






# **WERRINGTON NEIGHBOURHOOD PLAN**

## **CHARACTER ASSESSMENT DESCRIPTION OF AREAS**

### **APPENDIX B**

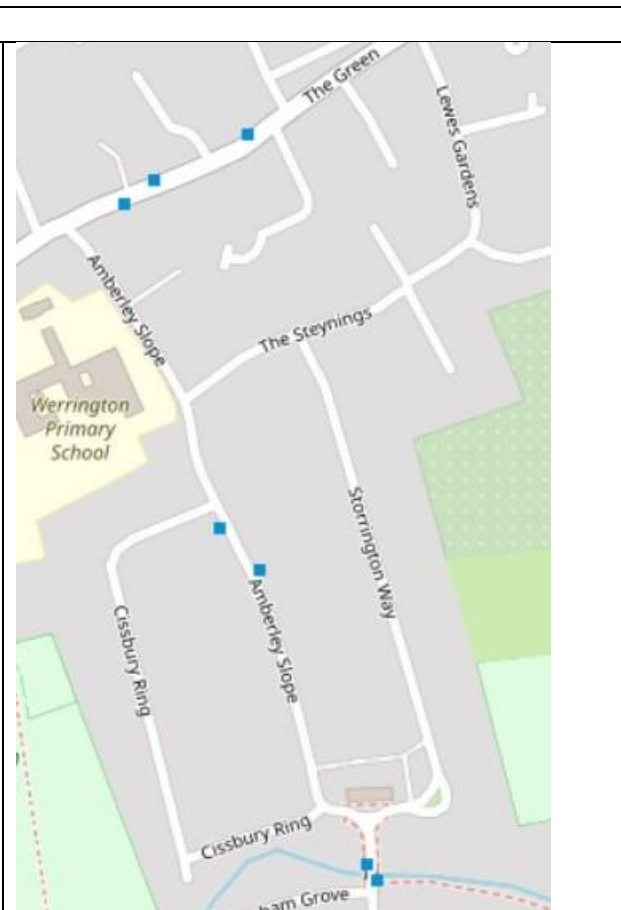
#### **STREET DETAIL OF AREA B: WERRINGTON 'THE WIDER VILLAGE'**

<p><b>AREA B: The Wider Village</b></p> <p><b>Nursery Estate: Aster Drive (65 houses), Wisteria Way (15 houses), Aubretia Avenue (23 houses), Camelia Close (22 houses) Larkspur Walk (16 houses), Musa Drive (6 houses):</b> A network of residential cul-de-sacs predominately built in 1960ss accessed off Fulbridge Road</p>	
<p><b>Layout and topography:</b> A network of cul-de-sacs radiating off Fulbridge Road. Pedestrian cut throughs link the cul-de-sacs and the road to Werrington Meadows. Houses are set back from road with open front gardens with low walls and hedges. Several houses of Wisteria Way, Larkspur Walk and Camelia Walk face towards Werrington Meadows so the back gardens and garages adjoin the road access.</p>	
<p><b>Type of road and streetscape:</b> Cul-de-sacs with pavements both sides of the road. Musa Drive is block paved and the house frontages are used as parking. Otherwise, all houses have garages and drives so on street parking not a problem. Winding natural of the estate roads keep traffic speeds down. Municipal street light and telegraph poles. No road markings other than at junctions.</p>	
<p><b>Open space, green and natural features:</b> Most houses have open mature gardens give a feeling of greens and spaciousness. Junction of Aubretia Avenue/Aster Drive has a wide verge. Small open concrete square between Aster Dr and Aubretia Av. Pedestrian access via Aster Drive, Wisteria Way, Aubretia Avenue and Larkspur Walk to Werrington Meadows. There are no local playgrounds.</p>	
<p><b>Buildings:</b> Each cul-de-sac has distinct styles of housing set in clusters.</p>	
<p><b>Aster Drive:</b> Detached houses, chalet bungalow and bungalows with stone effect decoration.</p>	
<p><b>Musa Drive:</b> Infill from late 2010s. Six semi-detached houses</p>	
<p><b>Aubretia Avenue:</b> Detached chalet bungalows and bungalows with decorative brickwork or stone effect decoration</p>	
<p><b>Larkspur Walk:</b> Detached chalet bungalows and bungalows with stone effect decoration</p>	
<p><b>What benefits the area:</b> Close to village, High standard and well-kept housing.</p>	
<p><b>What detracts from the area:</b> No local facilities, no local shops, no access to playgrounds, high density housing, complexity of layout with back access facing the road.</p>	
	
