



WERRINGTON NEIGHBOURHOOD PLAN

CHARACTER ASSESSMENT DESCRIPTION OF AREAS

APPENDIX A

STREET DETAIL OF AREA A WERRINGTON CONSERVATION AREA

This assessment was undertaken between 2020 and 2022 and was compiled by the Steering Group with assistance from local residents.

AREA A: Werrington Conservation Area

Lincoln Road Character Zone: Lincoln Road (part) and Church Street (part)



Layout: Three roads meeting at a mini roundabout. The original Lincoln Road comes from the south, has a double bend and heads north. Church Street heads east into the original village. Cock Inn being an 18th century inn show the importance of this junction

Type of road and streetscape: Lincoln Road is a wide road being the original turnpike road from Peterborough to Lincoln. This is now a busy corner with a fast-food outlet and 24-hour garage immediately to the south. All the roads have double yellow line to prevent parking on the road about. There are barriers and signage associated with the roundabout. All the buildings about the pavement giving a cramped impression.

Open space, green and natural features: A small green with a bench and trees is adjacent to the roundabout. On corner of Canterbury Road is a small area of grass with a bench, litter bin, prominent communications box and shrubbery. The mature gardens give a sense of greenness. Werrington Recreation Ground is a short walk away. There are no other open spaces.

Buildings: 18th Century Cock Inn and 1284 Lincoln Road cottages are both rubble built with modern roofs and are listed. The outbuildings behind give in Inn a ramshackle appearance standing on a large plot with car parking and beer garden. A terrace of 19th century workers cottages with the eastern one being extended and now a restaurant and hair dressers. Behind is access to a further business premises. To the south lies the former doctors being turned into flats. A single storey property occupied as a barber previously the village fish and chip shop

What benefits the area: Closeness to facilities

What detracts from the area: A busy junction with buildings close to the road with narrow pavements. Houses have no parking and businesses have limited street parking, busy roads, businesses have long business houses,



AREA A: Werrington Conservation Area

Church Street West Character Zone: Church Street: The main road through the village.



Layout: The main wide village street with access to houses to rear via lanes

Type of road and streetscape: A wide road with laybys for parking. Double yellow lines along much of the rest of its length, A large bus shelter outside the village centre with a pedestrian barrier outside the Village Centre

Open space, green and natural features: Mature gardens give a sense of greenness. A field to the rear of the Village Centre surrounded by mature trees is used by Village Centre hirers and Scouts/Guides. There are no other local open spaces. Werrington Recreation Ground is a short walk away.

Buildings: 34-36 Church Street (the stone built former 18th century workhouse) is listed. Another older cottage fronts directly on to road. A row of semi-detached 19th cottages has small front gardens (now largely used for parking). Wren Court is a mid-20th century block behind a stone wall. Other houses are a mix of 19th and early 20th century detached houses set back from the road, some with walls and fences. Houses generally have long gardens. A row of workers cottages is accessed down a lane behind no 31. The Village Centre and its car park (originally run by the Community Association but now run by the Parish Church) is on the site of the old primary school. To the rear of the Village Centre are the Scout and Guide Headquarters and The Lighthouse Youth Centre (the former Youth Club), both 20th century buildings. To the right of the Village Centre is a drive to an attractive terrace of stone-built cottages and a 20th century detached house with a separate garage. The large 20th century plot of 22 Church Street has two houses built to the rear.

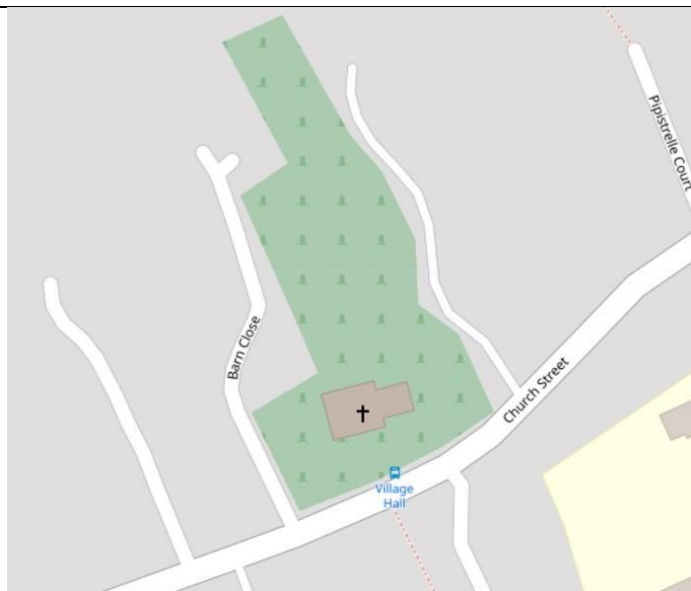
What benefits the area: Closeness to facilities, a mix of housing, central part of the village

