

# LONGTHORPE CONSERVATION AREA APPRAISAL REPORT AND MANAGEMENT PLAN



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

**Date:** March 2014



# **LONGTHORPE CONSERVATION AREA APPRAISAL REPORT AND MANAGEMENT PLAN**

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## 1.0 INTRODUCTION

Conservation Areas are "...areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance". Planning (Listed Buildings & Conservation Areas) Act, 1990. The protection of an area does not end with conservation area designation; rather designation demonstrates a commitment to positive action to safeguard and enhance the character and appearance of the area.

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

The purpose of this report is to assess the historic and architectural qualities of Longthorpe 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 Longthorpe 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 Longthorpe where these have influence on the conservation area.

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 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)

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 Longthorpe 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**

Longthorpe is a small village in the western suburbs of Peterborough. The village evolved along the former road to Leicester and the A1. The village is characterised by a preserved historic core comprising the medieval parish Church of St Botolph, stone buildings dating from the 18<sup>th</sup> and 19<sup>th</sup> centuries and the magnificent Thorpe Hall and its historic parkland.

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

- *Positive views along mature tree lined Thorpe Road, particularly east of Longthorpe Green*
- *Characteristic stone cottages many with original architectural features.*
- *Older buildings and boundary walls forming visual enclosure to parts of the street scene.*
- *Thorpe Hall and its historic parkland*
- *Positive views and townscape around St Botolph Church, Longthorpe Green and Longthorpe Tower*

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

Longthorpe village is located in the suburb of Longthorpe, some 2 miles to the west of Peterborough. Originally a village on the fringe of the city, the suburb developed rapidly around the village from the 1970's under the expansion of city led by the Peterborough New Town. The Longthorpe Conservation Area was designated by Peterborough City Council in 1969. The boundaries are shown on the map in annexe 1.1 and by the map below and are currently defined as:

To the south east: the parkland boundary of Thorpe Hall.

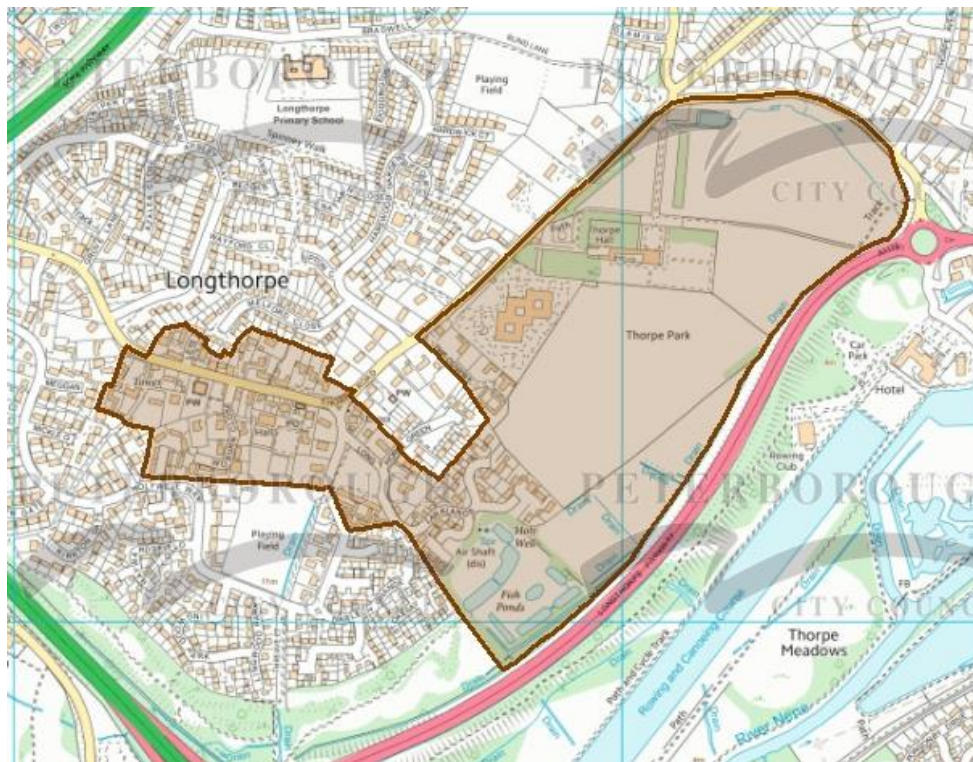
To the south west: modern housing development, the cycleway to rear of Longthorpe Tennis Club and adjacent to Holywell Way

To the west: Longthorpe Tower, Longthorpe Tower House and former outbuildings.

To the north: the rear of properties to Thorpe Road, omitting buildings to parts of Thorpe Green then following Thorpe Road to Longthorpe Parkway.



The conservation area contains the historic core of the village between Longthorpe Tower and Longthorpe Green and Thorpe Hall and its current and wider parkland.



*Boundary of Longthorpe conservation area*

## 6. HISTORICAL DEVELOPMENT

The excellent publication by The Longthorpe Society - *A Unique Village* (Longthorpe Society 2004), gives a comprehensive history of the Longthorpe from earliest times to the present day.

This section draws from this publication and gives an explanation as to how the village we see today has evolved from its Saxon origins, through the medieval period up to today.

The parish of Longthorpe is low lying, with the southern half bounded by the River Nene at about 5m above sea level. From the Nene terraces, the land rises gently upward to just over 20m at the north boundary with Milton Park. The soils of the southern half of the parish are river silts and gravels; across the centre is a narrow band of clay and the northern half of the parish comprises cornbrash with some limestone outcrops, most obviously at the cutting of the Nene Parkway at the A47 roundabout.

From earliest times, the Nene Valley was an area of rich natural resources. Fish, fowl and game were readily available and the fertile river flood meadows and woodlands made a good place for ancient settlement. The river valley also made a good transport artery for trade. Almost all significant evidence of early settlement is on the river terraces, most notably, some 250 metres north of Orton Stauch. In this same location is evidence of two significant Roman forts (Royal Commission on Historical Monuments RCHM) and excavations in 1967 also uncovered evidence of Roman settlements just beyond the forts defensive ditches. However, these ancient settlements have little influence on Longthorpe as it exists today.

It seems likely that the origins of the current village are Saxon. It has been established that many settlements in the area moved from locations immediately beside the river to higher ground in Saxon times. In Longthorpe the evidence for this includes a Saxon cemetery and a

pre-conquest cross shaft (scheduled monument) at the junction of Thorpe Road and Longthorpe Green. It is believed that the parish church of St Botolph replaced an earlier chapel on a different site, possibly close to the cross shaft.

The settlement continued into the Norman period and Longthorpe has some outstanding medieval heritage. Firstly, the St Botolph's church built between 1262-1274 remains substantially intact. Secondly, the remarkable Longthorpe Tower House, erected by William de Thorpe, also in the 13<sup>th</sup> century is a unique example of a fortified manor house. It contains wall paintings depicting biblical, moral, teaching and secular subjects. According to the RCHM, these form "the most complete and elaborate scheme of domestic mural decoration surviving in England from the period".

The remnant fishponds at Holywell are thought to have originated as medieval fishponds, or possibly a moat around a fortified manor house. The Holywell grotto reputedly marks the site of a medieval hermitage on the site of this spring. An engraving of 1855 shows a classical portico frontage. The quality of water was such that a lavender and peppermint distillery industry, albeit small in scale, existed in 19<sup>th</sup> c. Like other local springs it was naturally carbonated.

Before extensive 20<sup>th</sup> century housing developments and the re-modelling of the landscape to form the Ferry Meadows Country Park, large areas of land around the village showed ridge and furrow typical of the medieval open field system. However, the setting out of Milton and Thorpe Parks greatly modified the medieval fields, pastures and common lands of the medieval period. The woodlands of the Rockingham forest also extended around the northern boundary of the settlement, Thorpe Wood being a small surviving fragment of a once far more extensive forest area.

Thorpe Road was the main road between the medieval towns of Nottingham and Leicester and Peterborough and the beyond to the ports of Wisbech and King's Lynn.

Medieval Longthorpe probably comprised two manors, an upper manor centred on the tower house and a lower manor, with the manor house possibly in the area of the Holywell fishponds. These and the church were likely to be the only stone buildings. In addition to the lords of the manor the population was probably made up of a dozen or so extended families living in fairly rude timber framed and thatched shanties. The road would have been a rutted narrow cart track and immediately beyond the village were open strip farmed fields with water meadows beyond to the south and woodlands to the north.

In the post medieval period, it is known that other notable buildings were erected. For example, what became known as the Tudor House (on current site of The Leys 334 Thorpe Road) was reported to have been built around 1560. The building survived until 1970 when it was damaged by fire and subsequently demolished.

The landscape around Longthorpe was greatly changed in the 17<sup>th</sup> century. In 1653, work was begun on Thorpe Hall, built to the designs of Peter Mills for Oliver Cromwell's Lord Chief Justice, Oliver St. John. Along with the house, a new park and garden were laid out, enclosed by carefully built coursed stone walls. Thorpe Hall would have dominated the landscape to the south of the parish (as it was intended to) and its design represented a new style of English architecture, marking a break with the ornamentation favoured by the Royalists. The Civil War also saw the ransacking of churches, indeed, the stone for parts of the kitchen garden walls of Thorpe Hall was sourced from the demolition of the Lady Chapel of Peterborough cathedral.

The enclosure of land for parkland and farming by individuals and increasing prosperity marked by the rise of the yeoman farmer and the gradual breakdown of the medieval system. The open fields and commons were formed into farmsteads with new farmhouses and farmyards, organised for the new agricultural machinery and methods. Some of these farmhouses and farm buildings survive to this day, Grove Farm house and buildings being good examples. The

1815 parish map clearly shows at least 4 farmsteads, these being Old Manor Farm, the Tower House farm complex, Grove Farm and 324 Thorpe Road.

All these buildings are constructed in local stone, with dressed stone used at the corners and door and window openings; the more important farm houses had Collyweston slate roofs. All other buildings were thatched in longstraw.

Thus, a picture can be built of a village in Cromwell's times comprising with 2 or 3 stone farmhouses and barns, dovecots and sheds and perhaps a dozen rubble stone cottages with rough longstraw thatched roofs strung along a narrow, un-surfaced and winding Thorpe Road with the Church and Tower House as more imposing buildings, set back from the road frontage and enclosed by local stone walls. Strung along the road between these would also have been single room wood, daub and thatch shanties where peasants/serfs lived. Unlike today, these buildings were not close together. Dwellings were set in their own plots, or closes enclosed by rough stone walls. The street scene would have been made up of stone and thatch cottages and houses, at perhaps 25 to 30m intervals with stone walls between. The east side of the village was dominated by Thorpe Hall and its walls and parkland. To the south, lay the flood meadows of the Nene where willows were coppiced for basket and fish trap making whilst to the west, the narrow highway struck out through the woodlands of the Rockingham forest.

The 18<sup>th</sup> century brought more significant changes. Enclosure of the open fields and common lands continued with the setting out of Milton Park, to the designs of Sir Humphrey Repton in 1791. The Fitzwilliams' registered title over large areas and thus, Longthorpe was an estate village, effectively controlled by the estate. The medieval open fields and commons had been transformed into farmsteads of small enclosed fields. The estate built new farm houses and cottages and 326/328 and Yew Tree cottage are typical examples buildings from this time. In 1801, the population of Longthorpe was recorded at 190 people, most of whom would have been employed in agriculture or as servants.

As the main highway to Leicester and the Midlands, a toll house was built on the north side of Thorpe Road at Audley Gate which survived into the 1960's. By 1800, the influences of The Fitzwilliam and Thorpe Hall estates had had completely changed the landscape and moulded the village into the essential characteristics of today's conservation area.

The 19<sup>th</sup> century appears to have largely passed Longthorpe by, possibly due to the influence of the Fitzwilliam estate. Whilst the nearby Peterborough was rapidly expanding Longthorpe escaped industrialisation. Relatively few dwellings were built. The lodges to Thorpe Hall and a new vicarage were also constructed. Other 19<sup>th</sup> century buildings may have been built and subsequently demolished.

By 1891, the population had reached 280 people, living in 62 dwellings. The 1901 OS map shows that Thorpe Hall and its grounds dominated the east side of the parish, with 3 entrance lodges one at current Thorpe Road roundabout, another at the Audley Gate junction, with the third still existing at the current hospice exit road. There is a grouping of buildings, possibly a farmhouse and barns behind the nos. 244 and 246 Thorpe Road but other than these, the entire frontage of Thorpe road from Westwood House to the Thorpe Hall Dairy Farm remained undeveloped. The map clearly shows the south side of the road being lined by the tree belt, that still partially exists and the lime avenues leading to Thorpe Hall.

Photographs from the first quarter of the 20<sup>th</sup> century show that the village mainly comprised of thatched one and a half storey cottages and farm houses spaced along Thorpe Road, in small closes enclosed by stone walls or picket fences. The carriageway remained un-metalled. Wider parts of the street had meadow grass verges. A pond for watering horses and other livestock existed between the Fox and Hounds and the Tower House until the 1950's. .