<p><b>AREA B: The Wider Village</b></p>	

<p><b>Fulbridge Road (123 houses), Brookside (32 houses), Walnut Grove (4 houses):</b> A main busy road lined with residential properties with two cul-de-sacs</p>	
<p><b>Layout and topography:</b> Fulbridge Road was originally one of only two roads connecting the village of Werrington to Peterborough providing access to the east end of Green from the then village of Paston. All have now become suburbs of the City. To the south Werrington Brook passes under Fulbridge Road at the Paston/Werrington boundary. Residential roads and cul-de-sacs radiate off. Gunthorpe Road on the east side of the road was originally the only road leading off. Now Aster Drive leads to the Nursery Estate and Brookside and Walnut Grove off the west side. Beyond the traffic lights, a road built in the late 1970s leads to the new township with access to 5 different housing developments and access to the parkway beyond.</p>	
<p><b>Type of road and streetscape: Fulbridge Road:</b> All houses are set back from road with front gardens with various boundaries: walls, fences, mature hedges. Some have large front gardens and stand on larger plots. This is a wide road of 6 metres wide with street lighting and footpaths on both sides. There is a post box, two bus stops and telegraph poles. Road markings consist of central white lines, bus stop markings and traffic lights.</p> <p>The two cul-de-sacs of Brookside and Walnut Grove are modern houses infilled from the larger plots. They are both block-paved and have open plan front gardens.</p>	
<p><b>Open space, green and natural features:</b> From the north Werrington Brook and Cuckoos Hollow can be accessed. There is access via a narrow lane to the Werrington Allotments. With the large front gardens containing mature hedges and trees there is a wide margin of greenery. On the west side there is a cluster of houses with a wide grass verge. Access from Brookside to the former school playing fields but these have no public access. There is no access to any local playground nor playing fields</p>	
<p><b>Buildings:</b></p> <p><b>Fulbridge Road:</b> The stone-built property immediately to the north of the traffic lights was originally a barn in a pasture. The 14 semi-detached houses on the west side date from the 1900s and now have rendered and pebble dash exterior elevations. Two bungalows also date from this time. The majority of the other houses date from early mid-20<sup>th</sup> century and there are several modern infill houses. Despite some changes in window design, each development is easily recognised today by the design features of the era they were built. In the period between the early 1900s and the late 1960`s the majority of properties built. Semi-detached houses in five distinctively different multi-build built along either side of the road, each between 6 to 24 houses There are a number of individually designed detached houses, interspaced between the various semi-detached housing developments. In the early 1970`s, 18 detached and 4 semi-detached bungalows were built on the east side of the road, between Gunthorpe Road and Aster Drive. This resulted in the total infill of residential properties on both sides of the road up to the traffic lights. One of the houses on the east side originally incorporated shop premises but has since been converted to be a totally residential property.</p> <p><b>Brookside:</b> A modern development of 27 detached and 6 semi-detached Tudor Style houses</p> <p><b>Walnut Grove:</b> A small modern development of 4 detached bungalows. Access to form Walnut Grove was achieved by demolishing a bungalow. As part of the same development, a large detached house fronts onto Fulbridge Road.</p>	
<p><b>What benefits the area:</b> Closeness to main facilities, some larger properties with large gardens</p>	
<p><b>What detracts from the area:</b> Busy road with speeding traffic; no local shops, uncertain future of Brookside playing field</p>	





<p><b>AREA B: The Wider Village</b></p> <p><b>Sussex Estate: Lewes Gardens (35 houses), The Steynings/The Orchard (45 houses, Storrington Way (82 houses), Amberley Slope (66 houses), Cissbury Ring (66 houses), Corfe Avenue (3 houses):</b> A cluster of residential roads built in the 1960s</p>	
<p><b>Layout and topography:</b> The Sussex estate lies between Church Street and the Conservation Area and the Brook, boundary of Werrington and Walton (and boundary of the Neighbourhood Plan area). There is a perceptible rise from the Brook up to Church Street (hence the name Amberley Slope). Amberley Slope facilitates both a vehicular including a bus route and pedestrian through route from Church Street to Walton.</p>	
<p><b>Type of road and streetscape:</b> There are footpaths on both sides of each road with the exception of the south side of Cissbury Ring. Municipal lighting. There are bus stops on opposite sides of Amberley Slope although these are not pull in areas and the kerb heights have not been adjusted to improve passenger access. Werrington Primary School is located on the west side of the northern end of the road with restricted parking and a traffic calming feature. There are centre white lines down Amberley, junction markings and double yellow lines at the junctions and in the vicinity.</p>	
<p><b>Open space, green and natural features:</b> There is no access to major open space. Whilst Cissbury Ring backs onto Werrington recreation ground, there is no direct access. The Werrington Garden allotments can be accessed via a cut from The Steynings. The Brook provides a corridor of trees and grass to the south of Cissbury Ring. There is a grassy verge to the south of Storrington Way. The open plan mature front gardens and mature trees give a feeling of green spaciousness. The school has playing fields and a nature area with pond and trees/bushes which gives an additional green feel to the area but not accessible to the public.</p>	
<p><b>Buildings:</b> The majority of properties are red brick with brown Double Roman concrete interlocking roof tiles, although a few are buff brick. Apart from a small number of properties, built since the 1960`s, there is a mixture of 3 styles of Bungalows and 2 of houses. Over time most properties have had UPVC replacement windows fitted, resulting in quite a variation of different appearances. The original design concept was for all the front gardens to be open plan, having no walls or fences adjacent to the pubic footpath. Two properties both in The Steynings have not adhered to this, one with an attractive wall and the other a fence. All properties have driveways, the majority of which are shared with neighbouring properties, due to them being only of sufficient width for one vehicle. Most properties have garages but these were not provided when the estate was initially built. A number of properties now have block paved front gardens to provide additional off-road parking.</p>	
<p><b>Amberley Slope:</b> The majority of properties are a mixture of semi-detached single storey and chalet bungalows. There are two detached single storey bungalows on the west side and one on the east side. On the west side there is a two-storey house set back behind a double garage. This property is considerably older than the entire estate and was built before the estate existed accessed via a track from Church Street. The single storied school built in 1950s with more modern extensions with carpark, playgrounds and playing fields</p>	
<p><b>The Steynings:</b> A straight road with cul- de- sac`s to the north and south. The majority of properties are single storey semi- detached bungalows with the exception of 8 semi-detached houses on the south side and two detached bungalows (one being built around 2005).</p>	

