrace (15-21) is tight to the eastern side before opening out to the open space in front of Arlington Close to the west. Beyond Alington Close the road has a strongly enclosure character formed by the tall stone boundary walls to Bainton House, Bainton Farm wall and outbuilding. This linear character is also shaped by the un-kerbed grass verges.

The triangular shaped green outside the entrance to Bainton House and high stone walls give a sense of place. The curving alignment of the road passes Meadowgate to the edge of the village which is one further bend away.

Key positive townscape features are:

- The buildings and walls that provided spatial enclosure
- The green at the entrance to Bainton House
- The curve in the carriageway that prevents long perspective views.
- That lack of formal kerbs which gives the street scene a pleasant informal character

Negative features are:

- boundary walls in need of repair
- PVCu and non-traditional replacement windows
- Overhead utility wires



## Barnack Road to the church



*Barnack Road*

The remnant parkland to Bainton House provides a sense of historic landscape, reinforced by distant views of Bainton House. The straight road is enclosed on the north side by the stone wall to the parkland. The 20<sup>th</sup> century buildings along the southern edge of the road have a defined building line and uniformity of scale, though the diversity of frontage treatments does not give strong visual cohesion. The distant enclosure derived from Hambleton House gable, the old Bakehouse and Vine Farm outbuildings from a gateway beyond which is the old village.

Key positive townscape features are:

- The backdrop of the parkland to Bainton House
- The boundary wall to the parkland.
- Landmark mature trees to the edge of the parkland help punctuate the linear character of the road.

Negative features are:

- Boundary wall in need of repair.
- Relatively narrow pavement width
- High traffic speeds
- Overhead utility wires

Outside the conservation area the mature trees to front gardens in Ufford Road provide a strong arcadian character. This landscape character contributes to the rural character of the approach to the centre of the village and complements the strong landscape setting of the church to the north.



*Ufford Road*

### 11.2 Street Furniture and Highways

As a result of the re-engineering of village streets, tarmac carriageway and footpaths are more dominant than previously. At junctions in particular, traffic signage, highway markings and other street furniture is extensive for a small village and makes few concessions to the conservation area setting.



*Street scene dominated by highways*

Elsewhere, there are bollards to protect the verges, road signs, litter and dog waste bins and other items of furniture. At the Barnack Road/Ufford Road junction, the amount of street furniture is especially noticeable.



*Street furniture at the Barnack Road / Ufford Road junction*



The concrete and galvanised street lights are of utilitarian design more suited to urban situations. The overall effect of post 1960's highway works and street furniture has lessened the historic character and appearance of the conservation area. There is no evidence of surviving paths and surfaces from the 18th and 19th century. In parts of the conservation area, particularly Tattington Road, overhead telephone wires are a detrimental feature. Undergrounding the wires would enhance the appearance of the conservation area.



## **12.0 MANAGEMENT PLAN**

### **Management Proposals**

The City Council does not intend to prevent change or development in the Bainton 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 Bainton conservation area appraisal. Proposals are shown on the Management and Proposals Plan (Annexe 3).

### **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. Alterations such as a replacement front door, windows, a new porch, the removal of an original boundary enclosure for example may be insignificant on their own. However, the cumulative effect of these alterations together with the removal of redundant chimney stacks, pots, ridge tiles and timber work etc. leads to the erosion of character and appearance. An Article 4 Direction requires planning permission to be obtained

for these minor developments. No planning fee is paid in these circumstances. There are currently no Article 4 Directions in Bainton.

**12.1 The Conservation Area Boundary**

This is the first conservation area appraisal since the designation of the conservation area in 1976. The boundaries of many conservation areas were often drawn too tightly, more as a protective shield than true reflection of the physical historical development of a village. There is now greater appreciation of the importance of remnant historical landscape features and field systems in the history of a settlement and these are considered to be of special interest.

The conservation area boundary includes the historic part of the village and the immediate landscape. However, some important facets of the heritage of Bainton are not reflected in the current conservation area boundary: all the historic parkland to Bainton House, the areas of ridge and furrow to the south of Barnack Road or the site of the medieval manor house. It is recommended:

- **In consultation with the Parish Council, landowners and other interested parties, including English Heritage, consider extending the conservation area boundary to include all the historic parkland to Bainton House, the areas of ridge and furrow to the south of Barnack Road and the site of the medieval manor house, shown on the Proposals Map forming Annex 3.**

The following areas are considered to be of special interest for inclusion within the conservation area, and views on these proposals are sought:

**The site of the medieval manor house and areas of ridge and furrow south of Barnack Road.**

The site of the medieval manor house is shown in the photographs below. The date of the moated manor house is not known though it is believed that the manor had probably been abandoned by the 16th/17th century with a new manor house constructed on the site of Bainton House. The site is important to the history of the village and of sufficient special interest to be included in the conservation area. The re-modelling of the site and excavation of the moat are relatively recent works but do not diminish the significance of the site.



Site of medieval manor house

Ridge and furrow is an archaeological pattern of ridges and troughs created by the ploughing method typical of the manorial open field system of the medieval and post-medieval period. In 1818, the Helpston poet John Clare in 'The Lamentation of Round-Oak Waters' wrote about the loss of 'gently curving darksom bawks' against the Enclosures. Ridge and furrow earthwork are now a rare archaeological resource.

Those that remain survived the Enclosures and were preserved under pasture and form part of the characteristic landscape of the English Midlands. The remnants of ridge and furrow remain on the paddock immediately south of Barnack Road and also in parts of the parkland to Bainton House. This indicates that parts of the former medieval manorial open fields were enclosed and



used for grazing, probably for sheep. The surviving ridge and furrow is an important part of the history of the village and is of sufficient special historic interest to be included in the conservation area.



Ariel view of site of medieval manor house and areas of ridge and furrow (above)

**The historic parkland to Bainton House**

The parkland is associated with the building / rebuilding of Bainton House in the 16<sup>th</sup>/17<sup>th</sup> century as the new manor house. The trees we see today in the parkland are likely to date from the 18<sup>th</sup> / 19<sup>th</sup> centuries. Evidence of ridge and furrow earthworks can also be seen. The conservation area does not include the north-west part of the historic parkland, and this has sufficient special historic interest, as well as for completeness, to be included in the conservation area.