*Thorpe Road c 1910*

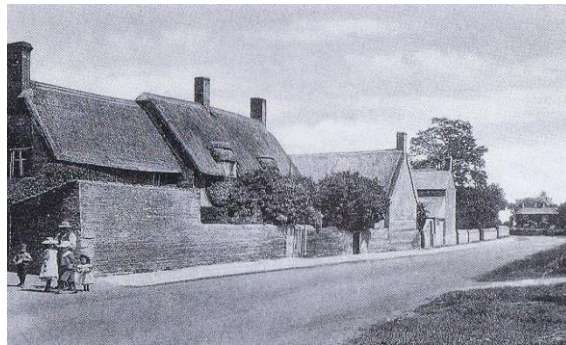


*Fox and Hounds c 1919*

Interwar and immediately post war housing was constructed on the north side of Thorpe Road opposite Thorpe Hall; just south of the Dairy Farm, at and on the west road frontage to the north of the Tower House. Even up to 1959, the OS map shows that Longthorpe had largely retained its 17<sup>th</sup>/ 18<sup>th</sup> century character; it remained a village of about 50 dwellings large and small with a population of about 300.



*Thorpe Road c 1930's*



Thorpe Road may by now have been tarmac surfaced and lit, but the ancient system of footpaths and tracks surrounding the village remained, agriculture was the dominant industry and thatched houses and cottages from the 17<sup>th</sup> and 18<sup>th</sup> century occupied the street scenes. Development was mainly by infilling individual plots, for example the detached houses to the rear of 307. The process of infilling continued into the 1960's but the form of building became more ostentatious, the bungalows opposite the Post Office being examples.

This gradual evolution was to massively change in the early 1970's. Until this time, most dwellings had been built individually. Now, housing estates began to appear, constructed from mass manufactured bricks and concrete tiles. Within the 25 years from 1975 to 2000, hundreds of new estate houses were built. The spaces between the cottages and farmhouses continued to be in-filled with new frontage dwellings, or pierced by estate roads for new backland housing.

The national increase in car ownership from the 1960's led to the village street being designated as a trunk road (the A47). Separate pavements with high concrete kerbs, large street lights and drainage gulleys replaced the previous more informal carriageway.

As traffic continued to increase, the Peterborough Development Corporation constructed the Soke, Nene and Longthorpe Parkways. These effectively surrounded the village and severed access to the River Nene and Milton estate lands for the first time in 1000 years. The farmland within these new roads was built on for the first time, whilst the open fields to the west became The Thorpe Wood Golf course.

In recognition of the need to conserve the essential qualities of the historic village, a conservation area was designated in 1969.



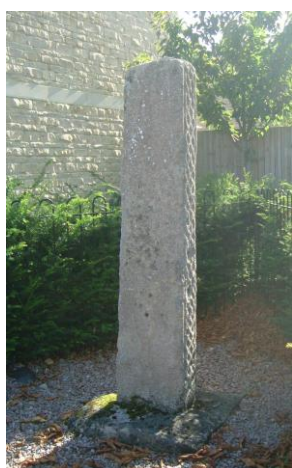
By 2000, buildings from before 1970 would make up less than 1% of all buildings within the former parish. Farming had all but ceased, with the exception of some stock grazing the Thorpe Hall grounds. Some of the ancient tracks have been retained in the form of tarmac paths through the new housing areas, for example, Spinney Walk and Yew Tree Walk and as cycle ways such as the Workhouse cycleway on the former Blind Lane.

Today, the pressures for further development continue, representing a considerable challenge to the retention of the essential historic form and character of the conservation area.

## 7. ARCHAEOLOGY

There are three scheduled monuments within the parish.

Monument	Monument No.	Impact on Conservation Area
Longthorpe Village Cross	146	High: at prominent position on Longthorpe Green corner
Longthorpe Tower	27108	High: an imposing presence, especially from ancient lane to Thorpe Wood.
Longthorpe Roman Fort and Settlement	135	Low: Physically divorced from current village by the Nene Parkway. Setting of monument largely unaffected by conservation area and vice versa.



Twentieth century development has removed much evidence of the ancient and 17<sup>th</sup> and 18<sup>th</sup> century field patterns as recorded on the 1814 parish map. Many of the ancient footpaths and tracks that radiated from the village have been retained and are now cycleways and footpaths through housing estates.

It is possible that remains of the medieval and post medieval village still exist beneath the ground and (if planning consent was granted and new foundations were necessary) an expert archaeological watching brief during site works and if necessary further archaeological investigations may further our understanding of the history and culture of Longthorpe, especially the Medieval and post medieval periods

*Longthorpe Village Cross*

## 8. LANDSCAPE SETTING

Longthorpe is no longer a village within its landscape setting. Nevertheless there are significant areas of both historic and modern landscape that are fundamental to the historic character and appearance of the settlement.

### Thorpe Wood

In medieval times, Thorpe Wood was part of a larger mosaic of woodlands and heaths that formed the Rockingham Forest, its status as a royal hunting ground protecting it from the wholesale woodland clearances of the 15<sup>th</sup> and 16<sup>th</sup> centuries. Thus Thorpe Wood can be classed as ancient woodland, having been in continuous existence for at least 400 years and is a very important part of the historic settlement.

### Thorpe Hall Grounds.

Before Thorpe Hall was built, the parkland was part of the open fields of the southern manor. It was then enclosed in the 17<sup>th</sup> century and set out as landscaped parkland with walled flower, fruit and vegetable gardens within. The tree belt to the west and north perimeters were part of

the original designs. However, most of the present planting, including the lime tree avenues, date to the 18<sup>th</sup> and 19<sup>th</sup> centuries.

Some features have been lost in the 20<sup>th</sup> century including the open lake and stream, the elm trees, some lime tree avenues and two of the 3 lodges that existed at the turn of the 20<sup>th</sup> century. Others, such as the perimeter stone boundary wall have been partly restored.

Until about 2003, the landscape was grazed by cattle, thus maintaining the parkland character. More recently, grazing has ceased and the cropped turf has given way to a grassland meadow; in time there could be scrub encroachment. The grounds of Thorpe Hall are enormously important for the setting of the Hall (Grade 1 listed) and the overall character and appearance of Longthorpe and the conservation area.

### **Holywell Fishponds.**

The historical links between the fishponds, the site of a medieval manor, the site of the current Manor House and as part of the grounds of Thorpe Hall are no longer as strong as was the case in the mid twentieth century. This is because the Harlech Grange and Larklands housing estates separate the ponds from the village.

The 18<sup>th</sup> century bathing house and 19<sup>th</sup> century lavender works have also long gone. Today, a stone vaulted entrance to the source of the former spring is the only obvious evidence of these previous activities. The site is within the current conservation area.



*Holywell spring (left) and former fishponds*

### **Landscaped area between the village and the Nene and Longthorpe Parkways.**

This landscaped area was set out with the construction of the parkways. Its character has been determined by the form of the parkways rather than any historical features. Nevertheless, the Threave Court path and the northern boundary between the Longthorpe Parkway and Harlech Grange, align closely with a field boundary clearly identifiable on the 1814 parish map. Whilst this area has a fairly tenuous historical basis, it is beside Holy Well, and has historic rights of way alignments and is important to the overall setting of Longthorpe conservation area. The area is maintained by Peterborough City Council.

## **9. APPROACHES TO THE CONSERVATION AREA**

### **The Approach from the Longthorpe Parkway / Thorpe Road roundabout.**

Until the Longthorpe and Nene Parkways were built, Thorpe Road was the principle trunk road west from the city on to Castor and Ailsworth and beyond to Leicester. There was no road on the present alignment of Longthorpe Parkway but a blind ditch and a track did exist meandering from the position of the Boathouse PH and running south east within the banks of the current rowing course, then dog legging to arrive at the Holywell ponds. The current conservation area boundary runs along the ditch line to the north side of the parkway. From the parkway there are very important uninterrupted views of Longthorpe, and in particular, Thorpe Hall and its parkland.

On leaving the roundabout, Thorpe Road climbs slightly, and one is aware of the views across Thorpe Park to the left, with Thorpe Hall on the horizon. At this point the wide road and mainly interwar houses on the north frontage give no sense of the village to come. Had the gatehouses at the roundabout and the Audley gate entrances survived, they would have imparted a much greater sense of arrival.

Progressing toward Audley Gate, the magnificent trees, particularly the cedars and the sheer length of the rebuilt stone boundary wall give a sense of an impending historic environment.



*The approach from the Thorpe Road roundabout*

However, the wide open spaces of the Audley Gate junction, street furniture and signage and the suburban character of the buildings coming into view along Audley Gate counteract the potential sense of an historic street. This changes passing Audley Gate corner. Glimpses of Thorpe Hall at the end of the tree lined drive and the stone wall and tree lined corridor disappearing west give a clear sense of arrival into an historic environment.

### **The Approach from Thorpe Wood**

Crossing the parkway bridge, the heavily engineered road and suburban form of housing give little expectation of an historic settlement beyond. The brick wall and maturing trees to Millwood Gardens combine with the buildings on the back edge of the footpath to the south frontage to form a gateway into Longthorpe. The bend in the road conceals what lies beyond and generates a sense of expectation. To some extent, this is negated by the open areas of tarmac and poor quality fencing to the garage forecourt and the Fox and Hounds frontage.



*After the parkway bridge*

*A gateway to the village with the bend road concealing what lies beyond.*

## **10 THE BUILT ENVIRONMENT**

### **10.1 Building Periods**

**Only 2 buildings survive from the medieval and post medieval periods; 9 listed structures are from the 17<sup>th</sup> century, including various walls, gates, gate piers and arches to Thorpe Hall; 12 buildings from the 18<sup>th</sup> century, mainly cottages and small farmhouses. There are about 25-30 19<sup>th</sup> century buildings including the summerhouse to Thorpe Hall. The majority of buildings dated from the mid 20<sup>th</sup> C.**



## The Medieval and Post Medieval Periods



St Botolphs' church (left) was erected in the mid 13<sup>th</sup> century and altered in the 19<sup>th</sup> century, when the roof was replaced and the bellcote restored. The interior woodwork is said to date mainly from the period of the 1914– 8 war whilst the choir stalls were rebuilt in 1964.

Longthorpe Tower House (right) is contemporary with the church, being built 1263- 1264, probably

for Sir William de Thorpe with the tower added shortly after. The structure is of local rubble stone with a Collyweston roof slate. For centuries, the tower house was used as a farm house, the 1814 map clearly shows 3 sides of a farmyard complex, which appear to have been further extended by the time of 1887 OS map.



## The Seventeenth Century

Surviving buildings in the village from the 17<sup>th</sup> century were constructed for the emerging yeoman farmers. Grove Farm and Yew Tree House are both in local limestone rubble, incorporating stone mullioned windows and dressings. Grove Farm is the more elaborate building, with rear wings and outshuts, and a Collyweston slate. Yew Tree House is simpler and has a reed thatch.



*Grove Farm*



*Yew Tree House*



*Thorpe Hall*

The most significant building from the 17<sup>th</sup> century is Thorpe Hall. It was constructed from 1653 by Oliver St John, Cromwell's chancellor to the designs of Peter Mills. It was one of the very few houses constructed during the Commonwealth period, a time of great unrest, and marked a new, simpler and less ornate style of English architecture, reflecting Puritan ideals. In recognition of its unique place in the history of British architecture, Thorpe Hall is a Grade 1 listed building.

## The Eighteenth Century

Continuing enclosure and reorganisation of agricultural land into mixed farms saw the emergence of small farmers and business people. This is reflected in the 12 historic buildings that have survived from the 18<sup>th</sup> century almost all are farmhouses and cottages, such as 246 and 310 Thorpe Road. The Manor House also dates from this period; it probably replaced an earlier building on the site. Thus, buildings from the 18<sup>th</sup> century make up over half of all listed buildings and very much shape the character and appearance of the conservation area.





Surviving 18<sup>th</sup> century buildings: no. 310



no. 317



no. 329



Undoubtedly many buildings from this period have not survived. There was an 18<sup>th</sup> century toll lodge at Audley Gate (below) that existed into the 1960's and no doubt some of the barns and workshops shown on the early OS maps were attributable to the 18<sup>th</sup> century. From photographs, it can be seen that the former Fox & Hounds was an 18<sup>th</sup> century building, demolished after fire in the first part of the 20<sup>th</sup> century.

*Former toll house (to right of coach)*

### The Nineteenth Century.

The Victorian era did not herald major developments. A school was built, now converted into a pair of houses. Three lodges to Thorpe Hall were erected, one of which still survives and old records also confirm the existence of the lavender water works and temple like building at Holywell. The terrace of houses opposite the current Fox and Hounds are Victorian rebuilds of earlier buildings. At Thorpe Hall a new dairy farm was constructed. The church was extensively re-modelled and a new Vicarage constructed (bottom right)



Farm buildings at Grove Farm



Early 19<sup>th</sup> c house



Late 19<sup>th</sup> c houses



Also in the 19<sup>th</sup> century, outbuildings were constructed, to store produce, as stables, workshops and to keep pony traps, coaches and carts. Some are in horizontal boarding, others of rubble stone; most roofs are covered with clay triple roll pantiles.

