



# **WERRINGTON NEIGHBOURHOOD PLAN**

## **EVIDENCE FILE:**

### **CHARACTER ASSESSMENT**

#### **APPENDIX C**

#### **‘WERRINGTON TOWNSHIP’**

#### **PART 1      STREET DETAIL OF ‘WERRINGTON TOWNSHIP’**

### Area C: Werrington Township

**Greenacres (62 houses) and Priors Gate (7 houses):** Two cul-de-sacs of detached houses off Lincoln Road built in early 1980s



**Layout:** Greenacres: Cul-de-sac with closes radiating off. Cycleway access to the north to Southwell Avenue, to the east to Rushton Avenue and to the south to Sheldrick Walk.

Priors Gate: A single cul-de-sac. Houses are set back from road with open plan front gardens

**Type of road and streetscape** Greenacres: Narrow bending road with pavement down one side generating low speeds for the low numbers of vehicles. The closes have either tarmac, gravel or block paved access.

Priors Gate: A short narrow road to access detached houses.

Front gardens are open to the road or have low hedging or fences. Garages and wide drives mean little road side parking.

**Open space, green and natural features:** Greenacres: small open grassed area with mature trees. No other access to local open space. The open plan natural of most of the front gardens gives a feeling of green spaciousness. There are no verges other than the grassed area described above. The fields adjacent to Ken Simpson are close by with William Law playground.

**Buildings:** Green Acres: 3 to 5 bedroomed detached houses in various styles.

Priors Gate: 4 bedroomed detached houses with individual features; one painted white.

**What benefits the area:** Closeness to facilities, spacious layout of houses; easy access to open space.

**What detracts from the area:** Nothing



### Area C: Werrington Township

**Danish Court (41 houses and flats):** A residential cul-de-sac off Lincoln Road built in 1980s.



**Layout:** A short cul-de-sac of terraced houses in small plots set back from road with small open plan front gardens and 3 terraced blocks surrounded by open grassed areas

**Type of road and streetscape:** Cul-de-sac with only one access via the main road, pavement on both sides of road. Low vehicle use and low speeds due to cul-de-sac. Problems with congestion as entrance used as parking for Loxley Centre. No garages so car parking is in 36 marked out parking spaces. No road markings apart from junction.

**Open space, green and natural features:** Access to grassed area around flats, no access to other open space. Road verge at entrance and around parking areas. Low shrubs around parking area. Rear of estate has a narrow tree border.

**Buildings:** Two storied brick properties of simple design with low red tiled roof. Two terraced properties, 3 blocks of semi-detached and a curving range of flats

**What benefits the area:** Closeness to facilities

**What detracts from the area:** Proximity to A15 and Davids Lane roundabout, high density of housing



### Area C: Werrington Township

**Loxley (62 flats and one office):** A cul-de-sac leading to offices, service yard and Sheltered Accommodation built in 1980s leading off Southwell Avenue.



**Layout:** The cul-de-sac leads past offices and service yards of Loxley Centre to Loxley sheltered accommodation. This comprises of a main block (accessed via Davids Lane) and court yards with gardens.

**Type of road and streetscape:** A cul-de-sac leading to the service yards of Loxley Centre and the private courtyard and parking of Loxley Sheltered Accommodation. Car parking spaces for visitors front and back. Speed restriction signs and bollards to prevent parking, speed bumps and double yellow lines.

**Open space, green and natural features:** Grassed area and mature trees at front of sheltered accommodation. Landscaping with trees and verges to rear. No nearby open spaces. Sheltered accommodation flats have small gardens

**Buildings:** Office: Single storey. Loxley Sheltered Accommodation: Four single storey buildings, with white façade and red tile roof built in 1980s containing sheltered accommodation flats.

**What benefits the area:** Closeness to facilities, landscaped setting

**What detracts from the area:** Open unattractive service yards.





### Area C: Werrington Township

**Rushton Avenue (4 houses), Hazel Croft (80 houses), Swallowfield (68 houses):** Three residential cul-de-sacs south of Southwell Avenue built in 1980s



**Layout:** Rushton Avenue accesses a cluster of four houses accessed by a single-track road. Hazel Croft and Swallowfield are residential cul-de-sacs radiating off south of Twelvetree Avenue. Houses are set back from road with open plan front gardens with fenced back gardens.