**Lewes Gardens:** Connects the estate to The Green with detached chalet bungalows and bungalows and ends with a cul-de-sac with detached housing. A pavement both sides of the road with open plan front gardens.

**The Orchard:** an enclosed short cul-de-sac with a cluster of 5 large detached houses on relatively small plots with open plan gardens. Entrance via a mock gateway and no pavement

**Storrington Way** is a mixture of semi-detached single storey and chalet bungalows, one detached chalet bungalow midway along the west side and several two storey semi- detached houses on both sides of the road at the northern end of the road.

**Storrington Way shops:** To the south is an esplanade of 6 shops with two storey maisonettes above. The current uses of the shops are Gents Hairdressers, Convenience Store, Launderette, Chinese Take-away, Micro Pub and an Indian Take-away. There is a poorly maintained car park and grass area to the west side of the Shops.

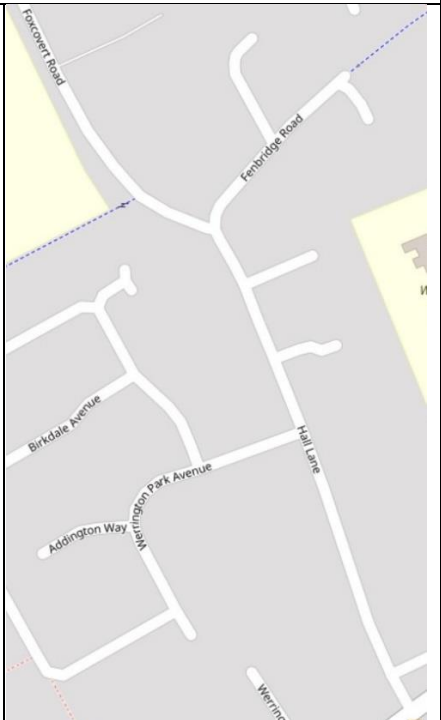
**Corfe Avenue:** A short road linking Storrington Way (Werrington) to Arundel Road (Walton) with pavements both sides and bus stops. The Brook (the boundary of the designated area). Mid and late 20<sup>th</sup> century Semi and detached houses with front gardens.

**Cissbury Ring:** Predominantly single storey semi-detached bungalows with 8 semi- detached two storey houses Originally there were no properties on the south side principally because of the narrowness of land and closeness to the Brook but 4 detached bungalows and chalet bungalows have since been built.

**What benefits the area:** Closeness to the Village, its facilities and school; nicely maintained area; spacious houses



**What detracts from the area:** School car parking




<p><b>AREA B: The Wider Village</b></p> <p><b>Hall Lane (41 houses), Fox Covert Road (12 houses), Fenbridge Road (26 houses), Shepherds Close (4 houses) , Martin Court (56 houses):</b> Residential roads to the north and bordering the conservation area</p>	
<p><b>Layout and topography:</b> Hall Lane was the original route through the village to Peakirk (via Fox Covert Road) and Newborough (via Fenbridge Road) and is bounded by The Green to the south and the Werrington Park Estate to the west. These roads are now dead ends to give pedestrian access continuing down Fox Covert Road to Werrington Centre and Fenbridge Road onto Goodwin Walk and Cuckoos Hollow. The cul-de-sacs of Shepherds Close and Martin Court radiate off Hall Lane and Fenbridge Road respectively. Houses are set back from road with front gardens. Martin Court consists of courtyards of sheltered accommodation</p>	
<p><b>Type of road and streetscape:</b> Hall Lane has pavements both sides. Fox Covert and Fenbridge Road has a pavement along one side. Fenbridge Road has no pavement beyond Martin Court. Some on road parking. Low road speeds due to the short lengths of roads and no through access. Heavy use by cycles and pedestrians due to school access, cycleway network and access to Cuckoos Hollow. White lines along part of Fenbridge Road. Double yellow lines and entrance markings along part of Fox Covert Road. Telegraph poles, bollards across end of Fenbridge Road.</p>	
<p><b>Open space, green and natural features:</b> A small green at the junction. Fox Covert Road runs adjacent to the wooded fringes of Ken Stimpson Playing Fields. A woodland divides Martin Court and Fenbridge Road. The open plan natural of the mature gardens gives a feeling of green spacious.</p>	
<p><b>Buildings: Hall Lane:</b> The southern part with its old stone and brick buildings is part of the conservation area (see Part 2) The mid-section has a range of mid-20<sup>th</sup> century detached 2 storied houses and bungalows, chalet bungalows with some modern infill. A block paved cul-de-sac has some late 20<sup>th</sup> century large detached houses. The northern part has mid to late 20<sup>th</sup> century detached and semi-detached brick housing set back from the road. The junction has some 19<sup>th</sup> century housing facing the road. Including a range of chalet type houses.</p> <p><b>Shepherds Close:</b> A cul-de-sac of 1960s bungalows off Hall Lane</p> <p><b>Fenbridge Road:</b> Various styles of detached houses ranging from 19<sup>th</sup> century stone built to late 20<sup>th</sup> century including some modern infill including a cul-de-sac of the large detached modern properties. The rear of Gatenby runs adjacent to the north east.</p> <p><b>Martin Court:</b> A range of sheltered accommodation clustered around courtyards. Red brick bungalows with one central 2 storey building.</p> <p><b>Fox Covert Road:</b> A row of detached properties in various styles ranging from bungalows to large 2 storied houses. A large gated late 20<sup>th</sup> century house set back. Other than one 19<sup>th</sup> century building, all have front gardens, drives and some have garages.</p>	
<p><b>What benefits the area:</b> Closeness to village and Werrington Centre, large substantial properties, mixture of old and new</p>	
<p><b>What detracts from the area:</b> The rear of Gatenby backs onto Fenbridge Road, congestion with parking; only access is via Hall Lane junction.</p>	