What detracts from the area: Some houses have no parking creating parking issues; the wider road encourages speeding



AREA A: Werrington Conservation Area

Church and Middle Green Character Zone:
Church Street (part) and Barn Close: the main
road through the village, with two drives



Layout: Church Street: The main road going through the core of Werrington with in fill cul-de-sacs including Barn Close

Type of road and streetscape: Church Street has been straightened opposite to the Church. The modern bungalow sits further back to the original cottage. Bollards, parking lay-bys. The side cul-de-sacs are gravel or are unmade. The Middle Green has wooden posts with a chain linking. The Church wall dominates with two gates accessing its grounds. The war memorial has low metal fencing.

Open space, green and natural features: The Middle Green is a small area of grass. The Church yard has several mature trees creating an impressive backdrop and those to particularly note are the two pines, larch and yew. The surrounding housing has mature trees specially the former grounds of Werrington Hall; a narrow cut opposite to the Church leads to Werrington Recreation Ground.

Buildings: The main building is the 12th century Parish Church with its War Memorial. Close by are the listed houses of Church View House, and 46 Church Street 17th and 18th century rubble-built houses. On the Local List are the 19th Century houses of 50 and 44 Church Street. Tucked back behind the Churchyard via an unmetalled lane are two large detached two-story properties built in the early 20th century. A row of detached two storey properties set back off Middle Green include At Last tea rooms and a hairdresser. The remaining houses are mainly detached Victorian properties in a variety of sizes and styles including a barn conversion all with front gardens and walls.


Barn Close: approached via a gravel road an attractive cluster of 15 20th century stone and brick-built houses within gardens set in 4 ranges with separate blocks of garages/car ports. .

What benefits the area: Close to facilities, mixture of houses in historic core of village

What detracts from the area: Parking issues especially during Village Centre events; speeding





AREA A: Werrington Conservation Area	
<p>Church Street Middle Character Zone: Church Street (part), Amberley Slope (part), Pipistrelle Court, Werrington Mews</p> <p>A largely residential area running through the middle of the conservation area</p>	
<p>Layout: Church Street runs right through the centre of the conservation area joining The Green in the east to Lincoln Road in the west. Werrington Mews and Pipistrelle Court are cul-de-sacs. Two houses on Amberley Slope are included,</p>	
<p>Type of road and streetscape: Traffic calming in the 1950s led to the demolishing of a cottage by the church and a realignment of the road. 1990s traffic calming measures include a narrowing of the road with traffic islands and bollards, parking laybys and hard standing and bollards on the pavement to prevent parking. The narrow road, zebra crossing, bus pull ins and double yellow lines in many areas help with the traffic management. Generally, the older houses front the pavements whilst the 19th and 20th century houses have front gardens. Two large houses are dominant along this stretch: Werrington House, a large 18th century house with its high garden wall, and Cherry House Restaurant, a former farm and subsequent Post Office. The wall and outbuildings of 1 Hall Lane also runs parallel to the pavement for several metres. The outbuildings and carpark of the Three Horseshoes pub is a less attractive aspect. Werrington Chemist/opticians /dentist/doctors, on the site of the original Co Op has a monitored car park to the rear accessed via Pipistrelle Court</p>	
<p>Open space, green and natural features: A small green by the Post Office, grass verges, front gardens with mature trees including glimpses of the grounds of the former Werrington Hall and Werrington House over their respective walls. Werrington Recreation Ground and Cuckoos Hollow are a short distance away.</p>	
<p>Buildings: 84-86, 88 and 112-114 Church Street and Werrington House are listed buildings all dating to 18th century, stone or rubble built with thatch or pantile roof. 75 Church Street is a 19th century brick built house. Meanwhile 78 to 82, 105-109 and 125 Church Street are on the Local List being brick-built workers cottages with slate or modern roofs. The infill comprises of 19th century terraced or semi-detached housing. A range of mid-20th housing with large front gardens and parking</p>	
<p>What benefits the area: Close to facilities e.g., doctors, dentist, school, pubs, a mixture of attractive housing</p>	
<p>What detracts from the area: Lack of parking for many houses creates issues; parking by people using the pub and local services with problems exaggerate by school drop off and pick-ups. Traffic congestion at school times due to high traffic volumes, bus routes and traffic calming in Amberley Slope. Despite the hard standing and laybys, the verges are still churned; speeding despite traffic calming.</p>	