**Type of road and streetscape:** Rushton Avenue is a tarmacked single-track road with passing places used as an access road and cycle way linking Twelvetree Avenue to Lincoln Road, Playing Fields adjacent to Ken Stimpson and the Village via Ainsdale Drive. Pavement runs down the main access road of Swallowfield; no pavement in Hazel Croft. Pedestrian and cycle access from Hazel Croft to Swallowfield and two accesses from Swallowfield to Ken Stimpson playing fields cycle path. Some on street parking especially at school time. Double yellow lines at entrance to Swallowfield.

**Open space, green and natural features:** Rushton Avenue has an attractive tree lined access which also leads to Ken Stimpson Playing Fields. Hazel Croft and Swallowfield have mature open plan front gardens giving a sense of green space. Ken Stimpson Playing fields are adjacent with easy access. William Law playground is a short walk away.

**Buildings:** Rushton Avenue: Four detached houses in large mature plots. Hazel Croft and Swallowfield: A wide variety of housing from 2- 4 bedrooomed detached houses, terraced flats and small bungalows. All in individual styles with wood facades, painted facades and unusual windows. Decorative brick work of Hazelcroft is a dominate feature. Prominent wooden fencing and brick walls enclosing rear gardens. Some houses don't have garages leading to road parking.

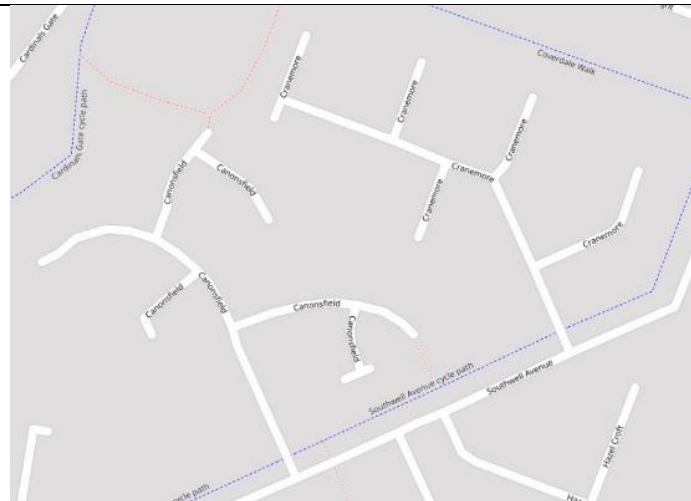
**What benefits the area:** Adjacent to green open space, close to Werrington Centre and schools, adjacent to the bus route; spacious layout of houses.

**What detracts from the area:** Some parking congestion



### Area C: Werrington Township

**Cranemore (90 houses), Canonsfield (65 houses), Wainwright (145 houses):** Three residential cul-de-sacs off Southwell Avenue and Twelvetree Avenue built in 1980s



**Layout:** Three cul-de-sacs with closes. Houses are set back from road with small open plan front gardens with small fenced or walled back gardens.

**Type of road and streetscape:** Cul-de-sacs with access to local cycleways and back onto Southwell Avenue. Tarmac roads with paths on 1 or 2 sides on main access, reducing to 1 or none on the cul-de-sacs. With limited garages and short drives, some areas of parking are provided but on street parking remains a problem. Open spaces are former drying areas. Many houses store their bins outside. Open plan front gardens with small back gardens. No road markings apart from junctions.

**Open space, green and natural features:** Open plan front gardens. Small stretches of grassed verges and shrubbery especially around designated parking areas. Each cul-de-sac leads onto Larks Green an area of open space with mature trees, seating and a playground. Coverdale Walk, a tree lined cycleway, runs between Cranemore and Wainwright which leads to the playing fields adjacent to Ken Stimpson.

**Buildings:** 1 to 3 bedrooomed terraced, semi-detached and detached two storied houses, bungalows and flats. Various styles including timber cladding, white stone effects, porches, dormer windows. Built on small plots, many houses do not have garages.

**What benefits the area:** Closeness to open spaces, short walk to Werrington Centre and schools, on bus route, open aspect onto Larks Green

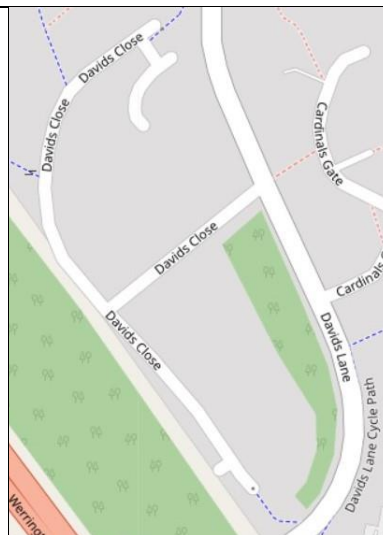
**What detracts from the area:** The area has parking problems which is compounded by school run traffic in Wainwright. With the high-density housing there is a tired feel about the area and it is especially run down around the parking areas and open areas with rubbish and bins.