<b>AREA B: The Wider Village</b>		
<b>Werrington Mews (5 houses), Crester Drive (7 houses) Lancing Close (5 houses), Chapel Lane (10 houses), Pipistrelle Court (4 houses):</b> Four residential cul-de-sacs radiating off The Green		
<b>Layout and topography:</b> Werrington Mews: Large modern stone built detached houses. Crester Drive: Large 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). Pipistrelle Court: A close of modern detached house. All are on small plots and most have open plan front gardens		
<b>Type of road and streetscape:</b> Cul-de-sacs. Only Lancing Close has a pavement. Crester Drive and Pipistrelle Court has block paving. Pipistrelle Court adjoins the Werrington Chemist site. Other a cut through from Pipistrelle Court there are no pedestrian cut throughs. Crester Drive and Werrington Mews retain old stone buildings and walls. There are parking issues in Crester Drive and Lancing Close due to narrowness of roads leading to parking on verge and pavement.		
<b>Open space, green and natural features:</b> Mature trees and gardens adds to the green feel of the area. Werrington Green and Werrington Meadows are a short distance away. There are no local play grounds.		
<b>Buildings:</b> Werrington Mews: Late 20th Century large detached buildings. Crester Drive: late 20 <sup>th</sup> Century large detached houses some in a similar mock Tudor style; Lancing Close: mid-20 <sup>th</sup> Century detached identical chalet style houses, Chapel Lane: Late 20 <sup>th</sup> century detached bungalow, a Victorian yellow brick semi and detached houses (with date stone), several individual detached houses. Pipistrelle Court: 4 detached chalet bungalows		
<b>What benefits the area:</b> Closeness to facilities; spacious layout of houses set off the main busy road		
<b>What detracts from the area:</b> Parking issues; Lancing Close over looks pub garden and carpark. Pipistrelle Court overlooks chemist site.		
		

<b>AREA B: The Wider Village</b>	
<p><b>Werrington Park Avenue (34 houses), Ainsdale Drive (109 houses), Birkdale Avenue (15 houses), Addington Way (8 houses) and Foxley Close (5 houses)</b></p> <p>A series of residential cul-de-sacs built in the 1960s with a single entrance via Hall Lane. Ainsdale Drive is a circular form. The entire estate is built on the grounds formerly belonging to Werrington Hall.</p>	
<p><b>Layout and topography:</b> All houses have small front gardens immediate adjacent to the road. Most are open the road although a handful have a low fence or hedge. All houses have a small fenced back garden; those back gardens running adjacent to the road have high brick walls fronted by grass</p>	
<p><b>Type of road and streetscape:</b> These are cul-de-sac roads with pavements on both sides of the road. There are several pedestrian access points: north to Ken Stimpson Playing Field cycleway, west to Wells Close and Edinburgh Avenue (and from Ainsdale Avenue to Birkdale Avenue), and south to Church Street via Pipistrelle Court. These are wide roads with easy traffic access. Most houses still have a garage but despite some on road parking traffic still flows easily and at speed. A lot of properties have a single garage alongside. The front drives also give adequate parking; some have added gravel to provide more parking. The width of the road means that parking is not difficult. There are street lamps spaced out down the cul-de-sacs. There is no other street furniture and no road markings other than at the junction. Telegraph poles and overhead cables.</p>	
<p><b>Open space, green and natural features:</b> There is immediate access to the north to the Ken Stimpson Playing Field. There is a margin of open land between Ainsdale Drive, Birkdale Avenue and Addington Way. There are no local playgrounds. The open plan front gardens give a sense of green and spaciousness. The original front gardens were grassed although a lot have now either expanded their parking or gravelled over. Being the former grounds of the Werrington Hall there are some fine mature trees on property boundaries especially backing onto Werrington Park Avenue and Ainsdale Drive.</p>	
<p><b>Buildings:</b> There are a range of different types of homes in clusters: bungalows, chalet bungalows, 2 storied 2 - 3 bedroomed semi-detached houses and 3 – 4 bedroomed detached houses built in either red or yellow brick. Many have plastic, wood or stone-effect cladding. All were built with garages. Several integral garages have been removed to extend the living accommodation. Several were built with porches or have had one added. Some have extended over the garage or extended out into the back garden. Some have added conservatories. All houses are in a good condition with well-kept gardens.</p>	
<p><b>What benefits the area:</b> This estate is at the heart of the village with easy access to both the facilities in the 'old' village and across to Werrington Centre. There is immediate access onto Werrington's cycle way network. This is an attractive residential area.</p>	
<p><b>What detracts from the area:</b> Problem with traffic access and parking at school run times. Only one access onto The Green. Sole access is the main road through the village with queueing at peak times.</p>	