Aerial photograph showing extent of the historic parkland tot Bainton House and ridge and furrow landscape.

**12.2 Additional protected Buildings**

In addition to listed buildings the conservation area contains a number of unlisted buildings that make a positive contribution to the character and appearance of the conservation area. These are identified on the townscape appraisal maps as “positive buildings”. This follows English Heritage guidance and the importance of identifying and protecting such buildings.

Whilst it is appears that the historic origins of some buildings is not fully reflected in the list descriptions, most notably Thatch Cottage and 21 Church Lane, it does not appear that there are any other buildings that meet the criteria for inclusion on the statutory list.

There are several buildings that make a significant contribution to the character and appearance of the conservation area and are of some historic note. It is acknowledged that many of these properties have been altered mainly through replacement windows and doors, some of which detract from the character of the building and wider group. However, major structural elements such as roof, chimneys, window and door openings remain intact. It is considered that these could be usefully given a level of protection through Article 4 Directions and give the opportunity to reinstate more sympathetic windows and doors when future alterations are considered. It is recommended:

- **Discuss with English Heritage and owners the following buildings considered worthy for further protection through Article 4 Directions.**

**Bainton Farmhouse (including outbuilding to north)  
15-19 odd Tallington Road  
The Cottage, Church Lane  
Hambleton House  
Park Lodge**

### **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 many 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 18th and 19th century farm complexes. It is recommended:

- **Encourage awareness of 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 and extended buildings

The 1886-1889 OS map clearly shows that the character of the village was made up of groupings of farm buildings and cottages, clustered around the church and road junction. There were gaps between groups of buildings and open closes/paddocks/orchards bounded by stone walls. The constant pressure for infill development has significantly eroded this character within the village. Ribbon development has also had an impact.

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

- **Further proposals for infill and backland development within the conservation area should be resisted and there should be a presumption against ribbon development or infill development in the form of individual buildings or small groups of new houses, beyond the village core unless it can be demonstrated that there would be no detrimental effect on the amenity, character and appearance of the area.**
- **Where infill development may be seen to be inevitable, the city council will prepare design briefs, setting out the form of development considered to be acceptable.**
- **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 will 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 Bainton's archaeological resources. It is recommended that:

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

## **12.6 Stone Walls**

A number of properties and the Bainton House parkland have stone boundary walls and are an important features throughout the village. Many of these may represent historic boundaries, in some cases dating from pre-medieval times but the majority of walls date from the 18th and 19th centuries. Over the years, walls have been reduced in height in preference to replacing top courses and copings and in some cases fences installed behind existing walls. Were these reinstated they would clearly make a far greater contribution to the street scene. The local planning authority has available 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 Highway works and utilities.**

It has been established that the main route through Bainton, the Helpston /Stamford Road was less regular than at present, opening out into small “squares” to the east and west of the church. These, combined with the wider grass verges and grass triangle at the east end and grass triangle at the Ufford Road junction, would have given a greater sense of place to the village core. 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 the east side of the church area and the Ufford Road junction.**
- **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 and recommendations set out on the Proposals Plan forming Annex 3.**
- **As up-grading and replacement schemes for streetlights, railings, signage etc. come forward (in conjunction with Recommendation 10.7 above); these should be rationalised. Designs and materials should complement the historic character of Bainton.**
- **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 within verges and front gardens have comparatively short life-spans (30-40 years) and are likely to require arboricultural work in the foreseeable future.

Bainton retains many streams and ponds, some may be ancient whilst others 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 management of existing trees in public view in both public and private ownerships.**
- **Plan for the planting of new trees to reinforce the historic character, sense of place and appearance in the long term of Bainton and its landscape setting. This should consider the design principles set out in Annex 2.3 Townscape Analysis. The 1886 -1889 OS map could be used as a template for future proposals.**

### **12.10 Community involvement**

The quality of any place depends on the actions of people who live in the area. 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 and curtilage and external lighting 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 residents to the quality of their surroundings and is intended to 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](http://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](mailto:jim.daley@peterborough.gov.uk) or [jonathan.biggadike@peterborough.gov.uk](mailto:jonathan.biggadike@peterborough.gov.uk)

For advice on planning permission: [www.peterborough.gov.uk](http://www.peterborough.gov.uk) ; or write to address above Tel: (01733) 453410; or e-mail: [planningcontrol@peterborough.gov.uk](mailto:planningcontrol@peterborough.gov.uk)

For advice on trees, works to trees and Tree Preservation Orders: [www.peterborough.gov.uk](http://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](mailto: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 1801 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
- 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](http://www.communities.gov.uk)

PPS5 Planning for the Historic Environment Practice Guide

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

- Peterborough Planning Policy Framework:

Peterborough Core Strategy Development Plan Document

Peterborough Planning Policies Development Plan Document

Design and Development In Selected Villages Supplementary Planning Document

[www.peterborough.gov.uk](http://www.peterborough.gov.uk)