### Area C: Werrington Township

**Dauids Close (29 houses)** A residential cul-de-sac with two distinct characteristics: old 'Lincoln Road' and a 1980s section with large detached houses.



**Layout:** The original road was reconfigured following the building of the Parkway with a new access road and additional infill from 1980s and early 2000 to the north. A wide tree border gives protection from the Parkway and railway. There is little on road car parking as every house has a garage and drives. Telegraph poles with overhead wires on the 'old' Lincoln Road. Cycle way signage. No road markings except at junctions.

**Type of road and streetscape:** Cul-de-sacs accessed from Davids Lane with cycleway access to Davids Lane/Lincoln Road, Hurn Road railway bridge, Serjeants Way and Davids Lane/Gasgoigne. The old road (previous A15) is wide and is well used by pedestrians and cyclists travelling to Glington. The newer development has houses set back in block paved closes.

**Open space, green and natural features:** There is no local open space, recreational grounds nor playgrounds but there is immediate access to the countryside via the railway bridge to the north. A wide band of grass and mature trees and grass verge acts as a buffer between the houses and the railway/road. The mature front gardens of the older houses and the open plan front gardens of the newer houses give a feeling of green spaciousness.

**Buildings:** 2 storey early 20<sup>th</sup> century 3-4 bedroomed semi-detached houses on the 'old' Lincoln Road small front gardens but sizable back gardens with mature trees backing onto Davids Lane. The newer development has 3 -5 bedroomed semi and detached houses, on large spacious plots with trees and bushes forming the boundaries to Davids Lane to the east. Some with gated access on the access road.

**What benefits the area:** Spacious layout of houses. Quiet location with access to the countryside. Close to facilities. Central hub of cycleways

**What detracts from the area:** Proximity to A15 and railway.



### Area C: Werrington Township

#### **Gascoigne (25 houses), Kingsbridge Court (23 houses) and The Paddocks (8 houses):**

Cul-de-sacs between Davids Lane and the railway built in late 1980s



**Layout:** Gascoigne and Kingsbridge Court: Cul-de-sacs with closes radiating off, some block paved. Houses are set back from road with small open plan front gardens and small fenced back gardens. The Paddocks: Larger detached houses set in larger enclosed plots, some with gated access.

**Type of road and streetscape:** Gascoigne and Kingsbridge Court: Each main cul-de-sac has a pavement down one side but the closes have no pavement. The winding roads make for low speed but access is difficult when cars are parked on the road. Kingsbridge Court has an attractive approach with a wide verge and a row of trees. The Paddocks is accessed from Kingsbridge Court and its enclosed hedged entrance and no pavement gives a feeling of exclusivity. Access to Serjeants Way cycle way from Gascoigne and Kingsbridge Court. Access to Sumerville and Sunnymead via cycleways from Kingsbridge Court. Little on-street car parking as properties have garages/driveways, no road markings except at junctions.

**Open space, green and natural features:** The open plan front gardens give a feel of green spaciousness. A grass verge runs along-side the cycle path and a verge an entrance to Kingsbridge Court has an avenue of trees. No local open space but access to the cycleway to north of properties.

**Buildings:** Gascoigne and Kingsbridge Court: 3-4 bedroomed detached houses in various styles. Some have a painted stone effect. Kingsbridge Court includes two bungalows.

The Paddocks: 4-6 bedroomed individual detached house.

Open front gardens with the occasional hedge to demark boundaries. All have garages and drives.

**What benefits the area:** Spacious layout of houses. Attractive housing in quiet location

**What detracts from the area:** Proximity to railway





### Area C: Werrington Township

**Somerville (Sumerville on some maps - 116 houses) and Sunnymead (149 houses):** Two residential cul-de-sacs off Hodgson Avenue built in mid 1980s.



**Layout:** Two cul-de-sacs with closes radiating off. Houses are set back from road with open plan front gardens. Some houses of Somerville face out onto the cycleway.