## 10.2 Protected Buildings

**There are 24 listed buildings in and around the conservation area and a further 4 listed structures; these make up less than 20% of all buildings in the conservation area.**

### Listed Buildings

The table overleaf gives a brief analysis of listed buildings

Nos. of listed buildings	Date				Type					Grade	
										I	II
	Pre 1500	16th c	17th/18th c	19th c	Religious	Walls, Gates, Arches	Barns, outbuildings	Cottages / Lodges	Houses		
<b>28</b>	3	-	22	3	3	3	5	12	5	6	22
<b>Totals</b>	28				28					28	

This analysis confirms the visual impression of Longthorpe as a village comprised of mainly 17th and 18th century cottages and houses, with 19th century barns, outbuildings. The relatively high proportion of grade I buildings relates to the 4 individual listings for Thorpe Hall, the Church and Tower House.

### Buildings Covered by Article 4 Directions

There are no buildings covered by article 4 directions.

### 10.3 Building Heights and Plan Forms

**Up to 1900, ceiling heights ranged from under 1.8 metres (6 feet) in cottages to more than 3 metres in formal houses such as Thorpe Hall. There are historic buildings of all heights between one and three and a half storeys and a variety of plan forms.**

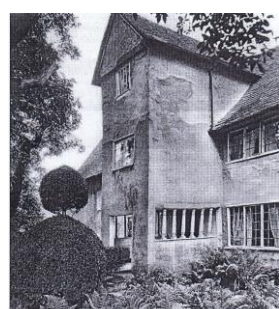
#### Before 1600



Domestic buildings surviving from the medieval period are extremely rare and Longthorpe Tower (left) is a unique and individual example of a fortified manor house. This 3 storey square plan form with massive masonry walls is more typically associated with areas such as the Scottish and Welsh borders where there was risk of attack. Archaeological evidence shows it is not typical of other manor houses of the 13<sup>th</sup> century in this area, or indeed, the southern half of England.

The Church was also built in the 13<sup>th</sup> century but there are no other buildings surviving from this period.

#### The Post Medieval Period



The picture left shows what is described as a timber framed and Collyweston slated building, constructed in 1560 which stood on the current site of The Leys. It was partially gutted by fire in 1970 and subsequently demolished. It appears to be a 2 storey structure; the old OS plan shows a double square rectangular plan form with a long, narrow rear wing. The 3 storey porch is similar in style to the Manor House, Ginton, but from the thickness of the walls (seen in the front opening) it is clearly a timber, not stone, structure.

*From Longthorpe – A Unique Village (courtesy of Country Life)*

## The 17<sup>th</sup> century

In Longthorpe there are 3 types of building representing the spectrum of 17<sup>th</sup> century buildings.



*Thorpe Hall*



*Grove Farmhouse*



*320 Thorpe Road*

Thorpe Hall is a landmark in the development of English architecture. The architect John Mills produced a design that reflected the puritan values of the parliamentarians. It has a square plan with a cruciform corridor to the ground floor, designed so each of the 4 elevations present a balanced 5 bay form. The upper floor plans are based around a wide central corridor with rooms either side. The building has a basement, 3 floors and attics under a hipped roof which was once topped by a cupola. The four chimney stacks reinforce this symmetry. In contrast, Grove Farmhouse is a vernacular building, originally with a simple rectangular plan, one and a half rooms deep shaped plan form, a 2 storey building with attics. Yew Tree Farmhouse has a similar plan form and is also of 2 storeys. Both are 4 bay structure with an offset front door and through passage. All the above dwellings are in stone, with relatively wide plan depths (7-8m in the case of the farmhouses).

No vernacular cottages survive from the 17<sup>th</sup> century, but evidence from old maps and buildings in nearby villages suggests that these would typically have been stone rubble rectangular buildings, one room deep (approx 4.5–5m), with attics, central brick chimney stacks, though some timber frame construction may have continued. Such cottages were single one up one down dwellings, or cottage tenements with terraces of 3 or 4 dwellings arranged in a terrace.

## The 18<sup>th</sup> century.

The lack of timber and availability of local quarried stone meant that by the 18<sup>th</sup> century, all buildings were constructed with masonry walls, around 0.5m thick.



The Manor House (left) is a typical two and a half storey 18<sup>th</sup> century house. It is a 5 bay building with an almost square plan formed in a double pile arrangement, topped by a double pitch roof, with attics in the roof space. The rooms are arranged around the central front door with symmetrical placement of windows either side. This is the only surviving 18<sup>th</sup> century house in Longthorpe.

Larger 18<sup>th</sup> century cottages are typically one storey with attics, the dormer windows being set at wall plate level. The general plan form is rectangular, with a central door and corridor with rooms either side giving a 3 bay structure. Chimney stacks are normally within gable walls enabling each room to be heated. Generally, cottages have simple rectangular plan forms with a front wall to back wall depth of about 5.5m. Subsequently, outshuts and wings were added to give more complex plan forms. The cottages illustrated, and most others were one or two rooms up and one/two rooms down with steep dog leg staircases.





No. 32 Thorpe Road



310



326

More modest cottages are one up one down dwellings, set in cottage tenement configurations, often with 2 dwellings on the street frontage with a further one or 2 dwellings in rear wings, giving a “T” or “L” shape plan. Within these, the dwellings would have comprised one up, one down, with a ladder staircase.

### The Nineteenth Century



Buildings no longer incorporate dormers but are of a full 2 storeys. Floor plans are varied. Early properties are clear evolution of the 18<sup>th</sup> century tradition, with a narrow depth, rectangular plan form and chimneys to either gable end. As the century progressed, floor plans become increasingly square, two rooms deep, and covered by a shallow pitched Welsh slate roof. The 19<sup>th</sup> century terrace 351 -363 Thorpe Road (above centre and right) is a 19<sup>th</sup> century rebuild / adaption of an earlier range of cottages.

Stables, coach houses, sheds and workshops are also a feature of the 19<sup>th</sup> century. Surviving examples below are about 4-5m depth, single storey with a strongly rectangular plan form.



Other 19<sup>th</sup> century buildings such as the school and former Rectory are clearly derived from national model plan forms.

### 10.4 Building Materials

Before about 1850 the only building materials were timber, lime/clay daubs and washes, local stone, Collyweston slate, thatch and locally produced yellow pantiles. By the end of the 20<sup>th</sup> century over 90% of all buildings in the wider Longthorpe area were constructed in modern brick with concrete tile roofs.



Local limestone and carefully selected oak joinery for roofs, joists etc has been the building material of choice for the wealthy. These materials and methods gave a longevity that has enabled the Church and Tower House to survive to this day.

We know that timber framed buildings continued to be constructed well into the 16<sup>th</sup> century, for example the former Old House, but by the 17<sup>th</sup> century timber had given way to local limestone rubble for cottages, more elaborate houses and agricultural buildings, barns and dovecotes.



The photograph left from the 'A Unique Village,' shows that even into the twentieth century, most people lived in small thatched dwellings. Better quality farmhouses had stone mullion windows and stone dressings with Collyweston slate roofs. From the late 18<sup>th</sup> century, locally produced pantiles began to be used for the new farm buildings such as stores, sheds stables and biers.

The coming of the railways in the mid 19<sup>th</sup> century made cheap Welsh Slate available and brought coal for the brickworks of Fletton to mass produce yellow stock bricks. These began to be used for dwellings and buildings such as the new model dairy farm to Thorpe Hall.

Single roll red pantiles were also made in huge quantities from the 19<sup>th</sup> century, replacing former thatch, especially for farm buildings.

The 20<sup>th</sup> century saw the introduction of mass-produced manufactured bricks and concrete tiles. These completely superseded stone, thatch and local slate as materials for new building and building renovation.

Stronger conservation policies since the 1990's have resulted in the re-adoption of traditional local building materials, especially within the conservation area. Today, the better availability of local stone and the excellent visual qualities of replica Collyweston slate have also reinforced the use of traditionally based building materials. A number of modern stone properties complete with a thatch roofs have been recently erected in Longthorpe. Welsh and Spanish slate are also used for new buildings, even though slate did not appear in the locality until the second half of the 19<sup>th</sup> century and is clearly not a local material.

## 10.5 The Built Fabric

### 17<sup>th</sup> and 18<sup>th</sup> century

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



*longstraw thatch roofs with hooded or eyebrow dormers*

From the 17<sup>th</sup> century, brick chimneys began to be introduced into cottages. To begin, they were invariably centrally placed along the roof ridge. By the 18<sup>th</sup> century, they were more typically built within the end gables.

Most 19<sup>th</sup> century buildings incorporated wooden sash windows, though some of these have been replaced with modern casements. Today, few, pre 19<sup>th</sup> century windows survive, the windows we see today being modern replacements.

**Houses** typically had Collyweston roofs with good quality ashlar stone chimneys, though thatched roofs continued on some farmhouses. Most are of two or two and a half storeys with generous floor to ceiling heights.



Even from the 17<sup>th</sup> century, vernacular houses had stone mullioned windows incorporating wrought iron frames with small glazed lights set in lead, with stout plank front doors set in moulded stone jambs. More formally designed houses would have had more formal windows. The original windows in Thorpe Hall were replaced in the 19<sup>th</sup> century. Many of the external doors to Thorpe Hall were also replaced. Whilst the fielded 6 panelled front door to the Manor House is typical of the 18<sup>th</sup> century, like Thorpe Hall, it appears the windows were replaced in the 19<sup>th</sup> century, the opening proportions being typical of Georgian double square sashes.



A particular feature of vernacular buildings from the 17<sup>th</sup> century to the 19<sup>th</sup> century, is the use of contrasting stone to form bands. This effect is achieved by alternating dressed and faced freestone (which is light in colour) with courses of rubble, or cornbrash which is a darker, more yellow/brown colour. This decorative effect is also used on freestanding walls (below)



The 2 modest buildings left illustrate the great changes that took place in building materials and design in the 19<sup>th</sup> century. The cottage on the left is from the beginning of the 19<sup>th</sup> century. The big change from the 18<sup>th</sup> century, is that it has dispensed with the one storey and attics form and is of a full two storeys, with no rooms within the roofspace. It is roofed in Collyweston slate, not thatched. However, the end chimney stacks, central plank front door and casement windows are all clear evolutions of 18<sup>th</sup>

century cottages whilst the stone lintels and voussoirs (or keystones) and sills are fairly typical of 18<sup>th</sup> century houses, rather than cottages where wooden lintels and no formal sills were more usual. The cottage on the right was built at the very end of the 19<sup>th</sup> century: local Fletton brick with a small plain clay tile roof; plan form is square and 2 rooms deep. The room heights have been considerably increased from the typical “cottage” low ceilings. The sash windows



openings to the ground floor windows have brick arches and the brick detailing is continued with the heavy corbelling to the chimneys and the platband. This architectural approach typifies other late 19<sup>th</sup> century buildings such as the former school and Rectory (Woburn Place) Up to this time, Longthorpe was still a village of less than 500 people living in around 100 dwellings, and most buildings were from the 17<sup>th</sup> and 18<sup>th</sup> centuries.

### 20th century dwellings

The Edwardian period had little influence on the conservation area. The interwar period saw typical arts and craft influenced designs from the modest cottage style semi-detached houses illustrated below to the large individually designed houses set in their own grounds to the north side of Thorpe Road opposite Thorpe Hall. Most houses were constructed by small local builders using local bricks and clay plain tiles.

Immediate post war housing incorporated concrete, portland cement mortars and factory built metal windows with mass produced bricks and concrete roofing tiles. For the first time, buildings were completed unrelated to the locality in which they were built. Most new houses were constructed off existing road frontages.

The 1960's brought estate development and new dwelling types, for example chalet bungalows on the estates and expansive one off bungalows set back from the road so creating gaps in the frontage of Thorpe Road.

Longthorpe rapidly expanded during the 1970's and 1980's and the one street settlement became completely surrounded by housing estates: 2-storey houses in machine made brick with low-pitched concrete tile roofs and factory-produced casement windows with irregular opening light patterns and a marked change from the symmetrical facades of historic buildings. The new estate houses set well back from the road to uniform building line and spacing.



Toward the end of the 20<sup>th</sup> century, there was a movement to conserve and continue the sense of local identity. This is reflected in houses in the conservation area being constructed in local stone to designs that were felt to better reflect traditional architectural styles. The old stone walls also began to be repaired and some new stone walls were constructed.

### 21<sup>st</sup> Century Buildings



This “building in sympathy” approach became more sophisticated with the layout of buildings also reflecting more traditional forms. It even incorporates thatched roofs on new buildings!

## 10.6 Building Uses

**Up to the mid 20<sup>th</sup> century most buildings would have had a wide variety of uses, many connected with agriculture, the dominant land use, such as stores and workshops and other trades and crafts. Although there are a variety of commercial activities today none are connected with agriculture. Almost all buildings are in residential use.**

As recently as the 1950's there was a greater diversity of building uses. In the late 19<sup>th</sup> century / early 20<sup>th</sup> century period, there were 4 active farms, a number of smallholdings, a school, a smithy, at least one shop and the lavender and scent workshops at Holywell. The Unique Village publication estimates that in the mid 19<sup>th</sup> century, around 20% of villagers were locally employed in agriculture. Also, a large proportion of the working population would have been employed in service, to Thorpe Hall and Milton Hall and to farmers and professional people. A high proportion of people remained in service until the First World War.