- 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>

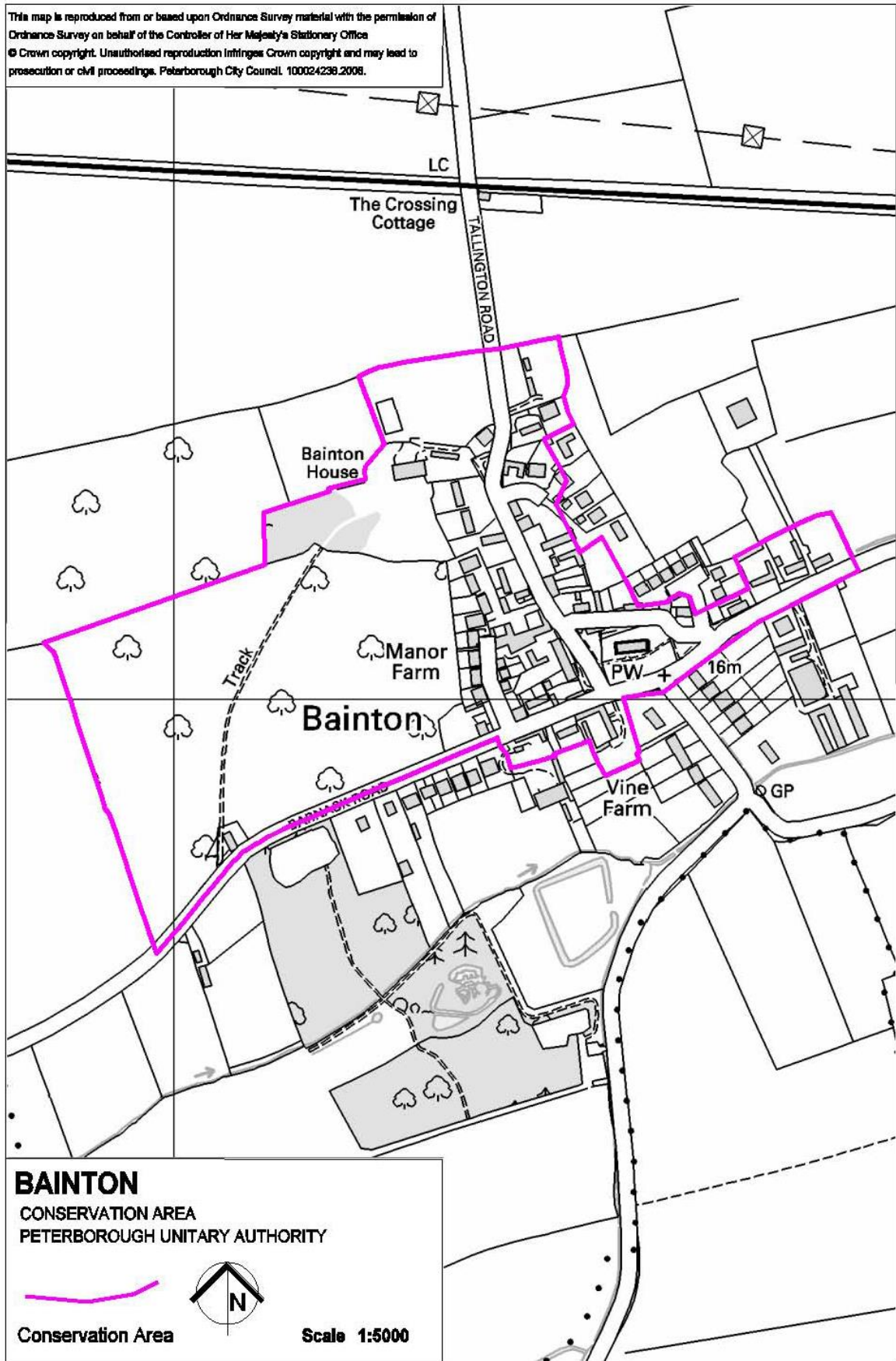
<http://www.ihbc.org.uk/publications/stitch/stitch.html>