**Type of road and streetscape:** Both cul-de-sacs have pavements both sides initially becoming paved one side. Some closes are block paved. There is access to Davids Lane via cycle ways and to the north access to a cycleway leading to Hodgson Avenue and Serjeants Way. There is difficult vehicle access due to winding roads and parked vehicles. Some houses do not have garages and others have no or short drives. Whilst there are some adjacent unallocated parking spaces, there are parking problems. There are no road marking other than at the junctions.

**Open space, green and natural features:** Other than the access to cycleways there is no immediate open space. The open plan front gardens with maturing trees and hedges gives some appreciation of green spaciousness. There are some green verges with grass, low shrubs and raised ornamental areas especially around the provided parking areas.

**Buildings:** Mixed housing ranging from bungalows with two storied flats, semi-detached and detached housing. Houses are closely built and on small plots.

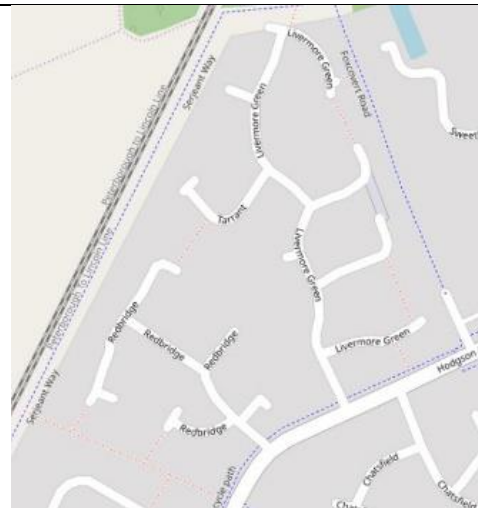
**What benefits the area:** Access to cycleways and local District Centres with Werrington Centre a bit further afield

**What detracts from the area:** Proximity of railway to houses on west of Sunnymead, high housing density



### Area C: Werrington Township

**Redbridge (73 houses), Tarrant (22 houses), Livermore Green (101 houses):** Cul-de-sacs off Hodgson Avenue built 1980s bounded by the railway to the north



**Layout:** Livermore Green: A cul-de-sac with closes radiating off of which Tarrant is one. Redbridge a similar cul-de-sac. Houses are set back from road with open plan front gardens. Access through the cul-de-sacs via cuts through the estates with Tarrant connecting to Redbridge and Serjeants Way and Redbridge connecting to the wide cycleway which links Serjeants Way to Fox Covert Walk

**Type of road and streetscape:** Roads are tarmac with the closes block paved. Tarrant is block paved throughout. Main access road has path one or both sides. Tarrant has no footpath Livermore Green is bordered by Foxcovert Road & Serjeant Way-cycleways giving access to Glington and part of Green Wheel Network. The roads are narrow and winding with a particular tight double bend in Livermore Green. No road marking other than at junctions.