AREA A: Werrington Conservation Area

Hall Lane Character Zone:
The southern end of Hall Lane



Layout: Originally the lane leading to the open fields and the village to the north, it is now a dead-end road with houses either side leading to Foxcovert Road, Fenbridge Road and the 1950s estate built on land attached to Werrington Hall. Hall Lane further north was open fields until the mid-20th century.

Type of road and streetscape: A wide road with a busy junction at The Green. On the west side Werrington Hall built mainly in the 18th century is adjacent to the pavement. Its surrounding land is now infilled with brick-built 19th century and late 20th century houses set back behind an older wall. On the east side 18th and 19th century houses also stand adjacent to the pavement, mainly stone built; two stand on larger plots with walled/fenced gardens adjoining the pavement.

Open space, green and natural features: The gardens adjoining give glimpses of mature trees. The Green is close by with Werrington Recreation Ground and Cuckoos Hollow a short walk away

Buildings: 1 Hall Lane, Werrington Hall, Werrington Hall North and 32/34 Hall Lane are listed buildings rubble or stone built with stone slate roof. An unseen stone-built dove cote belonging to Werrington Hall is also listed. Other houses are mainly stone or 19th century brick built. 20th century infill in the grounds of Werrington Hall.

What benefits the area: Close to Village Centre with a short walk to the old village to the south or Werrington Centre to the north. Older traditionally built attractive houses some with larger gardens.

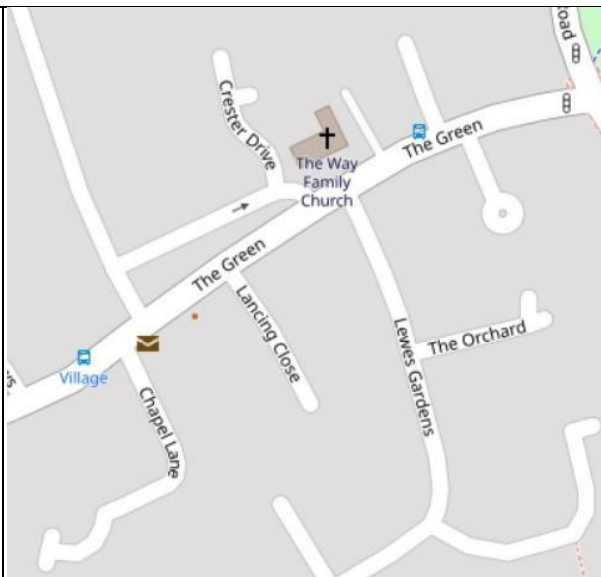
What detracts from the area: Buildings adjacent to road with little parking; busy junction with speeding traffic hampered by parked cars



AREA A: Werrington Conservation Area

The Green Character Zone: The Green, Crester Drive, Lancing Close, Chapel Lane.

The main throughfare through the conservation area with three cul-de-sacs



Layout: The Green runs from Fulbridge Road to Hall Lane and is the eastern approach into the Conservation Area. It encircles an area of grass and mature trees to create a 'village green' with seating and the Village sign. This is a key community hub being the site of the Christmas Tree and events such as the Carols on Christmas Eve, Easter Egg and Scarecrow Trails. A variety of houses are centred around The Green with the older buildings infilled with Victorian and 1960s developments. Agricultural use continued right up to 1970s being converted in the 1980s. Prior to 1970s the grassy area was more informal, extended as far as the junction and was used as a bus turning circle. This area was subsequently landscaped with a chain fence added. The planting of the bulbs and 50th anniversary of the Neighbourhood Council is celebrated with a small plinth. The Village Sign celebrates the historic Werrington with an image of the St John medieval fair and an agricultural scene with the windmill. This is a residential area with one pub, a nursery, a shop, the Vicarage and a chapel. The adjoining pub and Post Office creates a busy area but the adjoining layby facilitates parking,