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



# ANNEXE 1 – MAPS

## Annexe 1.1 Conservation Area Boundary





Annexe 1.2 (Extract from) 1799 Inclosure Map



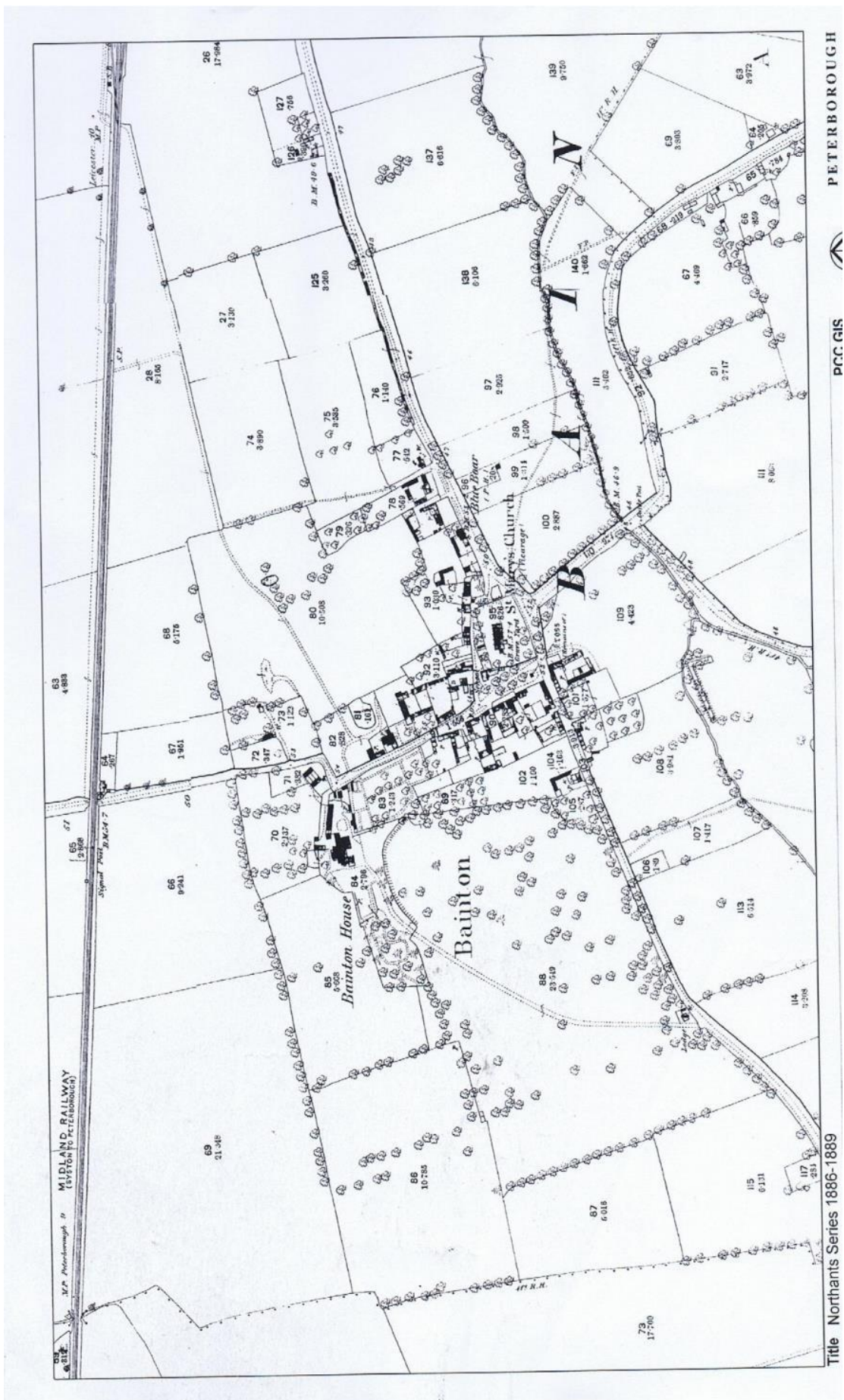


Annexe 1.3 – Extract from 1824-1836 Old Series OS map