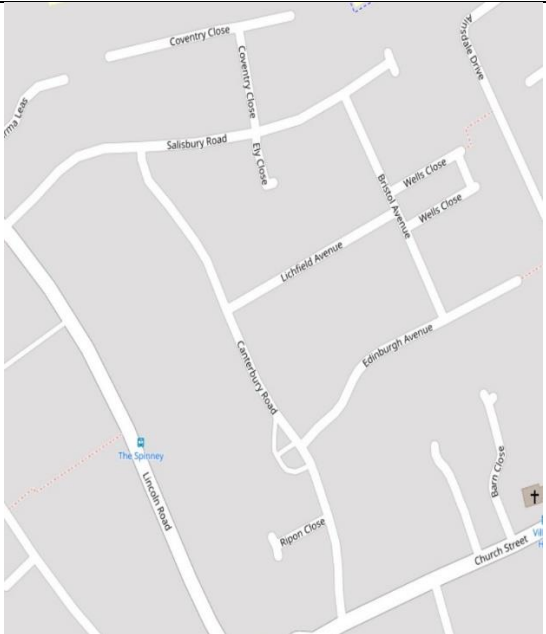


<p><b>AREA B: The Wider Village</b>  <b>Barn Close (16 houses), Barnes Way, (35 houses), Tyler Mews (6 houses):</b> Residential cul-de-sacs south of Church Street</p>	
<p><b>Type of road and streetscape:</b> <b>Barn Close:</b> Several range of old converted stone buildings and new stone buildings set in attractive courtyards. Access road is gravel with no demarked pavement. <b>Barnes Way:</b> Cul-de-sac with pavements both sides. Pedestrian access leads onto an old right of way between the houses to Church Street and Werrington recreation ground. As houses all have garages there is little on-street parking by residents but users of the Village Centre use the road for parking. <b>Tyler Mews:</b> block paved and has no pavement. No road markings other than at junction.</p>	
<p><b>Open space, green and natural features:</b> <b>Barn Close:</b> Mature gardens and trees from the adjacent plots such as the graveyard give a feeling of greenness. <b>Barnes Way:</b> An area of grass and trees gives an attractive feel leading the eye from both ends of the cul-de-sac. The mature gardens and trees give a feel of green spaciousness. Access to Barnes Way via cut to a recreation ground and open space for informal recreation.</p>	
<p><b>Buildings:</b> <b>Barns Close:</b> Three stone-built houses, modern stone-built properties build in four ranges. All set in small plots with small front gardens. Separate car porches. <b>Barnes Way:</b> Mainly detached brick-built chalet style house sin a similar style built in 1960s. At end of cul-de-sac is a range of large individual detached brick-built houses with one set back accessed via a driveway. Majority have low brick boundary walls. At entrance is Wren Court, a block of flats for the elderly with unattractive facing onto Church Street. <b>Tyler Mews:</b> Two detached houses face onto Barnes Way leading to a range of small semi-detached houses. Yellow brick built with decorative red brick.</p>	
<p><b>What benefits the area:</b> Closeness to facilities, spacious layout of houses,</p>	
<p><b>What detracts from the area:</b> Dangerous parking around junction by Village Centre users.</p>	