Type of road and streetscape: The Green is the main thoroughfare through the village and a major bus route. There are pavements on either side of The Green. The traffic travels fast through the area due to the wide roads and is a concern for residents. It is especially busy at school times with two primary schools in the vicinity and the secondary school close by. The older buildings generally face directly onto the road. The later buildings to the north and east have front gardens. The size of the plots varies according to the age of the building. The grassed plot next to the Post Office and entrance to Crester Drive has remnants of former boundary rubble walls. A bus stop with a large shelter is in front of the shelter.

Crester Drive: Larger detached houses set out on a curving road. **Lancing Close:** A close of detached chalet-style houses. **Chapel Lane:** Detached and semi-detached houses in two distinct areas: the original road and the newer development (on a former garage site). All are on small plots and open to the road. Most have open plan front gardens. Only Lancing Close has a pavement. There are no pedestrian cut throughs. There are parking issues due to narrowness of roads leading to parking on verge and pavement.

Open space, green and natural features: All roads are adjacent to The Green and Cuckoos Hollow is a short distance away. There are no local play grounds. Wide verges and mature trees give a feeling of greenness. Whilst there are some visually attractive trees on The Green, they are no older than 50 years. Residents especially appreciate the mature oak tree tucked down Chapel Lane.

Buildings: The Green: No 10-16, 21-25 38 The Green, The Willow, Thorney Lodge, Manor Farmhouse and the Barns at no 40 (The Courtyard) are 17th and 18th century listed buildings. All rubble built with pantile or thatched roofs and some are immediately adjacent to the road with no front gardens. No 1 and 26 The Green are on the 'local list' and are buff brick built with red brick details with slate roofs. Other older buildings survive between those buildings but in the last 100 years modern houses set back have replaced the cottages fronting the street. The Way church utilises the old chapel buildings with modern extensions. The Manor Farmhouse and The Courtyard are converted farm house and barns.

Crester Drive: late 20th Century large detached houses some in a similar mock Tudor style.

Lancing Close: mid-20th Century detached identical chalet style houses,

Chapel Lane: Late 20th century detached bungalow, a Victorian yellow brick semi and detached houses (with date stone), several individual detached houses.

What benefits the area: The heart of the village, full of history and old buildings, facilities such as the pub, shop/post office community church and hairdressers shop with schools, other shops and parish church close at hand. Wide variety of attractive houses short walk to Werrington Centre


What detracts from the area: Parking issues and congestion especially at school time, busy road, dangerous junction with limited vision widely used by school students. Some houses abut immediately to the pavement. Lombardy Close overlooks the rear carpark and gardens of The Bluebell Pub



Summary of Listed Buildings in Werrington

(Grade II unless otherwise stated)

<p>Parish Church of St John the Baptist, Church Street (Grade 1): East wall of nave and chancel and south doorway are early C12. South arcade and aisle are early C13. Chancel rebuilt and south porch added in first half of C14. East window of 1330.</p>	
<p>25 Church Street: Early C19. Two storeys. Rubble. Pantile roof. Three windows, double hung sashes with glazing bars, wood lintels. On ground floor, two single and one three light windows, taller, without glazing bars.</p>	
<p>75 Church Street: C16 origin. Rendered, painted rubble. Steep roof of new tiles. One storey and attics. One dormer breaks eaves, three light casements. Stone chimney, two irregular windows, one window at eaves, flat arch.</p>	
<p>Werrington House: Early C18 origin, remodelled in 1820. L-shaped building in ashlar. Stone slate roof. Stone gable ends. Two stone chimney stacks at gable ends. Small blocking course. Modillion cornice.</p>	
<p>125 Church Street (Former Post Office, now Cherry Tree Restaurant): C18. No. 125 is of one storey and attics. Painted rubble. Thatch, one dormer at eaves, modern casement. Plain door. The Post Office is taller. One storey and attics. Early C18. Thatch, one dormer.</p>	
<p>Nos. 34 & 36 Church Street Church Street: C18. Rubble. Pantile roof. Four brick chimneys. Road elevation is of one storey, now modernised with four windows and lean to against North wall. Formerly Parish Workhouse, then a school.</p>	
<p>46 Church Street: Late C17. Coursed rubble. Ashlar quoins and dressings. Stone slate roof. Plain stone string course. Two storeys and attics. Two gabled dormers, one with fire plaque. Three windows, two of three lights</p>	