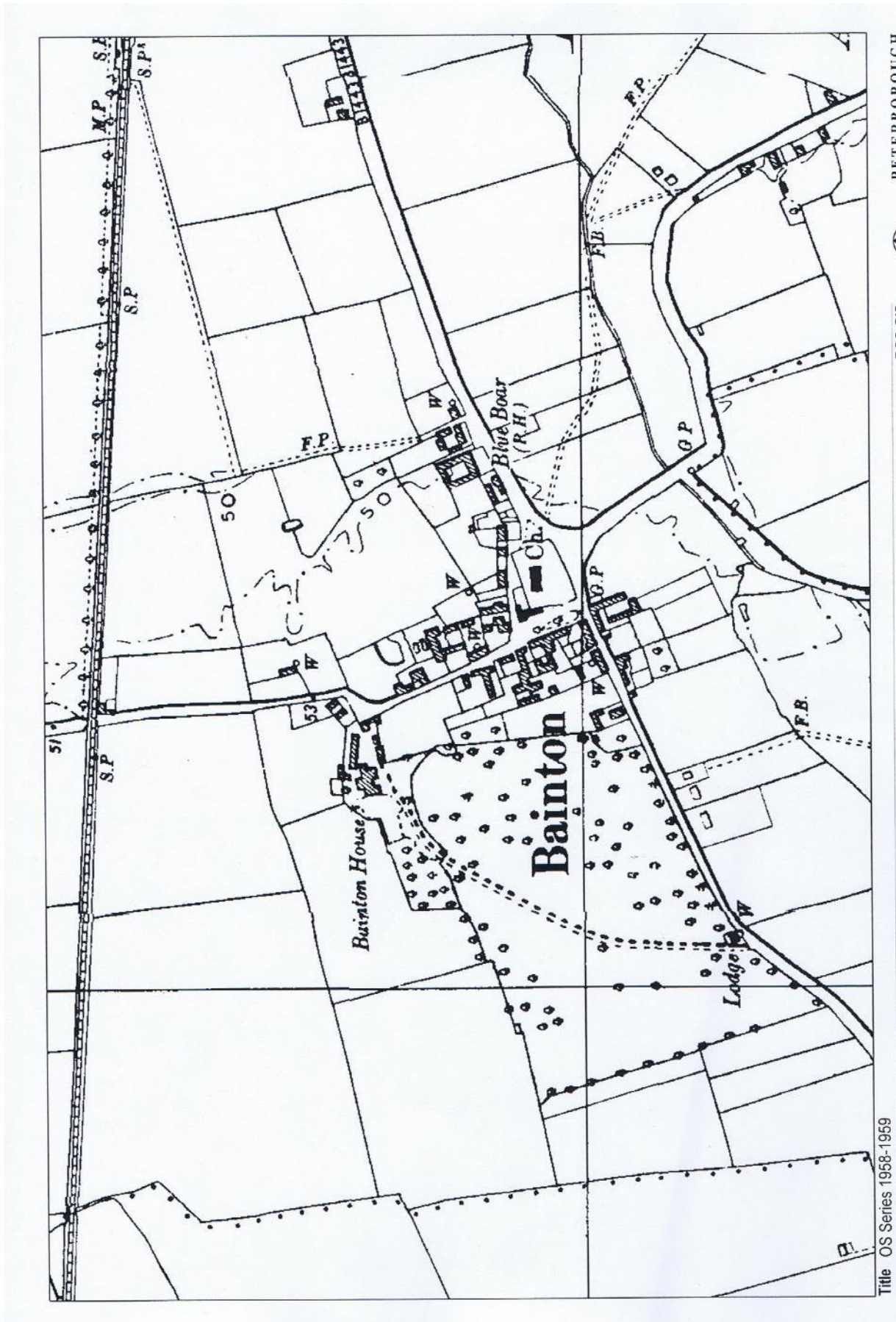




Annexe 1.4 - The Northants Ordnance Survey 1886-1889



Annexe 1.5 - The Northants Ordnance Survey 1958-1959



Title OS Series 1958-1959

PETERBOROUGH



Annexe 1.6 - The Northants Ordnance Survey 1967-1978



Title 1967- 1978 Edition