#### **Open space, green and natural features:**

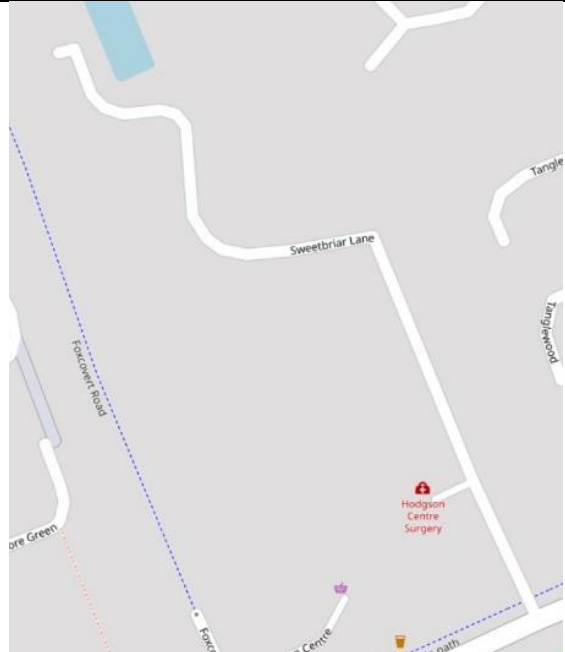

The open plan and low-density housing of Livermore Green gives a feeling of spaciousness enhanced by the mature trees to the north and east. Foxcovert Road, the original road out of the village, has elderberry bushes by the Hodgson Centre leading to areas of mature trees including two large pollarded willow trees and the original hawthorn hedge. Hodgson Avenue Play Area is directly across the road with access to the playing fields beyond. There are green spaces between Livermore Green and Fox Covert Road. Over the railway cycle bridge to the north, are open fields which can be accessed by the cycle bridge. Just before the railway, is a marshy area of shrubs (this was where some of the original “fox covet” was.). By the bridge is an artisan bore where the water gushes out into a pond and is drained in both directions by a ditch. On the other side of the road is a field left fallow used for informal recreation with an area fenced off for Great Crested Newts. The cycle way adjacent to Redbridge and Serjeants Way cycleway, has wide verges and maturing trees. At its junction with Foxcovert Road is a boundary marker – marking Peterborough Parish and Glington.

**Buildings:** Redbridge has detached houses in various styles with stone and wood effect facias on smaller plots. Livermore Green/Tarrant: Redbrick detached bungalows, 3 and 4 bed roomed houses in various styles all with front open plan gardens. All have garages either incorporated into house or adjoined. Cars park on the short drives but also spill over onto the adjacent road.

**What benefits the area:** Well-maintained spacious houses. Closeness to Hodgson Centre facilities, on a bus route, access wide tree lined cycle ways good for children with a variety of routes for walking and cycling, spaciousness between the estates.

**What detracts from the area:** Confusion about Tarrant being separately named. Inadequate lighting especially on the path between the Hodgson Centre and Livermore Green, parking on the narrow road with commercial vans, closeness to railway and bypass



<p><b>Area C: Werrington Township</b></p> <p><b>Sweetbriar Lane (54 houses):</b> Sheltered Accommodation run by housing association</p>	
<p><b>Layout:</b> A wide road accesses the cul-de-sac of the sheltered accommodation via a pagoda gateway. Road leads to communal car parking and landscaped area with lake. Reception and communal areas are interconnected by walkways</p>	
<p><b>Type of road and streetscape:</b> Cul-de-sac for use by residents and visitors only. This is a single lane road with no thoroughfare and little traffic. Car parking is available through the complex. Attractive street lamps with large round shades. Signage giving directions and speed restrictions. Double yellow lines and speed bumps.</p>	
<p><b>Open space, green and natural features:</b> Wide tree lined avenue accesses the complex. There is a landscaped area for resident's use with a lake surrounded by trees, bushes and grass with an accessible platform. Some flats overlook the lake. The access road has verges each side. The complex has grassed areas, trees and planting.</p>	
<p><b>Buildings:</b> Single storey accessible flats built of white brick with white decorative facades.</p>	
<p><b>What benefits the area:</b> Quiet and peaceful in green surroundings. Lake views. Close to the facilities of Hodgson Centre.</p>	
<p><b>What detracts from the area:</b> Nothing</p>	
	



<b>Area C: Werrington Township</b>	
<p><b>Holgate Lane, Ash Park (10 houses)</b>  <b>Tanglewood (68 houses)</b> <b>Kilverstone (53 houses), Temple Grange (91 houses), Barbers Hill (58 houses), Sobrite Way (30 houses):</b> Six cul-de-sacs of houses and bungalows leading off Holgate Lane.</p>	
<p><b>Layout:</b> Brick built two storey houses and bungalows set back from the road with front gardens open the road. Some boundaries are demarked with low hedges. Fenced back gardens.</p>	
<p><b>Type of road and streetscape:</b> Cul-de-sacs with short closes radiating off a central road. Tarmac central roads with pavements one or two sides with tarmac or block paved closes. Sobrite Way is block paved throughout and has no pavement. Access from Ash Park/Tanglewood and Temple Grange to cycleways and from Tanglewood to Sweet Briar Way. With the majority of houses having garages and drives there are few parking problems and the winding roads keeps the speed down. Whilst having no garages and only short drives, Sobrite Way has some parking problems but some residents use the dead end of Holgate Lane for parking. Post box on Holgate Lane. There are no road markings other than at road junctions.</p>	
<p><b>Open space, green and natural features:</b> Open space to the south just off Holgate Lane and Temple Grange. Open fields (including the newt pond and Sobrite Spring) can be accessed to the north via Holgate Lane. Tree belt can be accessed via Temple Grange cycleway. Hodgson. Avenue open space and playground is a short walk away. The open plan well-tended gardens and adjoining shelter belt/open countryside give a feel of green and spaciousness. Several houses still have the original planted trees. A former field boundary with mature trees runs between Temple Grange and Barbers Hill and between Ash Park and Tanglewood (footpath).</p>	
<p><b>Buildings:</b>  Holgate Lane: A wide road with footpaths and verges either side partially tree lined. No houses front directly onto this road.  Ash Park: Two storied houses some with white painted decorative facades.  Tanglewood: Two storied 2 – 4 bedroomed semi and detached houses of various styles on small plots and in close proximity.  Kilverstone: Larger individual styled two storied red and yellow brick 3-6 bedroomed detached houses. High level of finish with ornamentation on the facades all with larger gardens.  Sobrite Way has smaller 2-3 bedroomed semi-detached bungalows, chalet bungalows and 2 storey semi-detached houses in various styles sitting on smaller plots. None have garages but some have car ports.  Barbers Hill has 3 – 5 bedroomed 2 storey detached house with some 3 bedroomed semi-detached houses.  Temple Grange has predominately 3 to 5 bedroomed 2 storey detached houses in various styles with some semi-detached houses and detached bungalows. Some having white painted stone effect at 2<sup>nd</sup> floor.  All houses have garages and driveways other than those in Sobrite Way.</p>	
<p><b>What benefits the area:</b> Attractive houses in spacious areas. Countryside accessed from the north, extensive green areas to the south with access to Werrington Centre beyond. Close access to the local District Centre Hodgson Centre with Werrington Centre and schools a short walk away.</p>	
<p><b>What detracts from the area:</b> Nothing</p>	