<p>Church View House, Church Street: C18, but refronted 1885. L-shaped building in painted rubble. Three gabled dormers, Welsh slate roofs, C19. Three windows, flat stone lintels, no glazing bars. Rusticated architrave. Plinth.</p>	
<p>84 & 86 Church Street: C18. One storey and attics. Rubble. Pantile roof. Three sloped dormers with modern casements at eaves. Two chimneys at quoins. Four windows, two are of one light, two are of two lights</p>	
<p>88 Church Street C18. Painted brick. One storey. Steep pitched pantile roof. One window, C19 two light casement, and plain door under wood lintels.</p>	
<p>112 & 114 Church Street: Early C18. Painted rubble. Thatch roof, two dormers at eaves, C19 casements. One storey and attics. Three windows, two are casements under the same lintel as the two doorways. Plain doors.</p>	
<p>1 Hall Lane: C18. Rough rendering on rubble. Stone slate roof. Two storeys. Two two-storey canted bays, one light each on the first floor, double hung sashes with glazing bars; three lights on the ground floor</p>	
<p>Werrington Hall, Hall Lane: Main section is circa 1779, extended to south in 1931. North wing, now separate, is probably of early C18 origin.</p>	
<p>Werrington Hall (North) Hall Lane: Two storeys and attics. Stone slate roof with one flat topped dormer. Two irregular windows, one a three-light casement with modern glazing, wood lintel, one is small with a stone lintel, modern glass</p>	
<p>Dovecote to Werrington Hall, Hall Lane: Probably C18. Rectangular stone building with tile roof.</p>	<p>Photo not available</p>

<p>32 & 34 Hall Lane: Datestone WCS 1765. Two storeys and attics in rubble. Stone slate roof. Plinth. Five panel door, part glazed, stone rusticated arch with keystone. Two steps. Three windows, probably C19, wood lintels.</p>	
<p>58 – 52 (even) Hall Lane: One house originally C17. Rubble. Stone slate roof. Two storeys. Two gables to road. Brick chimneys. Four windows, two in gable end on left hand side, under drip moulds, C19 casements.</p>	
<p>21 – 25 (odd) The Green: Dated 1750. Originally one house. Painted stone. Thatched roof. Three brick chimneys. Two storeys. Three dormers at eaves. On ground floor, three windows, wood lintels</p>	
<p>Thorney Lodge, The Green: C18. Rubble. Pantile roof. One storey and attics. Two sloped dormers with three light casements. Two windows, rendered lintels, three light casements. Modern door in rubble porch.</p>	
<p>Manor Farmhouse, The Green: Three builds, partly medieval. North part of main range remodelled and extended in C17. North-west wing mid C19 incorporates some earlier walling. South-west wing modern.</p>	
<p>10-16 (even) The Green: C18. Rubble. Pantiles. One storey and attics. Three sloped dormers, casements. Four plain doors and windows, casements, mainly modern glazing, under lintels</p>	
<p>38 The Green: C18. One storey. Thatch. Rubble. One small brick chimney. Two small windows, casements, wood lintels. Plain door. Demolished</p>	<p>Demolished</p>
<p>40 The Green: Early C17 origin. One storey and attics. Rubble. Plinth. L-shaped. One gabled dormer with modern casement. Three windows, wood lintels, modern glazing. Stone gable ends. One brick chimney.</p>	

3 Barns to 40 The Green: C18. Coursed rubble. Stone quoins. Hipped thatched roofs. Barn to East probably C17 stable originally.



The Cock Public House, Lincoln Road: L-shaped building of C18 origin. Main elevation is of two storeys and attics. Rubble with a modern tile roof. Three windows, flat arches, C19 wood mullions of six and four lights.