<p><b>Area B: The Wider Village</b></p> <p><b>The Cathedral Estate: Canterbury Road (56 houses), Salisbury Road (46 houses), Edinburgh Avenue (46 houses), Bristol Avenue (21 houses), Wells Close (12 houses), Ely Close (8 houses), Coventry Close (52 houses):</b> An estate of interconnecting residential roads with various styles of houses built in the 1960s, bounded by Lincoln Road to the west and Church Street to the south, all named after cathedral cities.</p>	
<p><b>Layout and topography:</b> One through-road with roads and cul-de-sacs radiating off. Houses are set back from road with front gardens and back gardens. A parade of shops sits junction with Church Street.</p>	
<p><b>Type of road and streetscape:</b> All are wide roads with pavements on both sides. Two entrances to the estate via Lincoln Road (to the north west) and Church Street (to the south). Two pedestrian accesses into Ainsdale Drive (and onto Werrington Centre and the village centre). Roads have some on street parking. Roads are straight and only have light local use only so access is easy. Municipal lamp posts and telegraph poles with overhead wires. Boundaries are a mixture of walls, low fences and hedges; some are open to the road to allow off street parking. No road markings other than at junctions.</p>	
<p><b>Open space, green and natural features:</b> At the junction of Canterbury Avenue and Church Street is a small patch of grass, low shrubs and immature tree with a bench and litter bin. Wells Close has a large grassed area with mature trees and flowering bushes. There are no other opens spaces nor playgrounds. Gardens are mature and a few have hedges and trees, so the area has a green feel. Two cluster of houses on the west of Canterbury Road and north of Edinburgh Avenue are set back with a grass verge in front. A grass verge and mature trees at junction of Salisbury Road and Canterbury Road. There are no other verges.</p>	
<p><b>Buildings:</b> Parade of shops are described in Appendix D</p> <p><b>Canterbury Road:</b> Semi-detached and detached two storey houses and bungalows built with red, yellow and white brick all with low tiles roofs. All have had low front walls but some have been removed to allow frontage access.</p> <p><b>Edinburgh Avenue:</b> Semidetached two storey houses built in both red and yellow brick with low profile dark tiled roofs and chimneys.</p> <p><b>Bristol Avenue:</b> Semi- detached two storey buildings on the west side with low profile dark tiled roofs and bungalows on the east side – in several styles and brick.</p> <p><b>Wells Close:</b> Bungalows in various styles and bricks with low dark tiled roofs and chimneys.</p> <p><b>Lichfield Avenue:</b> Semi-detached two storey houses built in both red and yellow brick with low tiled roofs.</p> <p><b>Coventry Close:</b> two storied semi-detached houses with low dark coloured tiled roofs. Many retain their tiled effect front façade decoration.</p> <p><b>Salisbury Avenue:</b> Bungalows in various styles and brickwork with low dark tiled roofs and chimneys.</p> <p><b>Coventry Close:</b> Two storied semi-detached houses with various brick work and styles with low tiled roofs with chimneys</p> <p><b>Ely Close:</b> Bungalows in various brickwork including four with. white painted facades. All have low dark tiled roofs</p> <p>The whole estate has similarities. Most had low front walls in various styles although some have been removed to allow frontage access. Many have been extended to the side or rear or have added conservatories or porches. There is a consistency with bungalows along the northern and eastern edge of the estate.</p>	
<p><b>What benefits the area:</b> Closeness to facilities; well-maintained houses with both families and older people</p>	
<p><b>What detracts from the area:</b> Lack of direct vehicle access into the Village Centre</p>	



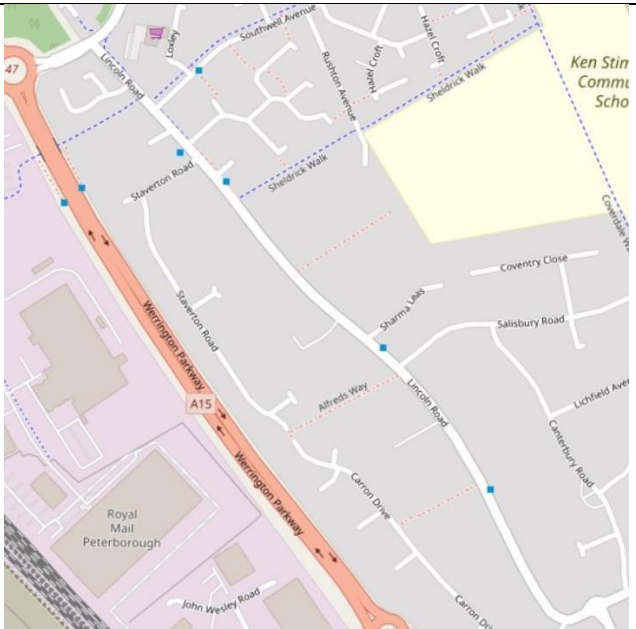
<p><b>Area C: The Wider Village</b></p> <p><b>Lincoln Road South (41 houses), Rivendale (10 flats):</b> A mix of residential and business properties on the original turnpike road north out of Peterborough</p>	
<p><b>Layout and topography:</b> <b>Lincoln Road:</b> A wide straight road being an access point into Werrington village. To the south a new road links the new Parkway running parallel to an area of open space and trees. The middle section is lined with houses mainly set back from the road. The northern section is an area of shops and business premises adjacent to the Werrington Village Conservation area.</p> <p><b>Rivendale:</b> A cul-de-sac of late 20<sup>th</sup> c flats.</p>	
<p><b>Type of road and streetscape:</b> <b>Lincoln Road:</b> This is a wide and busy road with pavements both sides for most of its length. Now only used for local traffic it was formerly the turnpike road linking Peterborough to Lincoln. The underpass to the south goes under the Werrington Parkway to a business area. There are bus stops for occasional services, telegraph poles with overhead wires, municipal street lights and various street signage. Lines painted down middle of road. The road has congested parking and speeding problems with traffic islands to the south to reduce the speeds coming off the Parkway.</p> <p><b>Rivendale:</b> A short narrow block paved cul-de-sac with a narrow pavement.</p>	
<p><b>Open space, green and natural features:</b> To the east is Werrington Paddocks and Werrington Recreation Ground accessed to the south over The Brook. The Paddocks is an informal open space with paths through the trees and shrubs used for dog walking and natural study. The Recreation Ground has a grass field, a basketball hoop, a fenced playground and an area of longer grass. To the west bordering the Parkway is a grassed area with trees and bushes. The mature front gardens give a sense of greenery. Adjacent to the roundabout to the north is a grassed area with small trees and seating.</p>	
<p><b>Buildings:</b> <b>Lincoln Road:</b> Predominately semi-detached houses set back with front gardens, set on larger plots, brick built in various styles. Early 20<sup>th</sup> century houses on the east side have individual styles with bay windows and ornamental upper stories some with cladding and no garages. The houses to the west side are mainly mid-20<sup>th</sup> century in similar style. Most have front gardens have fences, walls or are just open to the road with access to parking. Most have long narrow mature back gardens. To the north is a busy commercial area: car sales, a petrol station, tile warehouse, newsagent and takeaways in either converted houses or purpose-built properties.</p> <p><b>Rivendale:</b> is a cul-de-sac of late 20<sup>th</sup> century semi-detached houses on very small plots with limited gardens. At its entrance stands Alexandra House, an imposing red brick 19<sup>th</sup> Century house but its appearance is marred by the adjoining shop and air conditioning units.</p>	
<p><b>What benefits the area:</b> Closeness to facilities, part of the old village</p>	
<p><b>What detracts from the area:</b> Speeding; busy road; parking problems leading to cars parked on road, northern sector is busy with the shops, takeaways and garage often until late at night; development marring Alexander House; dingy underpass.</p>	
	