Today, none of the farms continue in agriculture, few people are locally employed in service and no land within the parish is now in agriculture, horticulture, or fruit growing. Almost all properties in Longthorpe are now in residential use and most people commute to work outside the village.

## 11. TREES, HEDGES AND WALLS

**There are clear patterns in the distribution of trees, hedges and walls. Within the historic village, stone walls enclose frontages and plots. The 18th and 19th century enclosures of walls and thorn hedges to mark the new field boundaries and to retain grazing stock have largely been lost under the new development.**

### 11.1 Trees

The best historical records are the 19<sup>th</sup> and early 20<sup>th</sup> century OS maps and the trees themselves.



*Ancient willow beside playing fields*

The 1887 and 1903 editions of the OS show trees and these symbols can normally be taken as giving a reasonable representation of significant trees that existed at this time. The 1887 map shows great numbers of trees on the (enclosed) field boundaries, especially to the north of the village and along the stream to the south, along Blind Lane and on Thorpe Road on the enclosed closes at the east and west entrances to the village street. One or two of the ancient willows associated with the stream still survive beside the playing fields.

Orchards are clearly indicated on the enclosed land south of Longthorpe Tower and immediately south of The Manor House. Thorpe Wood is about twice as big as it is now, extending as far south as Thorpe Wood. The 1903 map sets out with great precision the tree belts and avenues to Thorpe Hall, the small wood around Holywell, the tree belts along Thorpe Road (east of the Longthorpe Parkway roundabout) and around Thorpe Avenue and Westwood Park Road.

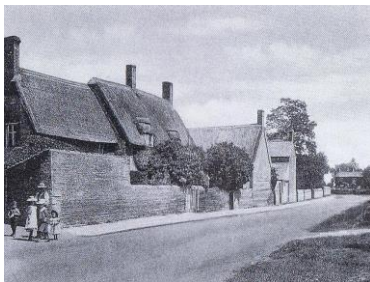
The original 17<sup>th</sup> century planting around Thorpe Hall was supplemented in the 18<sup>th</sup> and 19<sup>th</sup> centuries (below). The mixed screen / shelter belts to the north boundaries are of native oak (*Quercus robur*), evergreen oak (*Quercus ilex*), yew, hawthorn, wild cherry, field maple and holly, typical 19<sup>th</sup> century species. The most characteristic trees associated with Thorpe Hall



are the magnificent Cedar of Lebanon's, within the shelter belts and close to the Hall. The lime tree avenue running due north / south leading to the main entrance is also stunning. Both are likely to have been planted in the 18<sup>th</sup> century.



*Thorpe Hall Parkland (grade I Registered)*



The photographs left (both dated 1910) are taken from approximately the same point on Thorpe Road, but from different sides of the street and in opposite directions. Looking east towards The Green, the scene is dominated by stone walls and buildings with small trees to front

gardens and a single large tree (possibly an elm?) on the north side of the junction. Behind the houses to The Green (now occupied by the new stone houses either side of the cross shaft) is clearly a backdrop of mature forest type trees, possibly those around Holy Well. Looking west the scene is quite different. There is a large tree on the left frontage in the foreground; a substantial hedge behind the stone wall to Yew Tree House. Other small trees, densely planted, occupy this frontage. Just past the cottage (307) are also closely planted small trees and rising above them is a Lombardy poplar. Beyond these, small frontage trees continue with forest type trees around Longthorpe Tower clearly visible behind.

From the 1930's, there was a fundamental change 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. From the 1930's ornamental planting took hold. The large new houses built in the first half of the 20<sup>th</sup> century planted trees and hedges to the front boundary in imitation of Thorpe Hall opposite. Cottagers planted privet and holly hedges with lilac, wisteria, newly bred roses and other shrubs to give structure as well as the typical cottage garden annuals.

By the 1950's, planting has changed the character of the village from a place for local food production to a series of grand and cottage gardens for pleasure. Since the 1960's, the advent of dwarf ornamental trees and conifers has dominated plantings in front gardens and new housing areas.



Thorpe Wood a tiny remaining fragment of ancient woodland, was further reduced with the construction of the Nene Parkway. It is currently managed on a loose coppice rotation system, with major standard trees being retained.

## 11.2 Hedges

There may have been ancient hedgerows at one time, surviving as linear features when the woodlands were first cleared for agriculture, but there is no evidence of them within the study area. No substantial field hedges now remain. Whilst the ditch on the eastern side of the playing fields can be traced back as a landscape feature to the 19<sup>th</sup> century it has been heavily re-engineered and the only surviving historic features are 1 or 2 crack willow coppice stools.

Photographs from the turn of the 20<sup>th</sup> century show that hedges were established along Thorpe Road, mainly behind the stone walls of farmhouses.

All this changed, firstly from the interwar period when yew, holly and privet hedges were planted to front boundaries to the new houses and secondly from the 1970's when the fashion for open planned changed and leylandi and cyprus became widely available.



*New trees and hedges, give a sylvan character to the conservation area.*

The new tradition of hedge planting continues, for example with the new housing development fronting The Green and to the rear of 246.



## 11.3 Stone Walls

From earliest times, small fields or closes probably existed within Longthorpe, used as safe grazing for stock and to grow food beside the dwelling. By the time of the 1887 map, there was a patchwork of small fields close to the village street and it is likely that each field was enclosed by a stone wall. Almost all walls now surviving date from the 17<sup>th</sup> and 18<sup>th</sup> centuries. Stone walls, constructed in the local style with coursed and squared freestone and rough dressed rubble, are very significant as historical boundary features in the appearance of the conservation area.





Development since the 1970's has resulted in the fragmentation and loss of many walls to accommodate new and wider drives and estate roads. Many other walls have fallen into disrepair, been demolished or reduced in height in preference to repair and re-instatement.

The west wall to the churchyard and the long boundary wall around Thorpe Hall were re-constructed in the 1980's by the Council's Community Programme Team using traditional methods and local stone.



A number of other walls will require repair and re-construction in the foreseeable future. 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 schemes. Further puncturing of walls through insertion of new drives should be avoided;

## 12. TOWNSCAPE

### 12.1 Context

The townscape of Longthorpe has fundamentally altered during the 20<sup>th</sup> century. Until the 1950, it was a farming community, surrounded by fields with Thorpe Road the single village street. From the 1960's, as part of the trunk road network, traffic volumes and the size of motor vehicles increased massively. The narrow and twisty former village street became the A47 and was widened, re-aligned and re-engineered with concrete kerbs to help the flow of traffic. The village pond and most of the wide grass verges became carriageway. The new housing estates to the north and south of Thorpe Road further contributed to traffic volumes. The narrow lanes that once provided tracks to the open fields, were retained as pedestrian routes, linking the new estates to the village street. In time, the village street was itself in-filled by new individual dwellings, cul-de sacs and small courtyard estates.



*The pictures are taken from the same positions but approximately 100 years apart.*



The pictures above give an idea of the changing character of Longthorpe.

In Section 9 the approaches to the conservation area were considered. Within the settlement, there are distinct character areas along Thorpe Road as follows:

#### **From the Longthorpe Parkway Roundabout to the Audley Gate Junction**

The positive townscape elements are:

- the wide curving alignment and mild uphill gradient of the road.
- the wide grass verge, stone wall, and trees on the west side, particularly the cedars.
- The glimpses of Thorpe Hall.
- the (almost) continuous hedge and trees fronting the houses on the east frontage.

Elements that are not so positive are:

- the dominance of the road carriageway.
- the breaks in the hedge line by fences etc.
- the poor sense of arrival and feeling of confusion at the Audley Gate junction.

#### **From Audley Gate to The Green**

The positive townscape elements are:

- the stunning view of Thorpe Hall along the lime tree avenue.
- the great sense of enclosure formed by the stone wall to Thorpe Hall, hedges and fences to the north frontage and mature trees either side.



*Thorpe Road (west)*



Elements that are not so positive are:

- previously wide grass verges have been subsumed into the road carriageway which is now wide for traffic volumes.
- The street lights are to trunk road specification.
- The lack of spatial organisation at Audley Gate junction, heightened by the absence of grand entrance features to Thorpe Hall (the cast iron gates and lodge having been removed).
- existing drives have been widened and new roads inserted in to the frontages for access breaking the continuity, especially in the southern half of Thorpe Road.

There is great potential to re-design the junction at Audley Gate to create a better sense of place. The carriageway along this part of Thorpe Road could be narrowed and the grass verges increased in width to improve amenity beside Thorpe Hall and deter through traffic into the village.

### **The Green**

The positive townscape elements are:

- A sense of place formed by the sharp bend in Thorpe Road and the junction with Longthorpe Green, accentuated by the grassed triangle and single horse chestnut tree.
- The sense of expectation generated as a result of hidden views either side of the bend.
- A sense of enclosure generated by the mature trees to the road frontages.
- The shaft of the Saxon cross gives a sense of uniqueness.



*Longthorpe Green*

Elements that are not so positive are:

- The heavily engineered road which detracts from the village sense of scale.
- The wide and formal grass verge on the north side which lends a suburban feel. There is potential to re-adjust the alignment of the carriageway and the layout of the verges to make create a greater sense of place.

### **Thorpe Road from The Green to Longthorpe Tower**

The positive townscape elements are:

- The cottages, walls, trees and hedges on the footpath edge that combine to give the feel of a historic village street with a strong sense of townscape and enclosure.
- The gables of 320 and 317 that form a “gateway” into and out of this section of street.
- the narrow historic alleyways strongly enclosed by ancient stone walls and trees that lead off Thorpe Road. They also generate a sense of excitement/expectation and are a convenient traffic free means of access around the village.
- Particular buildings such as the church, 329 and 324 which give a strong sense of local identity.



*Photographic sequence travelling west along Thorpe Road to Longthorpe Tower*



Elements that are not so positive are:

- The grass verge to the south side has been lost and the road carriageway widened, straightened and large utilitarian street lights.
- variety of street furniture including concrete bollards, signs, cable boxes etc.
- Infill development has changed the rhythm of spaced stone buildings and walls that marked the built historic form.
- Expansive open style new roads such as Woburn Close (left) are not of a village scale and introduce open areas of tarmac and concrete into the street scene.

### **Thorpe Road from Longthorpe Tower to Holywell Way.**

This area is not within the conservation area boundary but has always been part of the historic village. The positive townscape elements are:

- The bends in the road which prevent long views and have the effect of forming a series of spaces – as noted previously, there is a sense of expectation at the Fox and Hounds bend, accentuated by the terrace 351 – 363 which is on the back edge of the footway and the walls and trees to Millwood Gardens which together make a “gateway”.
- The cottages 351-363, Grove Farmhouse and converted farm buildings (listed) that still create a sense of an historic area.



Elements that are not so positive are:

- Wide road carriageway, large utilitarian street lights to trunk road specification



In the 20<sup>th</sup> century:

- The road has been widened, and re-engineered to from regular curves, so extensive areas of tarmac have replaced the previous grass verges.
- The open closes and fields between Grove Lane and Longthorpe Tower/ 330 -334 have been replaced by new housing development.
- The frontages to the Fox and Hounds and garage are open and do not create a sense of scale.
- Ranch type fences, extensive hard surfaces, signage, street lights etc all combine to detract from the character and quality of the street scene.

## 12.2 Street Furniture and Highways

Increased volumes of traffic led to the village street being re-engineered as a trunk road. When the Nene and Longthorpe Parkways were completed in 1974, through traffic largely ceased. However, unlike Castor and Ailsworth for example, the by-passed road was not de-engineered back to village street scale. As a result, the tarmac carriageway and footpaths remain dominant in the street scene. The influence of roads has been heightened by the 1960's / 1970's road dominated layouts of Apsley Way and Woburn Close.

At junctions, in particular, traffic signage, highway markings and other street furniture is extensive and in the case of the Audley Gate junction, visually confusing. Highway engineering and maintenance makes few concessions the conservation area setting.

Elsewhere in the conservation there are bollards etc to protect the verges, signs, telephone substations, hydrants, footpath signs and many other items of furniture.



*Trunk road style highway lights*



*Concrete bollards – Woburn Close*



*wide and open Audley Gate Junction*

The overall effect of post 1960's highway works and street furniture has lessened the historic character and appearance of the conservation area.



## **13.0 MANAGEMENT PLAN**

The character of Longthorpe has altered more in the last 75 years than in the previous 750 and is still under pressure for change. A coordinated programme of strategy and actions are necessary to preserve the essential historic fabric and significance of buildings.

### **Management Proposals**

The City Council does not intend to prevent change or development in the Longthorpe 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 Longthorpe Conservation Area appraisal.

### **13.1 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 use 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 new front door or windows and the removal of an original boundary enclosure may be insignificant on their own but the cumulative effect of these changes and the removal of other original external details leads to the erosion of character and appearance. An Article 4 Direction requires planning permission to be obtained for these changes. There are currently no Article 4 Directions in Longthorpe.