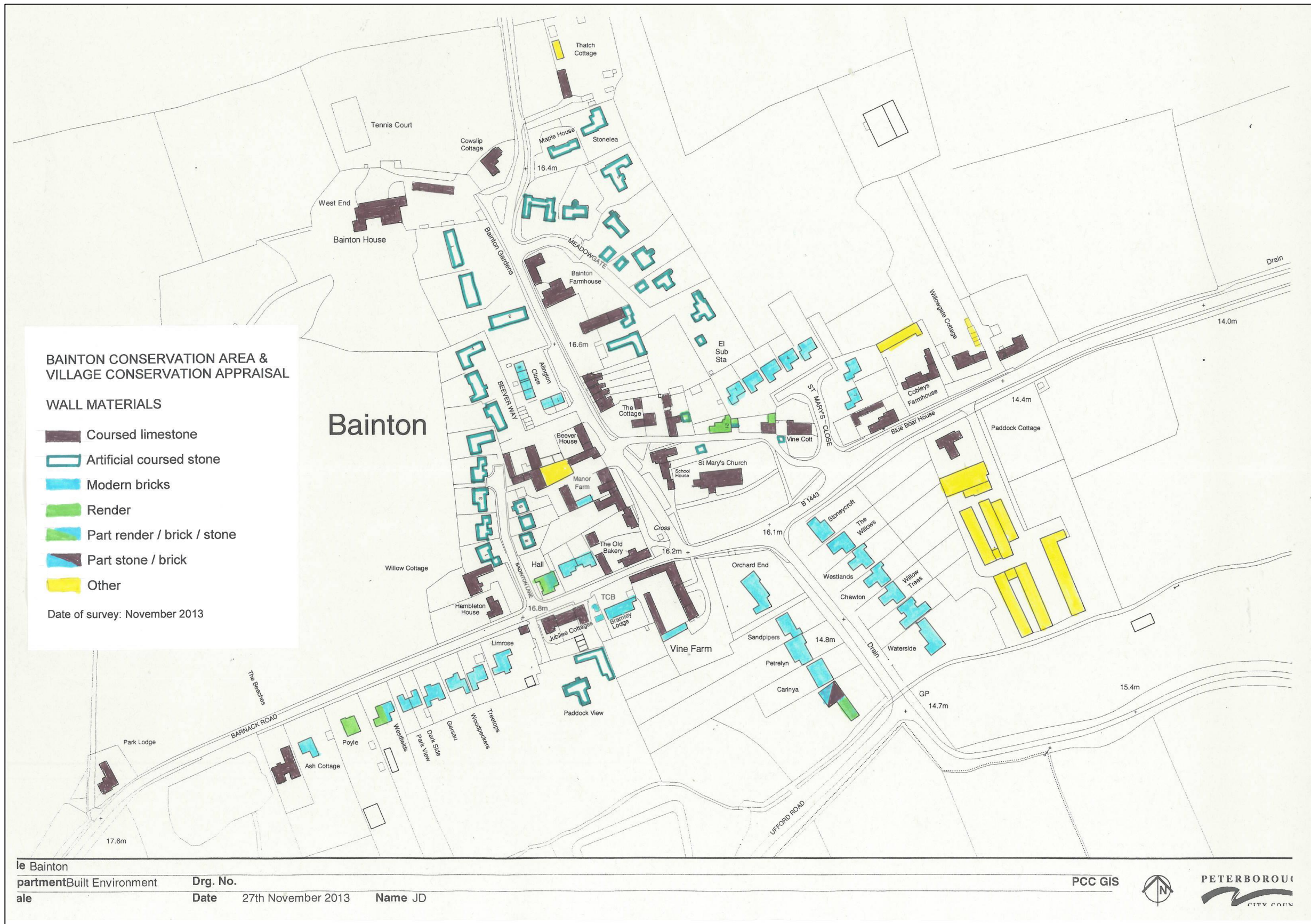
# ANNEXE 2 - THE EVIDENCE BASE

## Annexe 2.1 Roof materials



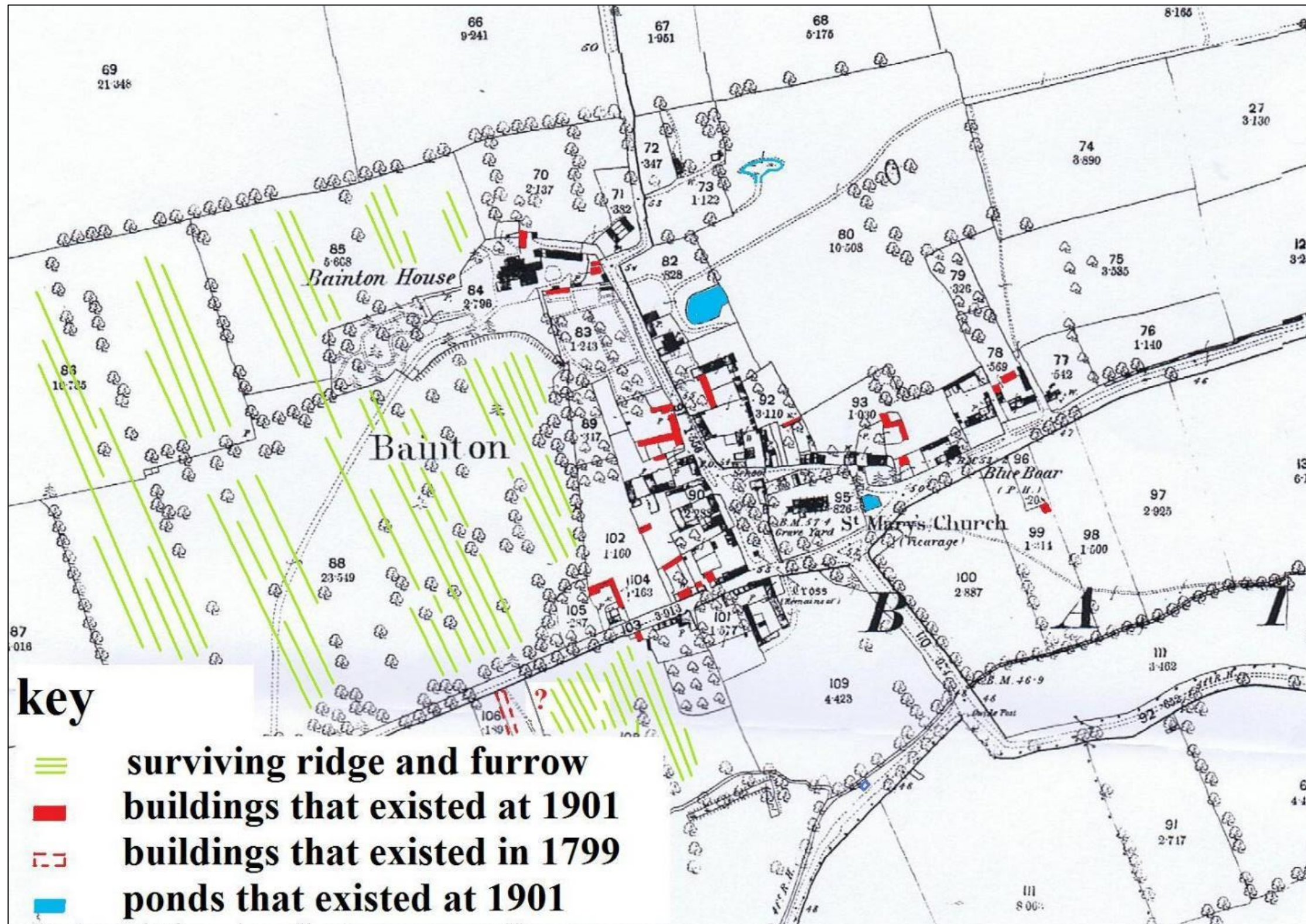


**Annexe 2.2 Wall materials**

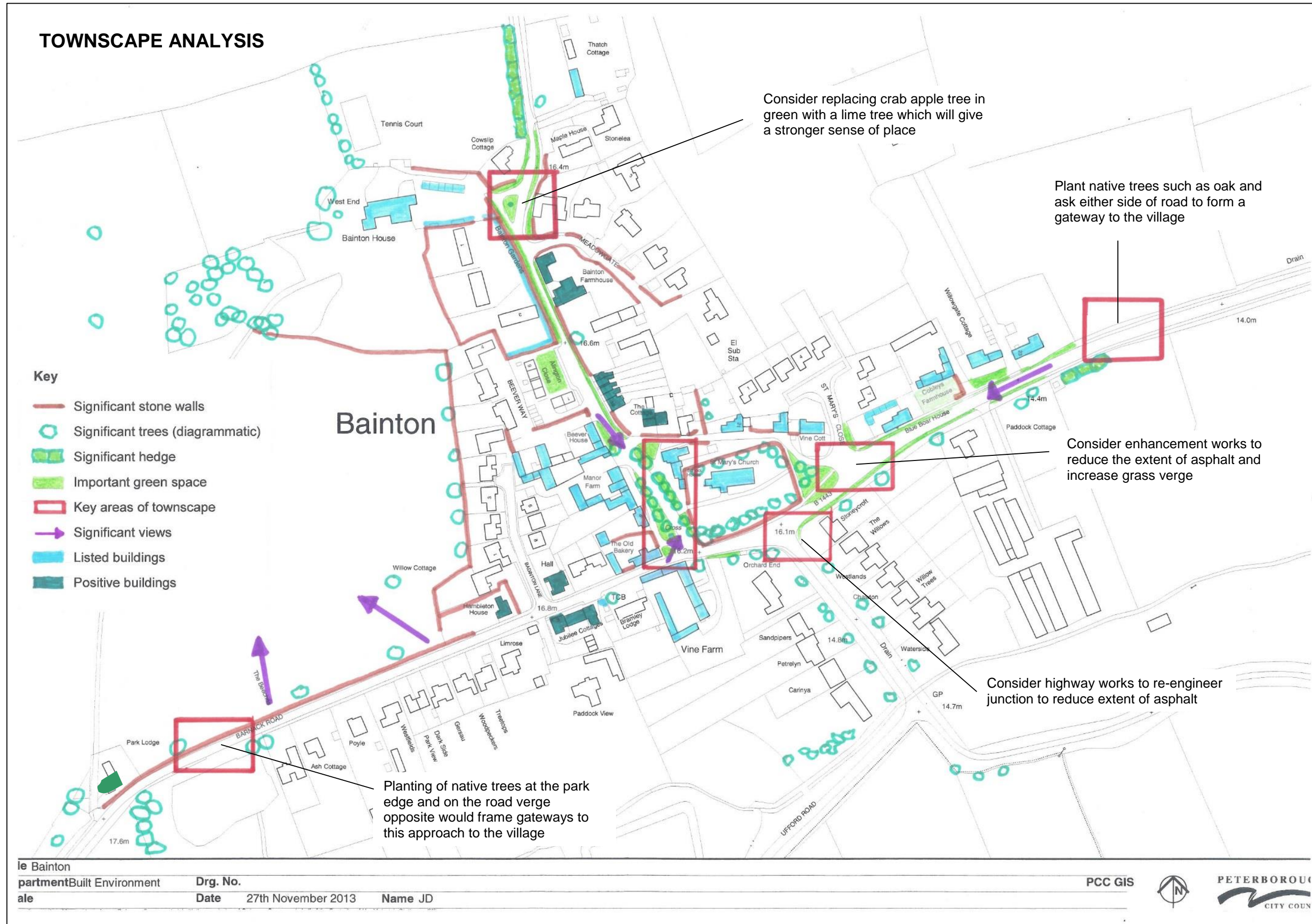




Annexe 2.3 – Archaeology (on 1886-1880 OS base)