<b>Area B: The Wider Village</b>	
<b>Werrington Grove (32 mobile homes), Dukesmead (71 mobile homes) and Brookfield (36 mobile homes):</b> Three mobile home sites primarily for older residents divided by Werrington Parkway	
<b>Layout and topography:</b> Three cul-de-sacs with mobile home properties sitting on small plots separated from the road generally by low fencing. Werrington Grove is bounded by the A15 Parkway to the west and runs parallel to Lincoln Road to the East. Dukesmead and Brookfield are directly west of Werrington Parkway and are in two sections divided by Werrington. Dukesmead was established post war and Brookfield established in 1980.	
<b>Type of road and streetscape:</b> Three cul-de-sacs with traffic access other than the main road in. Werrington Grove has pedestrian access via Lincoln Road. There are no formal pavements. A small number of parking spaces for visitors, an office and a post box at Dukesmead entrance.	
<b>Open space, green and natural features:</b> None but openness and maturity of the gardens gives a feeling of green spacious. Brook dissecting the Dukesmead site is a wildlife corridor.	
<b>Buildings:</b> Single storey 1 to 2 bedroom mobile homes, each surrounded by a small garden and a parking space. Each house has boundary fences. Some are fully enclosed with gates.	
<b>What benefits the area:</b> Community Feel	
<b>What detracts from the area:</b> Parking problems. Dukesmead/Brookfield Park: isolation from rest of Werrington, entrance via industrial site. Surrounding areas are roads, railway and industrial area.	



<p><b>Area B: The Wider Village</b></p> <p><b>Carron Drive (94 houses), Helmsdale Gardens (23 houses), Staverton Road (51 houses):</b> Three residential roads built in 1960s between Werrington Parkway and Lincoln Road</p>	
<p><b>Layout and topography:</b> Three roads accessed from Lincoln Road: Carron Drive and Helmsdale Gardens from the south and Staverton Road to the north, linked by a footpath. Houses are set back from road mainly with small open plan front gardens and small fenced rear gardens</p>	
<p><b>Type of road and streetscape:</b> Traffic access from north and south with no through access. The adjoining well used underpass under the A15 to Dukesmead and beyond is accessed via Helmsdale Gardens. Pedestrian access through alleyways to Lincoln Road including Alfred's Way (named after local resident Alfred Savage who died in 1996) which follows an old field boundary. Pedestrian access to the north between Staverton Road and Carron Drive. Pavements on both sides of roads except adjoining the tree corridor. Parking on both sides of roads but no problems given the road width, other than to the south where people park to access the Lincoln Road businesses on the bend and junction. Carron Drive has parking spaces for those houses centred around a green space. Municipal style lamp posts and telegraph poles with overhead wires. No road markings other than at the junctions.</p>	
<p><b>Open space, green and natural features:</b> Carron Drive has a verge and trees on entering the estate and a cluster of houses surround a green with trees. At the north end is a larger area of trees and open space. To the west of all three roads has an attractive tree margin of the A15 with mature trees and wide grass verge. The maturing trees and high conifer hedges as house boundaries and the open plan aspect of the front gardens gives the feeling of green spaciousness. There is no other access to open space.</p>	
<p><b>Buildings:</b> Houses are 2 storied semi-detached and detached houses and bungalows of different coloured brick and tiles in ranges of similar styles. Small gaps between the houses. All have small front gardens most open to the road with driveways. All have small back gardens. Many improvements have been made with extensions and porches. All have single garages but the houses around the close in Carron Drive have garages arranged in three blocks just off the road</p>	
<p><b>What benefits the area:</b> Close to facilities, quietness, feeling of green spaciousness especially those set around the green spaces and facing tree margins.</p>	
<p><b>What detracts from the area:</b> Proximity to A15; on street parking at the south end of Carron Drive</p>	
	