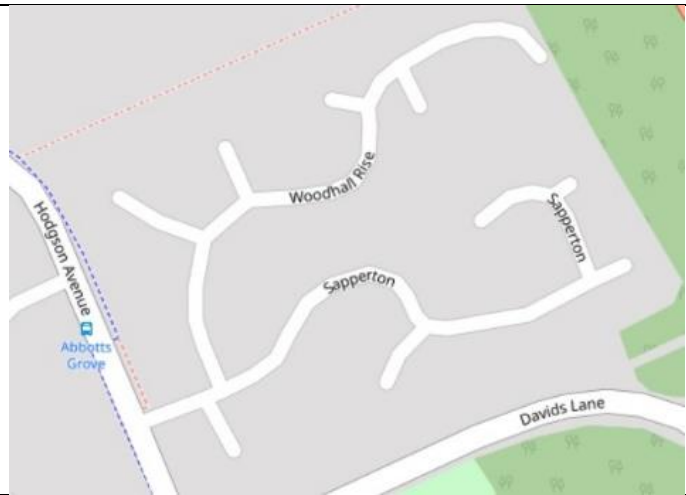


**From top left:** Holgate Lane looking north, Ash Park, Ash Park cycleway, Tanglewood, Kilverstone, Barbers Hill, Sobrite, Temple Grange, Barbers Hill



### Area C: Werrington Township

**Sapperton (60 houses), Woodhall Rise (84 houses):** Two residential cul-de-sacs built in mid 1980s



**Layout:** Access from Hodgson Avenue leads to two cul-de-sacs with detached houses, semi-detached, terraced houses and bungalows set back from the road with small front gardens open to the road with larger fenced back gardens

**Type of road and streetscape:** Two cul-de-sacs with closes, most with pavements on one or both sides. Main roads are tarmacked with closes block paved. Pedestrian access onto Hodgson Avenue, adjoining cycleway and footpaths. On street parking generates low traffic speed especially with the winding roads. Whilst most houses have single garages and driveways there is some on street parking whilst leaves some feeling of congestion. No road markings other than at junctions.

**Open space, green and natural features:** A small area of grass and trees in centre of Woodhall Rise. Easy access to adjoining footpaths and cycleways leading to the shelter belt to east and Hodgson Avenue fields and playground to west across road. The open plan natural of the front gardens gives a green and spacious feeling with many houses in Sapperton having low hedged borders.

**Buildings:** Sapperton has predominately 2 storey detached houses with some bungalows, some having a tiled effect at 2<sup>nd</sup> floor. Woodhall Rise has 2 storeys detached, semi and terraced housing, some with a tiled or stone effect at the 2<sup>nd</sup> floor level. Several houses are in close proximity. Whilst most houses have at least a single garage and driveway for parking, the terraced houses only have parking spaces.