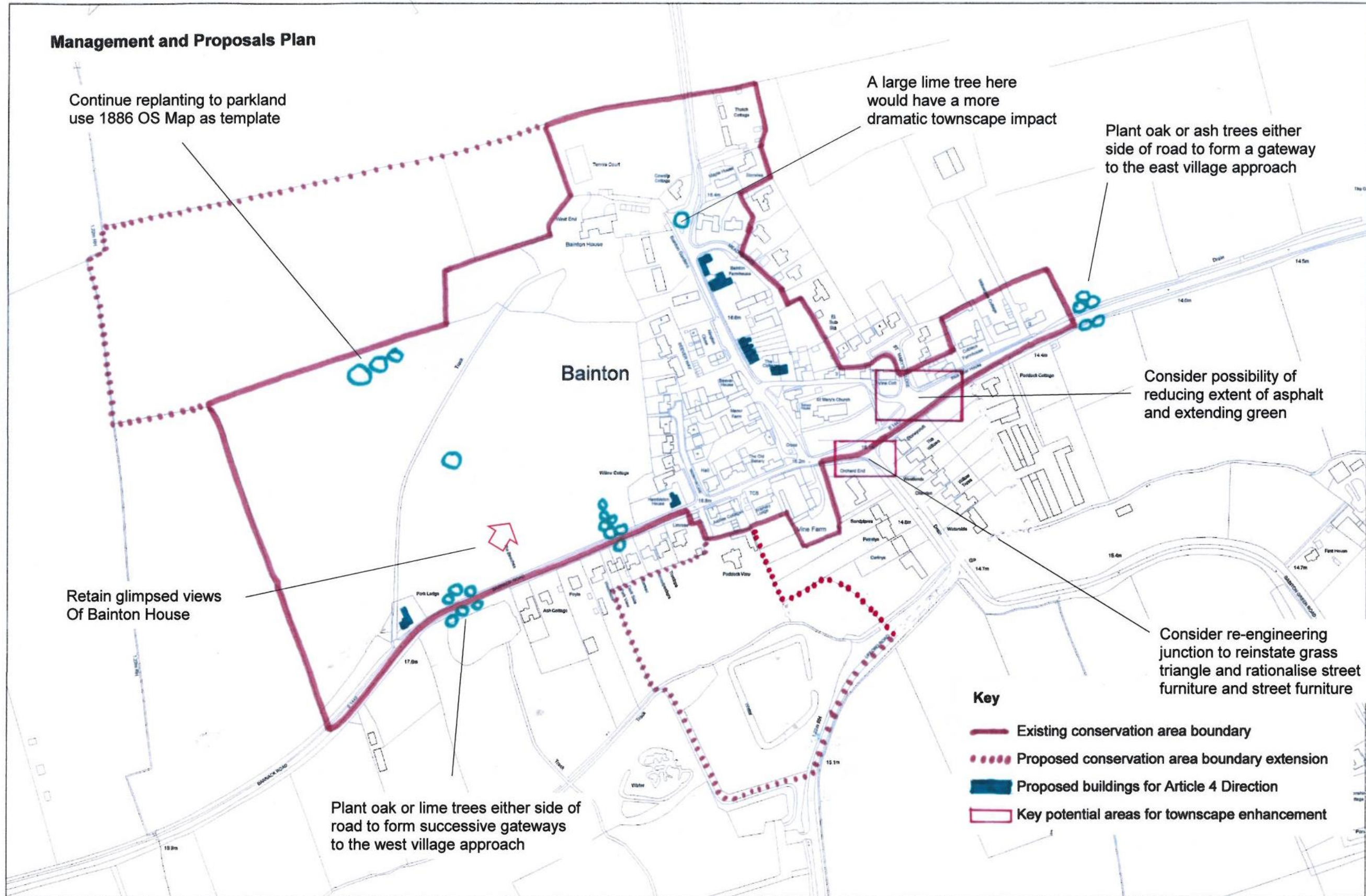








**ANNEXE 3 – Management and Proposals Plan**



Title Bainton CA Appraisal Proposals Plan

Department Built Environment

Drg. No.

Scale

Date 27th November 2013

Name JD

This map is reproduced from or based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Peterborough City Council. 100024236. 2009

PCC GIS



**PETERBOROUGH**  
CITY COUNCIL

## **ANNEXE 4 Listed Buildings in the Bainton Conservation Area (all Grade II, except Church of St Mary and the Village Cross which are Grade I)**

### **Vine Farmhouse, Barnack Road (south-east side)**

C18 house at right angles to road. Coursed stone. Collyweston stone roof with gabled ends. Stringcourses under eaves and at floor level. Two storeys. Three bays. First floor 3-light casements. Ground floor sashes with glazing bars and central doorway with moulded stone architrave with keyblock and entablature with pulvinated frieze and cornice, and glazed door. Ashlar end stacks with cornices. Gable-ended wing at rear on roadside forming L-shaped plan.

### **Barn and stable range adjoining south of Vine Farmhouse (formerly listed as Outbuildings), Barnack Road (south-east side)**

C18 barn adjoining Vine Farmhouse. Coursed stone rubble with steeply pitched Collyweston stone roof with gabled ends. Double doors at centre. Stables adjoining south of barn, coursed stone with lower pitched Collyweston stone roof with coped gable end, ground floor stacks with loft openings above.

### **K6 Telephone Kiosk, Barnack Road**

Telephone kiosk. Designed by Sir Giles Gilbert Scott. Made by various contractors. Cast iron Square kiosk with domed roof. Unperforated crowns to top panels and margin-glazing to windows and door.

### **The Bakehouse of the Old Bakery, Barnack Road (north-west side)**

Early C18 Cottage range with back to road. Coursed stone with steeply pitched Collyweston stone roof with gabled ends. One storey and attic, 4 window range. Two and three-light casements with glazing bars. Two modern gabled dormers. End ridge stacks. Modern flat roofed addition at rear. Included for group value.

### **No 21(Holly Cottage), Church Lane**

Early C18 stone cottage with plastered front with masonry joint lining. Steeply pitched concrete tile roof with stone coping to gable ends. One storey and attic, 2 window range. Modern casements and modern central door. Modern flat-roofed dormers. Internal brick stack at each end. Included for group value.

### **No 22 Church Lane**

Early C18 cottage. Coursed stone rubble with steeply pitched Collyweston stone roof with coped gable ends. One storey and attic. Two window range. Modern casements and modern central door. Two modern gabled dormers. Brick end stacks. Included for group value.

### **Vine Cottage, Church Lane**

C18 cottage. Coursed stone with steeply pitched concrete tile roof with coped gable ends. Two storeys. Three window range, centre first floor blind. Three-light casements. Central plank door partly glazed. Internal end stacks. Outshut at rear with stone stack.

### **Blue Boar House, Helpston Road**

Dated 1803 but appears to be C18. Coursed stone rubble cottage with steeply pitched asbestos slate roof with gabled ends. One storey and attic. Two window range. Modern casements and modern gabled dormers. Modern central glazed door. Brick end stacks. Early C19 addition at west end, stone with lower pitched Collyweston stone roof. Two storeys, one window. Included for group value.