### 13.2 The Conservation Area Boundary

This is the first conservation area appraisal since the designation of the conservation area in 1969. The conservation area boundary generally includes all historic parts of the village and the lands associated with Thorpe Hall.

The townscape analysis identifies the strong arcadian landscape character of Thorpe Road between Audley End Road and Longthorpe Green. The substantial mature planting to both sides of the road creates a positive character to this part of Thorpe Road. The north side of the road is currently outside the conservation area.

There is justification to extend the conservation area boundary to include some of the mature landscaped front gardens of properties on the north side for the important contribution this planting makes to the character of the area, and provide a degree of protection which is lacking. The photographs below show the mature landscape character of both sides of Thorpe Road between Audley Road junction and Longthorpe Green creating a very pleasant sylvan setting



*Looking west: near Oliver St John Place towards Longthorpe Green*



*Looking east: from Longthorpe Green and Harewood Gardens*

*near Oliver St John Place*

The front gardens of nos. 216 to 224 with their trees of varied maturity make a positive landscape contribution to the character of the area. As the buildings make only a limited contribution to local character it is considered not justified to include these in an extended conservation area.

It is recommended that:

- **the conservation area boundary be revised to include the front gardens of nos: 216-224 Thorpe Road in recognition of the strong landscape character which makes a positive contribution to the character and appearance of the area.**

### **13.3 Protected Buildings**

There are no buildings that are currently unlisted that are likely to be considered for listing. No buildings were identified or included in the 'List of Locally Important Buildings (March 2013)'. Since most modest buildings have had new windows, doors etc, it is considered that there is no potential for the use of Article 4 directions in the conservation area.

### **13.4 Alteration to historic buildings**

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

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

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

- **Encourage awareness of appropriate maintenance, repairs, original design detail and good conservation practice**
- **On thatched properties, where old extensions are to be remodelled or where a new extension is acceptable in principle, the presumption will be that the new roof(s) will be in thatch of the same type. The new Building Regulations allow the use of thatch provided adequate fire precautions - to a standard known as the "Dorset model". The traditional thatching material is long straw. On other properties, and particularly those with Collyweston slate, the original materials are re-used and additional salvaged matching materials incorporated, as required.**
- **Cottage window and doors and frames surviving from before 1920 should be repaired and/or taken as patterns for the re-manufacture of replica doors and windows for use in repair and restoration on other similar buildings in the conservation area where modern patterns have replaced traditional fabric.**
- **As a general principle, where modern windows in historic buildings are to be replaced, the replacement windows should be of designs and materials that are sympathetic to the date and character of the building.**
- **As a general principle, new uses should not compromise the historic character of old buildings and their settings.**

### **13.5 New Buildings**

The 1887 map clearly shows that the character of the village was made up of a linear form of development with cottages placed on the back edge of the footpath to Thorpe Road. Most were façade onto the pavement but a few were gable end on. There were gaps between groups of buildings but it is probable that local stone walls existed on the frontages, linking the buildings and enclosing the orchards/gardens/allotments between. The constant pressure for infill development has significantly eroded this character. It is recommended that:



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

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

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

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

New buildings should be in stone with thatch or replica Collyweston slates. Single storey outbuildings / extensions may be suitable for clay pantiles. 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 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.

### **13.6 Archaeology**

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

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

### **13.7 Stone Walls**

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

- **All existing stonewalls should be retained, maintained and repaired as necessary and where there are opportunities old walls restored to their original height.**

- **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.**

### **13.8 Traffic calming and management**

Thorpe Road is also used by through traffic and as an alternative to the parkway system, thereby adding unnecessary traffic to the conservation area. It may be that the junction at Audley Gate is re-engineered at some point and opportunity should then be taken to reduce traffic speed and improve routes for cyclists and pedestrians.

The vestiges of the former A47 trunk road: the broad carriageway and tall street lights remain dominant in the street scene. For conservation reasons, it may be appropriate to consider measures between the Audley Gate and Longthorpe Green junctions, to reduce the carriageway width, increase grass verges, replace the trunk road style street lights, concrete bollards etc with street furniture of more appropriate scale and design. It is recommended:

- **For conservation reasons consider a scheme to deter through traffic and return Thorpe Road to a more village scale.**

### **13.9 The public realm and street furniture**

The number of items and the siting of street furniture could also be better planned. Lighting is mainly provided by inappropriate tall columns in Thorpe Road and often galvanised and concrete columns elsewhere. These detract from the appearance of the area. It is recommended that:

- **Future highway works should bring a positive improvement to the character or appearance 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**
- **As up-grading and replacement schemes for streetlights, signage etc. come forward these should be rationalised. Designs and materials should complement the historic character of the village.**
- **Broadband/telephone and electricity cabinets should be placed in unobtrusive locations and / or painted in a visually neutral colour**

### **13.10 Landscape and townscape enhancement**

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, sweet chestnut, cedar and lime trees, planted in the 18<sup>th</sup>, 19<sup>th</sup> and early 20<sup>th</sup> centuries are nearing maturity and 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 and are likely to require arboricultural work in the foreseeable future. It is recommended:

- **a design and tree study is commissioned to recommend measures for management of existing trees in public view in both public and private ownerships. This study**

**should also to include proposals for the planting of new trees to reinforce the historic character and appearance of the conservation area in the long term.**

### **13.11 Thorpe Hall**

Thorpe Hall is one of the country's most important historic buildings and is fundamental to the character and appearance of the conservation area. Over the years there have been many changes to the Hall and its grounds. Important restoration work has been carried out including re-building the kitchen garden ashlar walls, the lodge and the main staircase. Other works are needed to other garden structures and the parkland requires long term management. Development approval has been given to a new hospice accommodation and funding is being sought which will continue the facility and Sue Ryder Care presence at Thorpe Hall. It is recommended

- **Support and encouragement is given to Sue Ryder Care through discussions with Peterborough City Council and English Heritage and other interested bodies with a view to preparing an overall conservation strategy and management plan for Thorpe Hall, its registered grade II\* grounds and gardens.**

### **13.12 Community involvement**

The quality of an area depends on the actions of people who live there. In the conservation area the owners of property play a key role in affecting how the area looks. Minor alterations such as replacement doors, windows and the removal of original boundary enclosures may be insignificant as individual alterations. However, the cumulative effect of these alterations together with the removal of other architectural details such as chimneys, ridge tiles and decorative timber work leads to erosion of character and appearance.

Designation raises the awareness of all residents to the quality of their surroundings and encourages 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.



## 14.0 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 1891 to 1991
- The Statutory List of Buildings of Architectural Interest and Historic Merit
- The Sites and Monuments Record
- Peterborough Museum Archive
- Victoria County History – Northants
- Peterborough City Council Planning Department Archive
- The Soke of Peterborough; A Portrait in Old Photographs and Picture Postcards
- The Royal Commission on Historical Monuments - Peterborough New Town - A Survey of the Antiquities in the Areas of Development. 1969
- Longthorpe Village Design Statement (Draft 2002)
- Longthorpe. A Unique Village. (and photographs) Longthorpe Society. 2004
- 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

[www.english-heritage.org.uk](http://www.english-heritage.org.uk)

- Peterborough Planning Policy Framework:

Peterborough Core Strategy Development Plan Document

Peterborough Planning Policies Development Plan Document

- Web related:

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

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

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

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

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

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

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

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

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

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

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

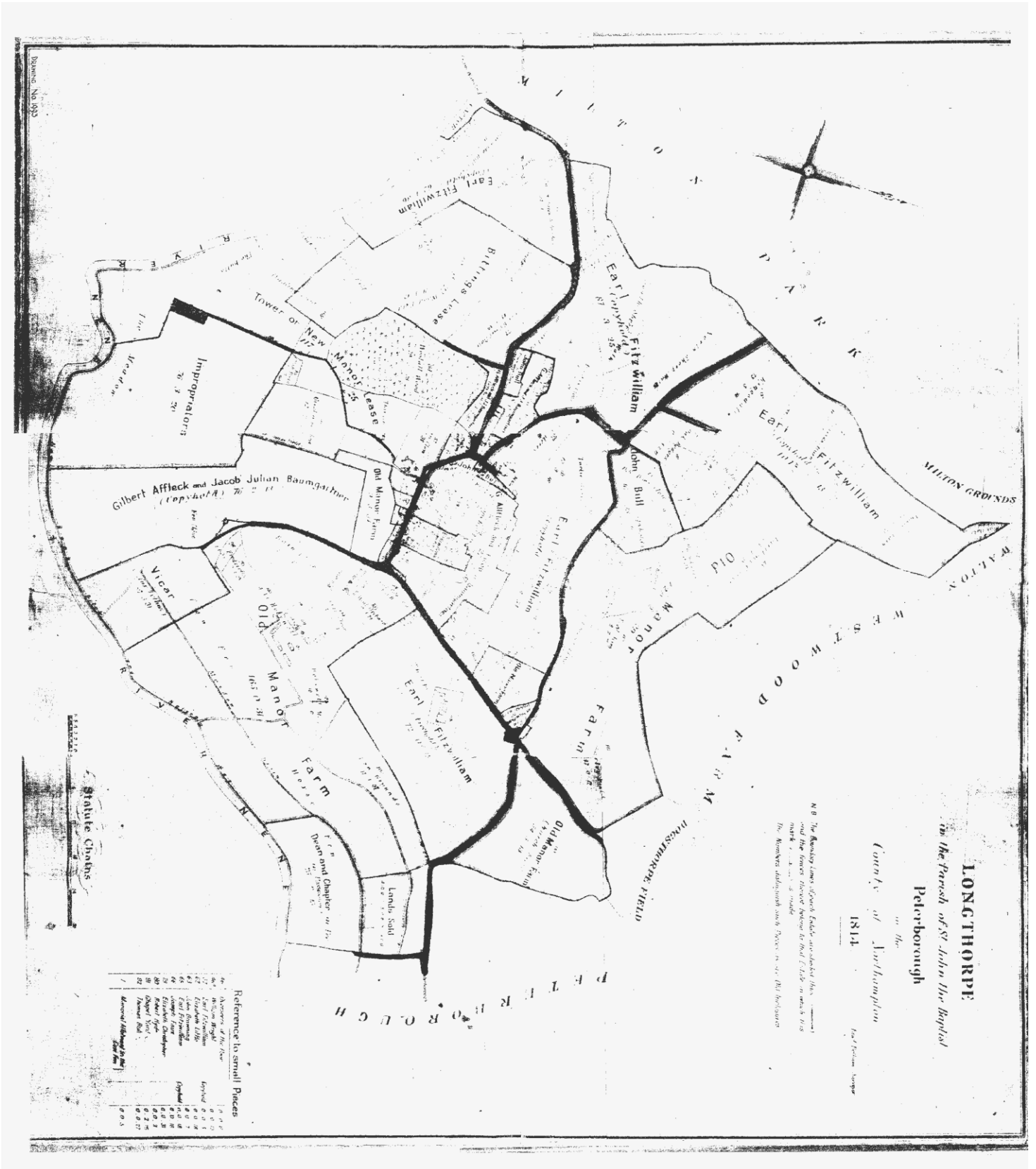


# ANNEXE 1 - MAPS

## Annexe 1.1 Study Area and Conservation Area Boundaries



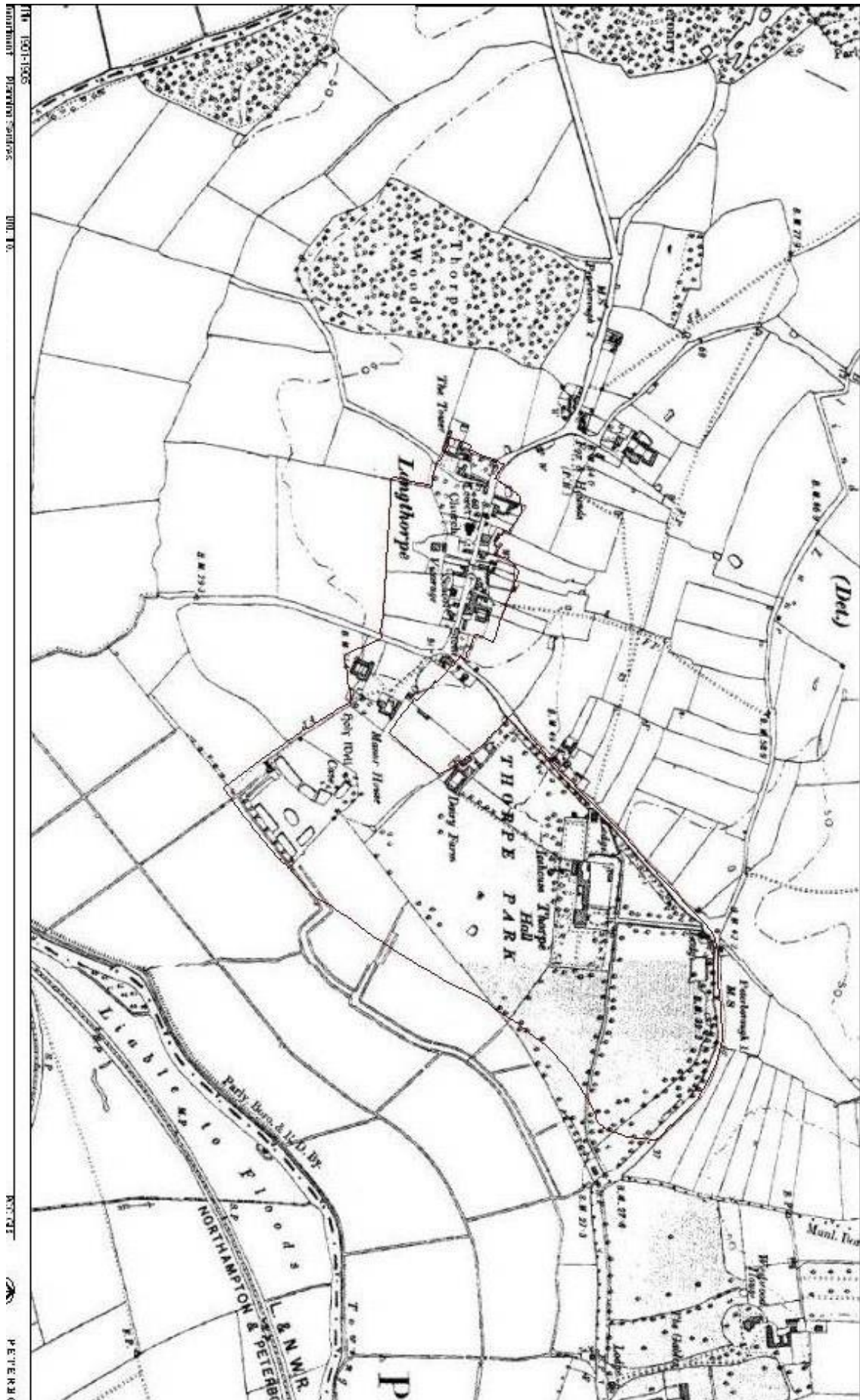
Annexe 1.2 1814 Parish Map





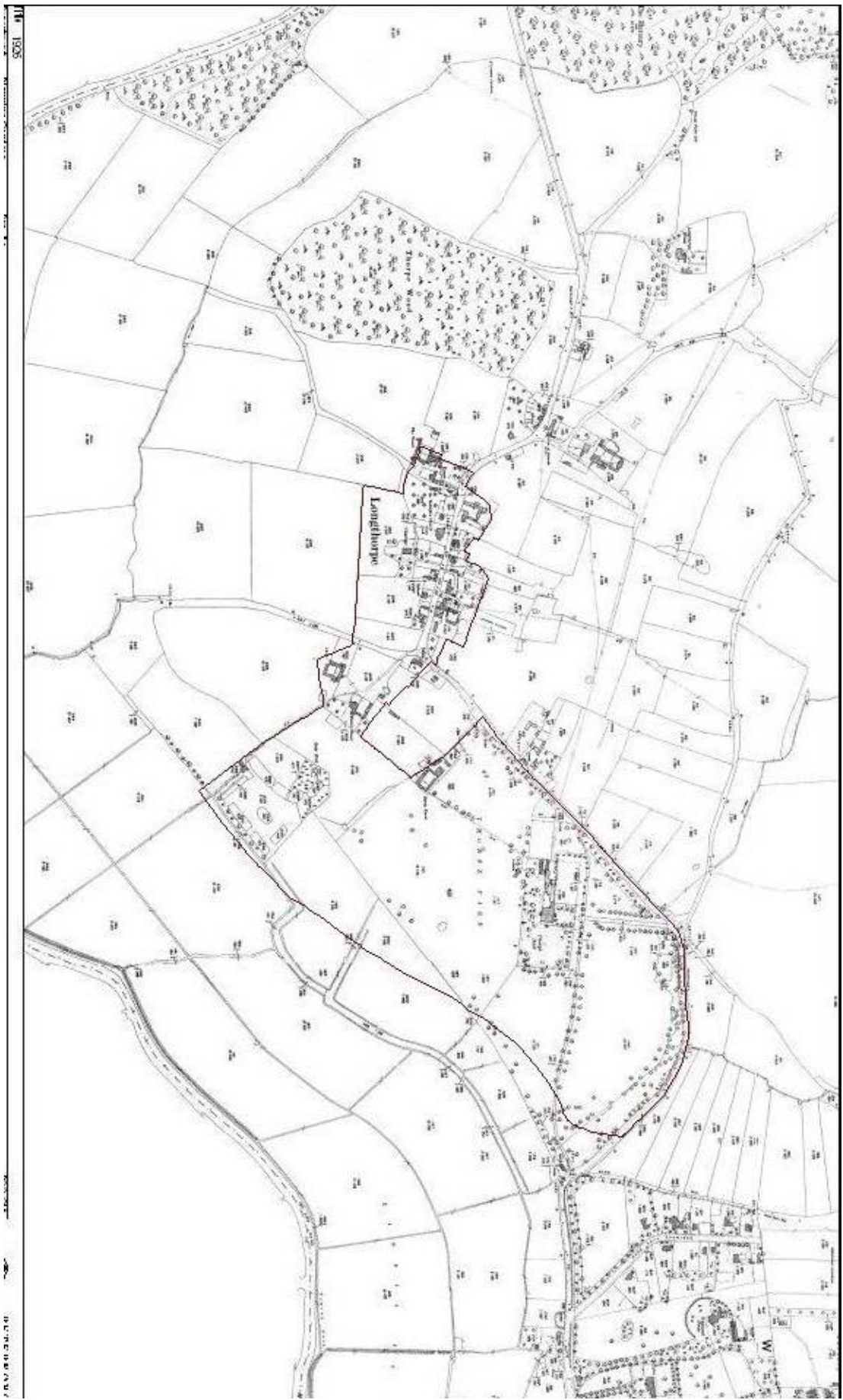


Annexe 1.4 Northants Ordnance Survey 1901 – 1905



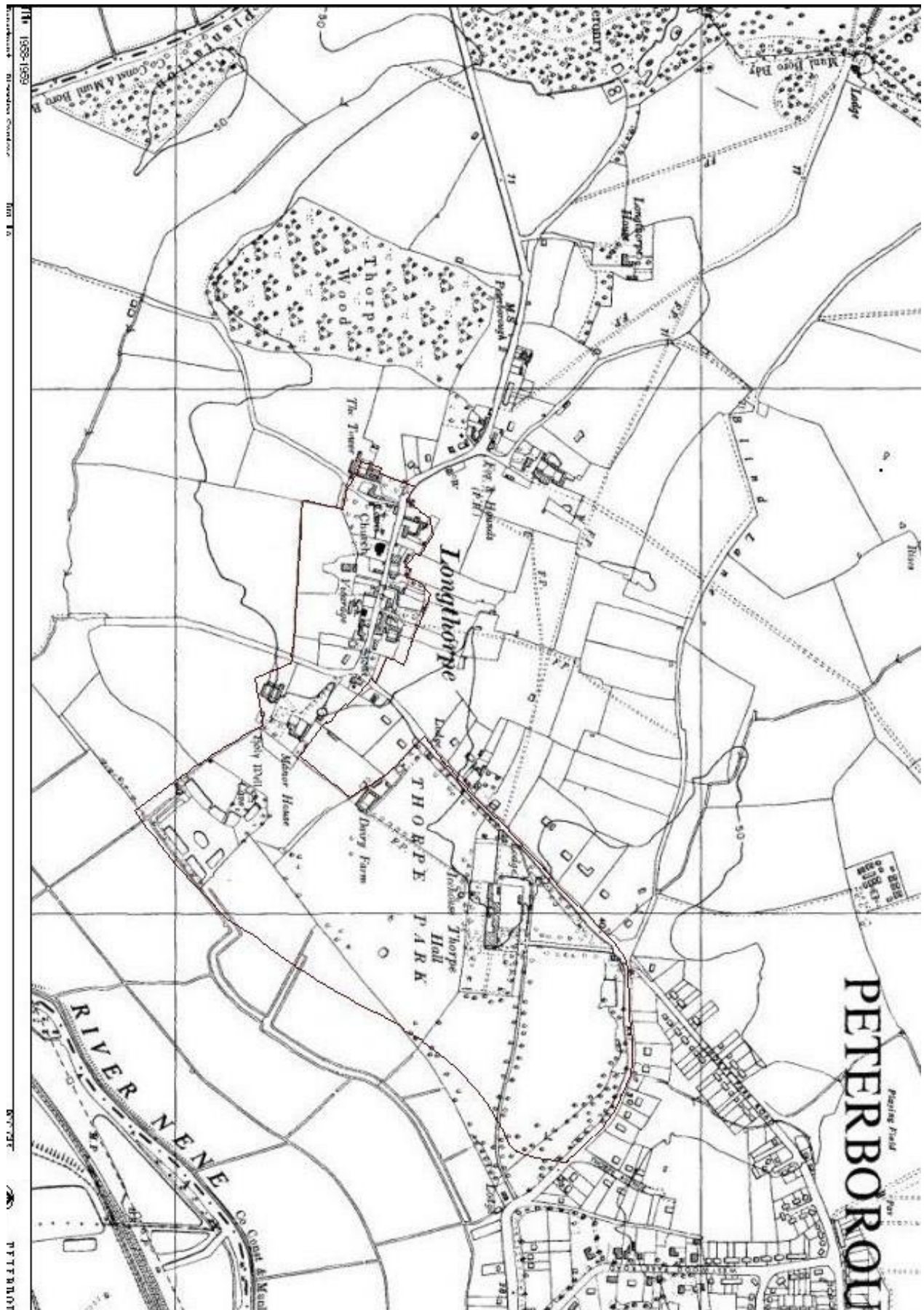


Annexe 1.5 The Northants Ordnance Survey 1926



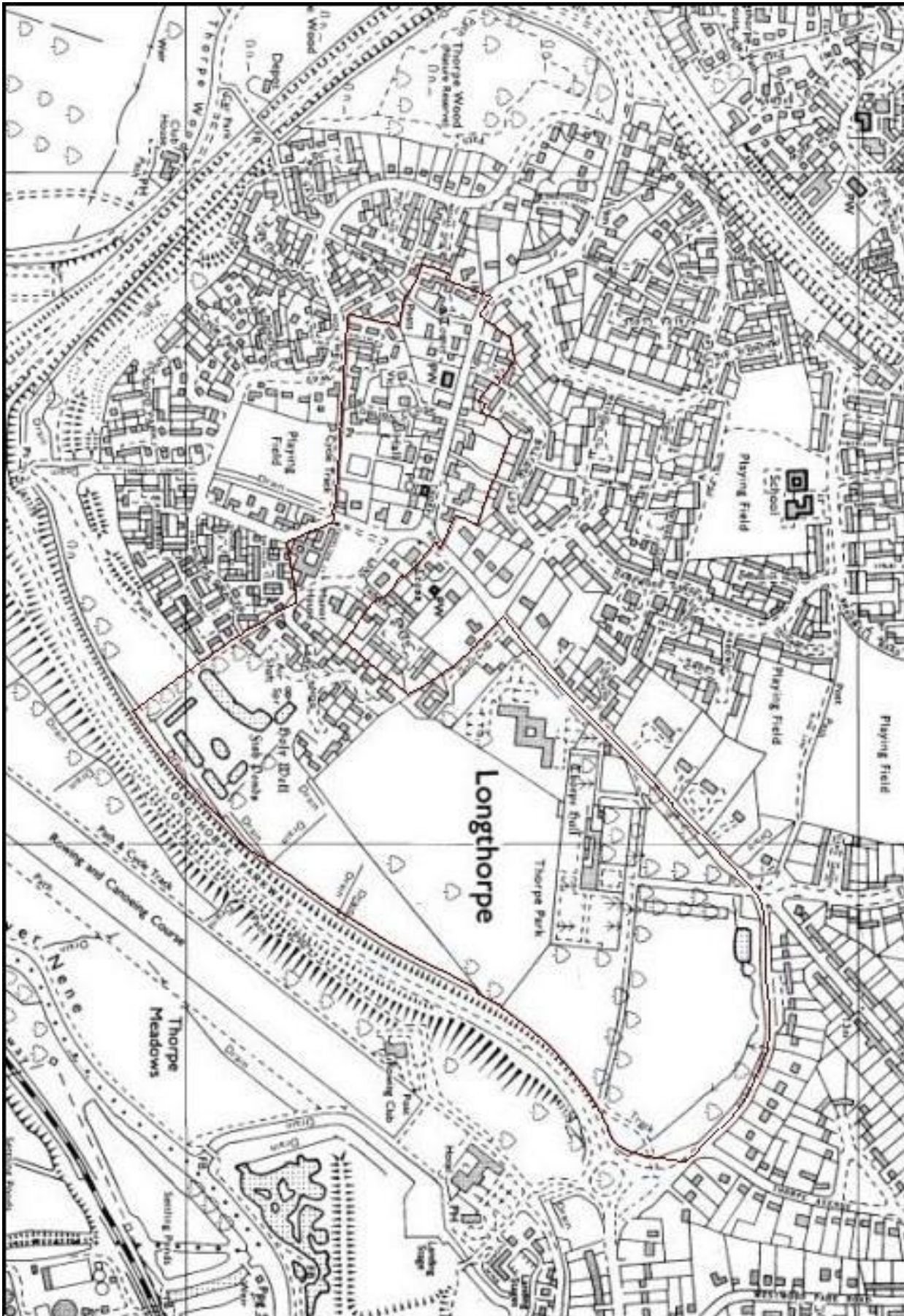


Annexe 1.6 The Northants Ordnance Survey 1958 – 1959





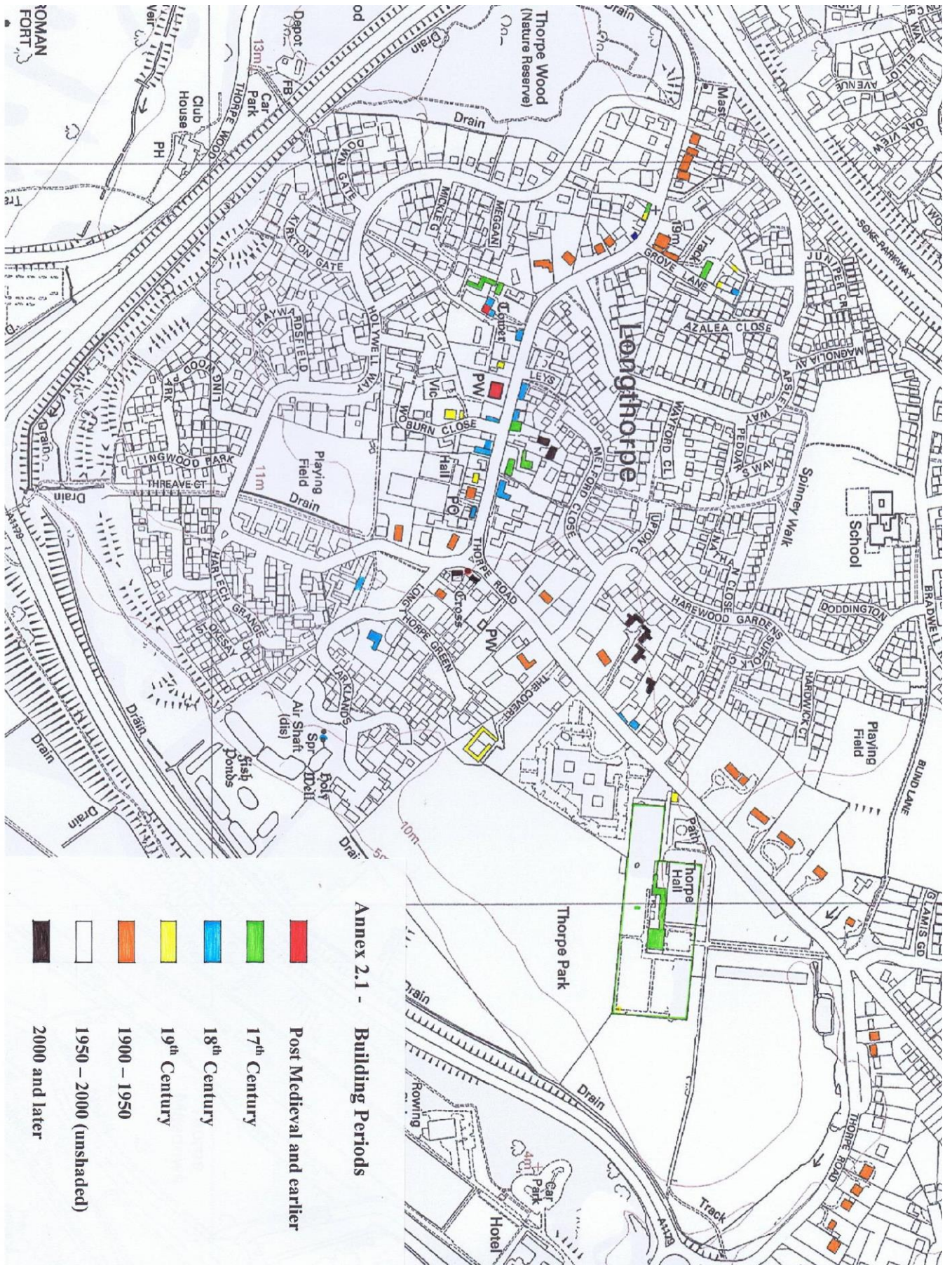
Annexe 1.7 The Northants Ordnance Survey 1977 – 1996