<p><b>AREA B: The Wider Village</b></p> <p><b>Lincoln Road North (140 houses), Sharma Leas (5 houses), Rosedale (2 houses):</b> A wide spacious road formerly the old A15 and turnpike predominately residential.</p>	
<p><b>Layout and topography:</b> This wide and busy road was the original route heading north out of the village leading to Glington, Northborough to Lincoln. The Werrington Parkway built in late 1970s running to the west now takes all the through traffic. Some properties date from the 18<sup>th</sup>/19<sup>th</sup> Century including a windmill and ancillary building. Predominate are large houses from the Victorian and early 20<sup>th</sup> Century with more recent infill. To the north are late 20<sup>th</sup> century premises part of the new township. Some small-scale business premises. Sharma Leas and Rosedale are late 20<sup>th</sup> century cul-de-sacs.</p>	
<p><b>Type of road and streetscape:</b> A busy wide road with wide pavements each side. Limited parking on the road as most houses have garages and driveways. The road is a bus route in both directions. Roads and cul-de-sacs radiate off both sides. Alleyways also gives pedestrian and cycle access to adjacent roads. The width and lack of road obstructions generates problems with speeding traffic especially that coming straight off the parkway. Municipal Street lighting, road markings including bus stop, centre lines and double yellow lines at junctions, telegraph poles, street signage e.g., cycle way and business signage. Milestone opposite to Salisbury Road junction. Cul-de-sacs with no pavements.</p>	
<p><b>Open space, green and natural features:</b> There is a grass verge along much of the length of the road. There are trees lining the road in places. The large mature gardens, many with trees and large hedges, gives a feeling a green spaciousness. There is no immediate green space but the cut to the east along Sheldrick Walk, gives access to the Ken Stimpson Playing Fields and William Law Playground/</p>	
<p><b>Buildings:</b> Isolated stone and brick-built buildings from 18<sup>th</sup> Century such as the cottages opposite to Cock Inn and windmill and cottages. Detached brick-built houses and bungalows mainly built in the 19<sup>th</sup> and early 20<sup>th</sup> Century which include some substantial Victorian villas. All are different styles, many with decorative features such as stain glass inserts, bay windows, ornate brickwork. Most have garages and large driveways to accommodate cars. Many of the houses are substantial sitting in large plots with front gardens and large rear gardens which were originally orchards or small holdings. Front gardens have walls, fences and mature hedging with trees. Several of the larger plots have now been infilled with developments such as Sharm Leas, Rosedale Avenue, substantial house annexes or business premises (such as the cattery, Lambes lawnmowers and the former Doner workshop). In October 2022, the windmill was considered as an addition to the List of Heritage Assets. To the north is late 20<sup>th</sup> century housing built as part of the Werrington Township (see 'New Werrington' Description) Business premises include used car sale, cattery, lawn mower sales and former electronic workshops. Cul-de-sacs have various styles of larger detached houses on large plots with garages and gardens are open to the road some with low hedges.</p>	
<p><b>What benefits the area:</b> Wide road with large well-spaced houses with a good mix of styles, large mature front and rear gardens giving feeling of green spaciousness</p>	
<p><b>What detracts from the area:</b> Busy road with speeding traffic; modern infill fractures the spaciousness and garden corridors.</p>	





<b>Area B: The Wider Village</b>	
<b>Hurn Road (two properties):</b> A rural road accessing fields, houses and the Hurn Road railway crossing	
<b>Layout and topography:</b> A country road, which previously led to Marholm via a level crossing, is now a dead end for traffic with the only access over the railway via a footbridge. The designated area lies south of the road and this side comprises of a house and a designated traveller site (by the railway) surrounded by agricultural fields. The fields as at 2020/21 are occupied by Network Rail to develop the Werrington Dive Under project. The future use of this land is not clear. This has also led a realignment of the road with access now running parallel to A15 on the west side. The original road to the east and under the bridge is now a cycleway with access to Werrington and Glinton via the old Lincoln Road (turnpike)	
<b>Type of road and streetscape:</b> A narrow rural road without pavements and lighting leading to several properties. It is used by pedestrians and cyclists for recreational use. No road markings. There is a carved mural on the A15 bridge celebrating the landscape of the local poet John Clare. In October 2022 this mural was listed as a prospective addition to the List of Heritage Assets.	
<b>Open space, green and natural features:</b> There is no formal open space nor recreational facilities but the road via the footbridge leads to the open countryside. The railway verge is part of a wider site listed as a Cambridgeshire Wildlife Site and a Brownfield Diversity Site.	
<b>Buildings:</b> One bungalow on a mature plot; traveller caravan site with a substantial mobile home.	
<b>What benefits the area:</b> Rural and quiet location but still close to Werrington and Peterborough	
<b>What detracts from the area:</b> Railway operations; difficult to access.	