### **Cobleys Farmhouse, Helpston Road**

Early C18 range of cottages. Coursed stone rubble-steeply pitched Collyweston stone roof with gabled ends. One storey and attic. Three window range. C19 and modern casements. Three gabled dormers. Flush panel door. Stone stack with cornice at east end and ridge stack, brick stack at west end.



### **Willow Gate and outbuilding adjoining to east, Helpston Road**

Early C18 cottage. Coursed stone. Thatched roof with gabled ends. One storey and attic. Three eyebrow dormers with casements, 2 modern ground floor casements. Wide thatched hood over modern central door. Brick end stacks. Including byre to right (east) also coursed stone with continuation of thatched roof, boarded door, and loft door in end gable.

### **No 23 Helpston Road**

C18 cottage. Coursed stone rubble. Thatched roof with gabled ends. One storey and attics. Two window range. Two eyebrow dormers. Small 2-light casements. Left hand boarded door. Internal stone stack at each end.

### **Village Cross, Tallington Road (west side)**

Mediaeval base of village cross set on 4 big 18 ins by 12 ins steps, square on plan. On top an octagonal base stone and about 18 ins of the octagonal shaft now capped by a stone ball. VCH Northamptonshire Vol. II.

### **No. 8 Tallington Road, (west side)**

Early C19 range of cottages, now one house. Coursed stone rubble. Collyweston stone roof with gabled ends. Two storeys. Four window range. First floor 2-light casements, ground floor 3-light casements with glazing bars. Modern boarded door off centre. Brick ridge stacks.

### **Manor Farmhouse, Tallington Road (west side)**

Early C19 house. Coursed stone with freestone dressings. Collyweston stone roof with gabled ends. Two storeys. Three bays. Sashes with glazing bars in ashlar architraves with keyblocks and continuous cill bands. Central doorway in similar architrave with stone hood on shaped brackets, and with rectangular fanlight and panelled doors. Flush quoins. Ashlar internal end stacks with cornices.

### **House occupied by Mr and Mrs De Pears, Tallington Road (west side)**

Small, early C19, house with mid C19 extension to north. Coursed stone rubble. Collyweston stone roof with gabled ends. Two storeys. Four window range. Original house 3 windows (centre first floor blind) and with central flush panel door with panelled reveals. Sashes with glazing bars in segmental arched openings. Mid C19 addition of one window, to north, small casements. Stone end and ridge stacks.

### **Bainton House, Tallington Road (west side)**

C16/17 house on half L-shaped plan. Coursed stone with steeply pitched Collyweston stone roof. Remodelled in 1801 (rainwater heads inscribed "RE 1801"). Parapet and moulded cornice. Two storeys and attic. Centre 4 bays and left and right projecting wings. Right hand 2 gables with 2 windows, left hand one gable and 3 windows. All sashes with key-blocked heads. Doorway to left of centre with moulded stone architrave with key block. Two hipped dormers with sliding casements. Ashlar stacks with cornices over gabled and on ridge. Early C19 north elevation, 2 storeys, 5 bays, sashes, moulded doorcase, gable to left with C16 two-light windows with ogee tracery and straight mould, probably reset. Interior west wing C18 dog-leg staircase on all floors. Remainder of interior remodelled in C19. RCHM Vol. II Northamptonshire.

### **Stables east-north-east of Bainton House, Tallington Road (west side)**

Early C19 stables. Coursed stone with Collyweston stone roof with gabled ends. Two storeys. Three bays. Central doorway with keyblock, rectangular fanlight and boarded door. One semi-circular window each side of doorway with keyblock. Loft window in east end. Two loft doors at rear (north). One storey range to west with coach house and stables with semi-circular window.

### **Tallington Road (west side)**

Garden boundary wall to Bainton House running east to road and turning south-east along road to boundary with Alington Close Probably early C19. Coursed stone wall with Collyweston stone coping with ridge tiles. About 9 ft high.

### **Church of St Mary, Tallington Road (east side)**

From early C13. Ashlar and with lead roofs. Nave has Decorated south window either side of porch and Decorated south doorway, large Perpendicular south windows. Early C13 north aisle and north chapel with straight headed Perpendicular windows. C15 chancel with Perpendicular 3-light east and south windows. The chancel, north aisle and chapel are buttressed and the nave, chancel and north aisle have moulded parapet. C15 south porch with battlements and wider 4-centred arch. C14 west tower with angle buttresses, moulded base and recessed sides with large 2-light bell-openings with Y-tracery and ball flower friezes, west window has ogee details. Stone broach spire with 2 tiers of lucarnes. Interior: Early C13 three bay north arcade plus one C14 bay at west end. Three bays have double-chamfered round arches and circular piers with round moulded capitals and abaci. The west bay is narrower and has pointed arch with crenellated capitals. Depressed tie beam nave and chancel roofs. Two fine C13 piscinas, not in original positions, both gabled, one with oak leaves and acorns, the other crocketed and with finial. C13 octagonal font on clustered columns. Monument to Mary Henson 1805 by Sir Richard Westmacott. Victorian furnishings. RCHM Northamptonshire Vol. II.

### **School House and The Old School Room, Tallington Road (east side)**

C18 range of cottages and adjoining late C19 school room. Coursed stone rubble with steeply pitched Collyweston stone roof with gabled ends. One storey and attic. Three window range, casements, 3 hipped dormers, and plank door. School added to north end on form of gabled cross wing dated 1876, converted to a house, stone with Collyweston stone roof, one storey and attic, large windows with keystones, plaque in gable "Erected by Lord Kesteven 1876". Included for group value.

### **Thatch Cottage, Tallington Road (east side)**

C18 cottage. Coursed stone rubble. Thatched roof with gabled ends. Two storeys. Two window range. Modern one, two and three-light casements. Internal stone stack at each end with mouldings modern brick lean-to at south end and modern single storey addition at north end.