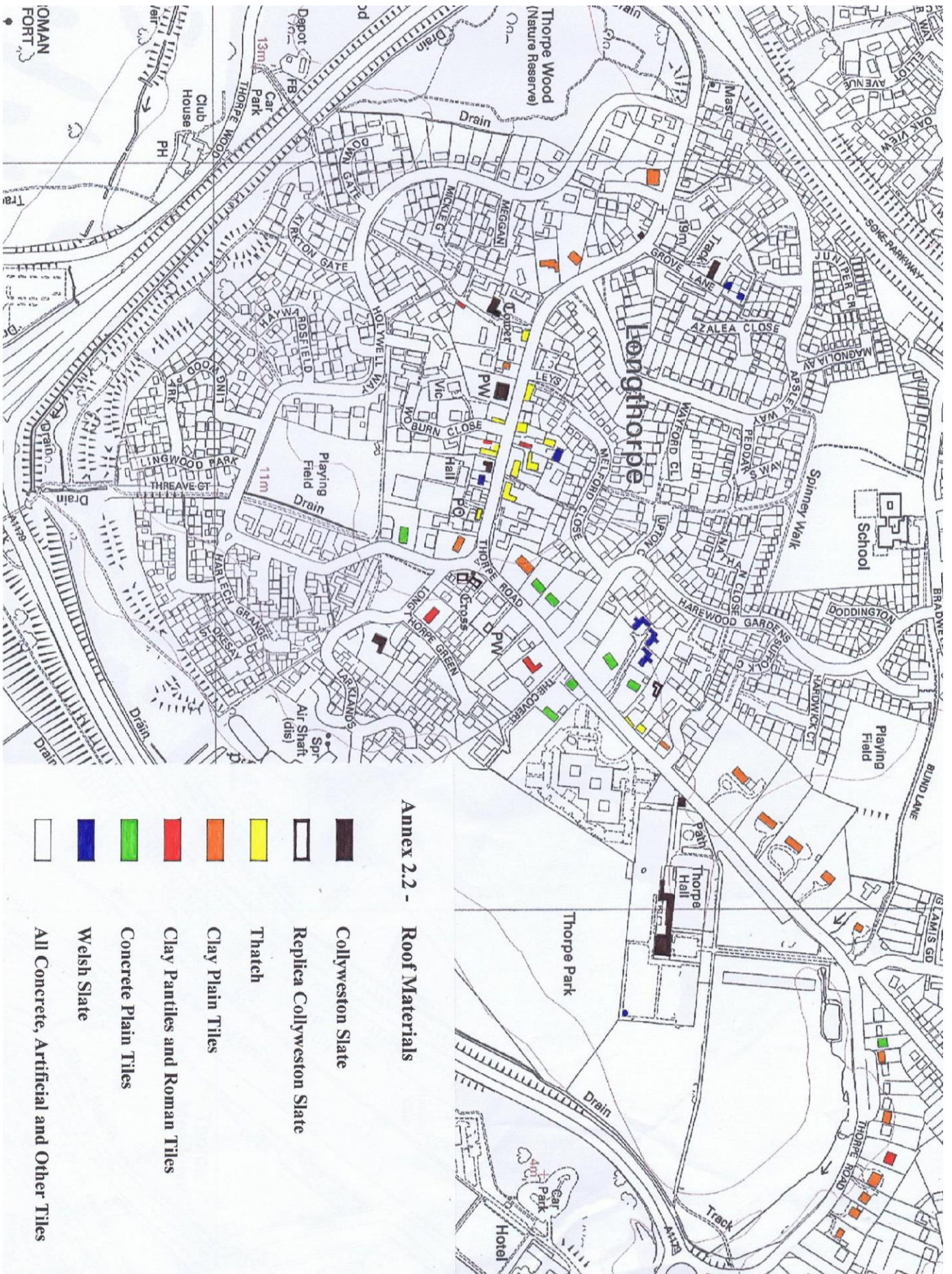
# ANNEXE 2 - THE EVIDENCE BASE

## Annexe 2.1 Building Periods



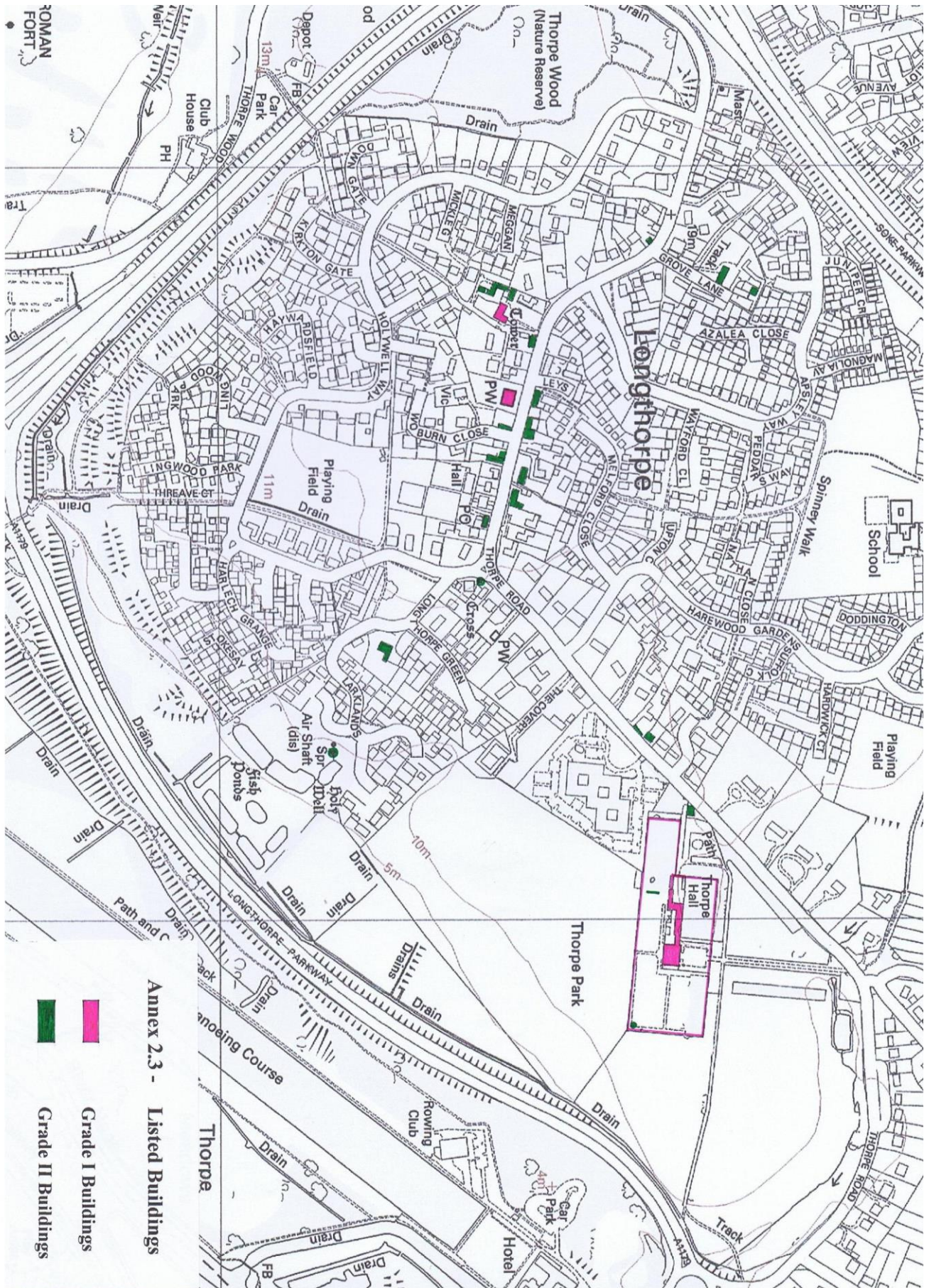


## Annexe 2.2 Roof Materials



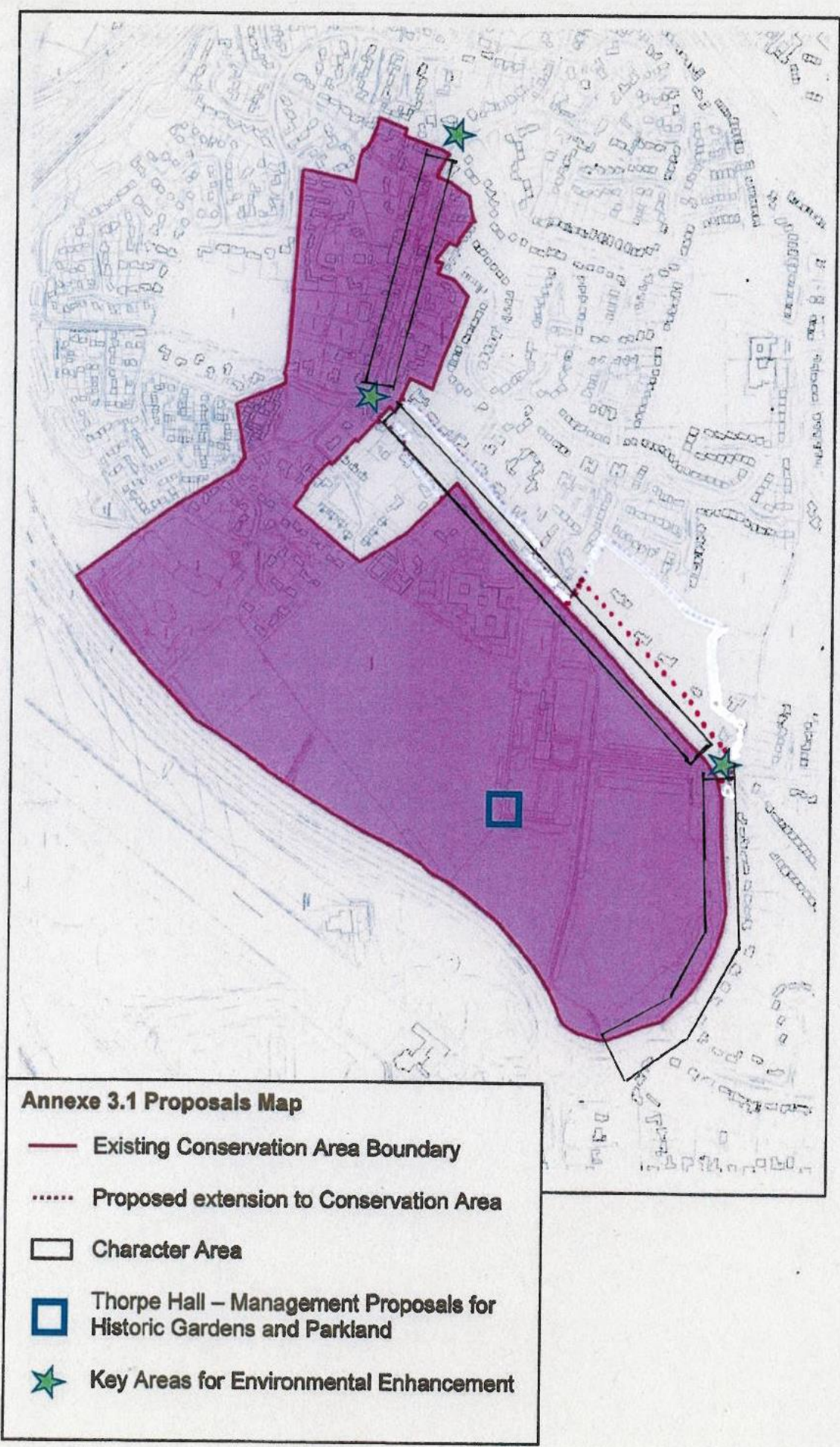


### Annexe 2.3 Listed Buildings





**ANNEXE 3**  
**Annexe 3.1 Proposals Map**



**Annexe 3.1 Proposals Map**

- Existing Conservation Area Boundary
- ..... Proposed extension to Conservation Area
- Character Area
- Thorpe Hall – Management Proposals for Historic Gardens and Parkland
- ★ Key Areas for Environmental Enhancement



## **ANNEXE 4**

### **Summary of listed buildings (Grade II, except Church of St Botolph and Thorpe Hall Grade 1)**

#### **Parish Church of St Botolph**

Early English style. The present building was re-erected on this site between 1262 and 1274. Rubble. West exterior wall has 2 consecration crosses, one perhaps referring to the C11 building. Wide nave of 3 bays. Triple arcaded aisles. Windows have trefoil headed lights. West window has a quatrefoil circle over its 2 lights. Pitch pine roof of 1892 on elaborately carved stone corbels. Bell cote of 1869 restoration. Remains of old alabaster font to left of north doorway. Piscina in south wall.

**Thorpe Hall** Built by Peter Mills (1653-6) for Lord Chief Justice Oliver St John. Now a hospital (August 1970). 3 storeys, attics and basement. Symmetrical composition in ashlar, rusticated quoins. Square, groups of rusticated chimney shafts. North and south elevations are identical: 3 dormers, casements under pediments, centre one semi-circular. Stone slate roof overhangs on modillions. 7 windows, plain stone surrounds to top floor and ground floor. Porch with Tucan columns supports a balcony. The balcony window on the 1st floor has a segmental pediment and shouldered architrave. The windows of bays 2 and 6 have pediments, while the other windows have frieze and moulded cornice. Band at 1st floor height Flight of 8 steps with balustrade supporting 2 urns. Interior:- complete except for library panelling now at Leeds castle. Principal rooms have richly decorated fireplaces and plaster ceilings by Peter Mills. Principal staircase has heavily carved foliated open panels to broad balustrade. Stone screen on landing 1850 by Francis Riiddle of Peterborough. See "Country Life" xvi (1904) p 234: XLVI (1919) pp 300, 330, 364. Thorpe Hall & Ancillary buildings form a group.

#### **Walls, gate piers & entrance gates to Thorpe Hall**

2 curved walls forming the entrance courtyard to the Hall and one composition with it. Carved entrance with stone eagle on overthrow. Thorpe Hall & Ancillary buildings form a group.

#### **Former stables to Thorpe Hall**

Range to right of Thorpe Hall and one composition with it. 2 storeys and attics in tone with stone slate roof. Range of gabled dormers. Thorpe Hall & Ancillary buildings form a group.

#### **Archway in garden of Thorpe Hall to the south west**

A free-standing 5 part archway, in design resembling a Venetian window, sides and pedimented upper part having oval openings. Thorpe Hall & Ancillary buildings form a group.

#### **Gateway from garden to stables of Thorpe Hall**

Shouldered stone architrave flanked by vertically halved pilasters with volutes. Thorpe Hall & Ancillary buildings form a group.

#### **Summerhouse in grounds of Thorpe Hall**

Attractive late C19 summerhouse, octagonal, in red brick with fish scale slate roof..Thorpe Hall & Ancillary buildings form a group.

#### **Lodge to Thorpe Hall**

Late C19. 2 storeys in course rubble with ashlar quoins. Windows in plain stone architrave. Stone band between storeys. Hipped stone slate roof overhangs on modillion cornice. Stone and brick chimney. Thorpe Hall & Ancillary buildings form a group.

#### **Thorpe Road (South Side) Longthorpe Cross in garden of demolished No 281**

Pre-Conquest. About 7 ft. of base and plain rectangular shaft with mutilated interlace carving on one side remains. AM.

**(South Side) Holy Well to South-East of Manor House**

Semi-circular opening in side of hillock, roofed in rubble.

**(South Side ) Old Manor House**

Early C18. 2 storeys and attic. Brown rubble with white stone rusticated quoins. Double span roof of modern tiles. 3 hipped dormers, casements. Band between storeys. 2 chimneys at gable ends. Dentil eaves cornice. 5 windows, casements. 6-fielded door with rectangular fanlight. 4 curved steps. Modern 2-storey extension to left. Interior:- contemporary staircase. Re-used fireplace of circa 1600.

**No 293. Longthorpe Post Office.**

C18. One build. One storey and attics. Plaster on rubble. Thatch. No 293:- 1 dormer at eaves, casement. Modern door, wood lintel. 2 modern brick chimneys. 2 windows, casements, glazing bars, wood lintels. Modern door, wood lintel. Post Office:- 1 casement window with glazing bars. 1 modern door and, to the right, a later Post Office extension with a pantiled roof.

**(South Side ) Nos 307 and 309 Formerly listed as Nos 305, 307, 309)**

C18. Cottages in coursed rubble. Thatch. L-shaped South end of South wing is C17. One storey and attics. 2 dormers at eaves, casements with glazing bars. 2 and 3 light casement windows with modern leaded lights. Brick chimneys. Nos 307, 309 & 317 form a group.

**(South Side) No 317**

C18. Gable to road. Rubble, thatched roof. Stone quoins. 1 storey and attics. 1 gabled dormer at eaves. 5 windows, C19 casements, wood lintels, 1 plain door. Brick chimneys. 1 window and door in pentice extension to right. Nos 307, 309 & 317 form a group.

**(South side) No 329**

C18, Painted rubble. Thatch. One storey and attics. 3 dormers at eaves, C19 casements. 2 windows, wood lintels, 3-light C19 casements. Plain door. No 329 and Longthorpe Tower House form a group.

**(South Side Longthorpe Tower House (Formerly listed as Tower Farmhouse)**

House consists of the original north-south wing, built in stone with a stone slate roof by William de Thorpe circa 1263. Solar window in North wall of 2 lights, divided by a shaft and with a quatrefoil in plate tracery. East-West wing with C17 details and modern additions to the East. Tower added at the north-east circa 1300. Square plan with turrets on corners. Walls 6 to 7 ft thick. Small windows of single lights with trefoiled heads on shouldered lintels. Some early C17 alterations. 3 storeys the 2 lower having quadripartite vaulting to the single room. Wall Paintings in the Great Chamber on the 1st floor discovered after the Second World War are unique survivors of the secular decoration of the first half of the C14. North wall has the Nativity and the Wheel of life. Below are pairs of Apostles which continue round the room. Dado of birds and scroll. South wall has the morality of tile 3 living and the 3 Dead. West wall has the Labours of the Months. For a fuller description see "Aethaeologia" Vol. XCVI pp 1-57. "Country Life" Vol C1 p 601. "Longthorpe Tower" (Ministry of Public Building and Works). AM Longthorpe Tower House and No 329 form a group Also Longthorpe Tower House forms a group with outbuildings to rear and Dovecote to South-West.

**(South Side) Outbuildings to rear of Longthorpe Tower House.**

Perhaps C17. Range of 3 buildings in coursed rubble forming an L, partly thatched. Outbuildings at rear and Dovecote at south-west and Longthorpe Tower, form a group.

**(South Side) Dovecote to south-west of Longthorpe Tower House**

Built in stone, perhaps of C17 dates. Dovecote to south-west and outbuildings to rear and Longthorpe Tower House form a group.

**(South Side) No 351**

Early C19 2 storey cottage in coursed rubble. Stone slate roof with 2 brick chimneys at gable ends. Stone quoins and dressings. 2 windows, stone lintels with keystone. Similar head to plain door. Modern work to right hand side and to rear. Included for group value. No 351, Grove Cottage and The Grove Farmhouse form a group.

**(North Side) No 244**

C18, 1 storey and attics. Rubble. Thatch. 2 windows, casements with lintels. 2 dormers break eaves. Plain door with modern hood. Nos 244 & 246 form a group.

**(North Side No 246**

C18, 1 storey and attics. Rubble. Thatch. 2 dormers break eaves, casements, glazing bars. Ashlar quotas and window architraves, 2 windows with keystone, metal casements with glazing bars. Plain door in ashlar rusticated architrave. Left hand section with Welsh slate roof, 1 window, wood lintel, metal casement with glazing bars. 2 brick chimneys. Nos 224 and 246 form a group.

**(North Side) No 310 (Foxgloves) (Formerly listed as Nos 300, 308, 308A & 310)**

Formerly 3 C18 cottages, now converted into one dwelling. Thatch. Rendered on rubble. 2 storeys. Breaks forward to right. 4 windows, modern fenestration of 2 and 3 lights, leaded casements. Modern wood porch over modern door, flanked by 2 windows. Nos 310, 312, 320, 326 & 328 form a group.

**(North side) No 312 (Yew Tree House)**

Mid C17. Stone. Thatch. 2 storeys. Stone mullioned casement windows. Stone chimneys, partly renewed. Doorway with 4-centred head. Late C19 extensions to the east. Nos 310, 312, 320, 326 & 328 form a group.

**(North side) No 320**

East wing is C17; West wing is C18. Stone cottage repaired in brick, mainly rendered. Thatch, L-shaped. 2 storeys. 3 windows of 5, 2 and ] lights, modern leaded casements. Stone quoins. Modern door. Nos 310, 312, 320, 326 & 328 form a group.

**(North Side) Nos 326 and 328**

C18, Stone. Thatch. 3. storey and attics. Brick chimneys. 2 dormers, modern leaded casements. 3 similarly glazed windows, wood lintels, shutters. 2 plain doors, Nos 310, 312, 320, 326 & 328 form a group.

**The Grove Farmhouse**

Late C17 and later. House of 2 storeys, irregular plan in coursed rubble and some brick. Stone slate roof. Irregular fenestration, casements. 2 storey stone mullioned bay window to south. The Grove Farmhouse, Grove Cottage and No 351 form a group. Also The Grove Farmhouse form a group with the Dovecote.

**(North Side ) Dovecote to The Grove Farmhouse**

Rectangular coursed rubble dovecote with pyramidal stone slate roof. Dovecot and The Grove Farmhouse form a group.