1284 Lincoln Road: Rear elevation to road. Mid C18 origin. Rough rendered. Stone slate roof. Stone gable ends with brick chimneys. One storey and attics. One flat topped dormer. One C19 casement on ground floor,



Locally Listed Buildings in Werrington

Extract from 'List of Heritage Assets in Peterborough', December 2020

<p>105 Church Street: A well balanced and detailed 19th Century building whose general character is not prevalent within the area of Peterborough. As such it has an outsized positive contribution to the character of the street scene. Detached, two storeys dwelling of buff brick on principle elevation and commons on side with stone dressings under a slate roof.</p>	
<p>107 & 109 Church Street: A well-proportioned and delicate 19th Century workers cottage which has retained its historical character and provides a positive outlook to the street scene. Pair of late C19 houses of symmetrical form and arrangement. Built of yellow gault brick and under a modern concrete tiled roof.</p>	
<p>44 Church Street: An odd 1890's projecting extension to an historical rear range, this unusual building forms a group with the adjacent Listed N0.46 and provides a positive character to the street scene and clear example of historical development. Constructed of common brick elevations under a modern concrete pantile roof (formerly Welsh slate). Unusual forward gabled property fronting onto the footpath, which is attached to a large GII listed house.</p>	
<p>50 Church Street: An unusual and distinctive cottage built 1890 with no door on the principal elevation. This simple yet interesting cottage provides a positive aspect for the street scene. Late C19 house constructed of painted brick under a modern concrete tiled roof (formerly slate).</p>	
<p>78 – 82 (even) Church Street: An unusual small 19th Century terrace row, which incorporates an odd and distinct end of terrace. Its positive detailing and character along with its unusual design ensures that the row contributes positively to the character of the street. A two-storey terraced row of three dwellings, mirrored pair to central and west and further dwelling to east. Constructed of buff brick, with red brick details, stone dressings and under a concrete tile roof.</p>	
<p>1 The Green: A prominent corner section of an ad hoc terrace, this element is the best surviving element of the 19thC row. Detached two storey dwelling constructed of buff brick, with red brick detailing, stone dressings under a slate roof.</p>	

26 The Green: One of a pair of fine detached dwellings with good detailing that have retained their historical features. No.26 is the more prominent due to its corner position and as such ensures its positive character is easily appreciated within the street scene. Detached two storey dwelling constructed of buff brick, with red brick detailing, stone dressings under a slate roof.



**Buildings being considered as additions to the 'List of Heritage Assets of Peterborough'
(October 2022)**

<p>77 Church Street: A two-storey double-fronted building to the east of the parish church and set back from the main road by an area of grass. The construction is stone but it has been heavily painted which obscures any detail of the stone work however quoins are visible. The roof is double-pitched with clay pantiles and two red brick chimneys rising through the apex at either end.</p>	
<p>131 Church Street: An important building that seems to have a long and varied history and was once the vicarage. The building contributes positive to the street scene of the former village and was also associated with the Listed 1 Hall Lane to the north. The building sits within a generous plot on the corner of Hall Lane to the east and The Green to the south. There is a long linear street-fronting two storey built of coursed stone range with double-pitched pantile roof and three stone chimneys. There is a notable absence of any access on the east elevation flush with the highway.</p>	
<p>The Blue Bell Pub: An historic pub which has retained its name for over 130 years, the building contributes positively to the street scene and social history of the area. The Blue Bell lies to the south side of the main street within a large plot that extends to the south-east with rear car park and pub garden. The building is comprised of several ranges; the main two-storey range, a linear two-storey extending to the north-east, another linear range extending to the south-east of two-storeys, and a large single-storey rear range.</p>	
<p>The Three Horseshoes: An historic pub which has retained its name since 1877, the building contributes positively to the street scene and social history of the area. The public house lies to the south of the main street within a linear plot that extends south-westwards along Church Street. There is a pub garden to the north-east and car park to the south-west. There are several ranges of note including an L-shaped east range which then extends westwards with several linear double-pitched ranges, and a flat-roof rear extension. The main L-shaped range is brick built of two-storeys with a decorative string course between the first and second floors.. The roof form is double-pitch with pantiles and three red brick chimneys to the west gable end, south gable and east pitch with stone and clay pots.</p>	
<p>20 The Green: An interesting dwelling which retains most of its historic features. The house contributes positively to the street scene with its neighbouring twin. The house is constructed of buff brick with red brick dressings under a double-pitch concrete tile roof with flanking yellow brick chimney stacks.</p>	