**What benefits the area:** A short walk from open spaces, pub, local shops and a longer walk to Werrington Centre, primary school and secondary school with close access.

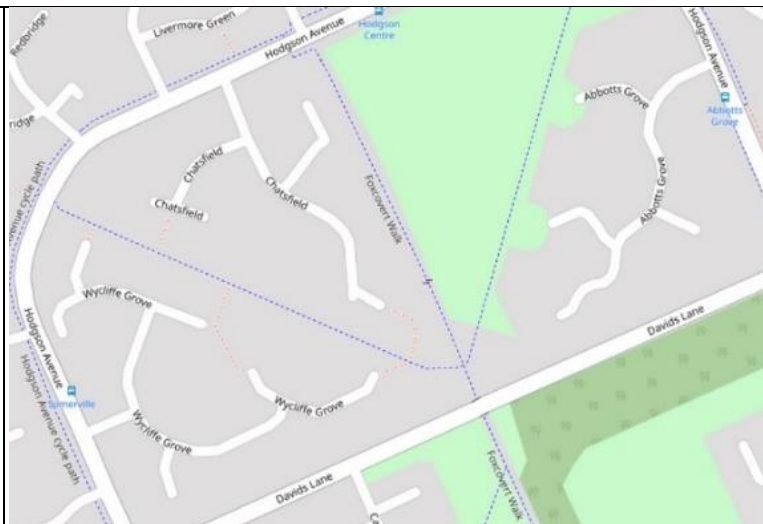
**What detracts from the area:** Some parking issues





### Area C: Werrington Township

**Abbotts Grove (72 houses), Chatsfield (79 houses) and Wycliffe Grove (99 houses):** Three cul-de-sacs radiating off Hodgson Avenue built in mid 1980s



**Layout:** Three cul-de-sacs leading to small closes. A range of house styles on spacious plots, set back from road with open plan front gardens. Fenced or walled back gardens. Cul-de-sacs separated by cycleways and green open spaces.

**Type of road and streetscape** Three cul-de-sacs with a central access road and closes radiating off. Most with pavements on one or both sides. Access onto the adjoining cycleway network from most closes. On street parking generates low traffic speed especially with the winding roads. As the houses have garages and driveways there is little on street parking. Municipal style lamp posts although some attractive globe like shades. There are no road markings other than at the junctions.

**Open space, green and natural features:** Most closes have access to the tree lined cycleways and Hodgson Avenue playing fields and recreational area. Some houses face directly onto the playing fields. Mature trees and open plan gardens create a feeling of green spaciousness. There are no road verges.

**Buildings:** All cul-de-sacs have 2 storied semi-detached houses and detached houses. In addition, Chatsfield has bungalows and chalet bungalows and Abbotts Grove has bungalows. Abbotts Grove are set on larger plots with more mature trees. Some houses have decorative features on the façade but Chatsfield has a variety of styles with unique features and facades a dark tiled effect or white painted facades. Wycliffe Grove has a gateway feature entrance and decorative brick work on buildings and garden walls. Some houses in Chatsfield have car ports rather than garages. Distinctive brick-built garden walls in Chatsfield and Wycliffe Grove

**What benefits the area:** Spacious layout of houses, access to cycleways and green space, Hodgson Centre and Werrington Centre a short distance away.

**What detracts from the area:** Nothing



### Area C: Werrington Township

**Pheasant Grove (52 houses), Peacock Court, Partridge Grove (47 houses):** Residential cul-de sacs via Davids Lane built in mid 1980s



**Layout:** Both Pheasant Grove and Partridge Grove are level and consist of an average sized housing development, circa 1984, with one or two extended properties. Open feel to the area with small mature trees scattered throughout.

**Type of road and streetscape:** Vehicle access is via Davids Lane only and the roads are single lane, tarmac surface. There is paved traverse on one side of road only, green verges to the opposite side. Pedestrians unable to access from Davids Lane. Both Pheasant Grove and Partridge Grove are joined via a small pedestrian walkway, which has bollards at each end. There is a walkway through to Twelvetees Avenue. Road marking only at entrance.

**Open space, green and natural features:** The open plan gardens give a green spacious feel. Larks Green (Helicopter Park) can be accessed via an entrance at the end of Partridge Grove. There is playground area and a paved walkway between the playground and the opposite the area that is used by MALPAS helicopters in the event of any emergency in the area. Majority of front gardens are open plan with lawns, flower beds and/or paved. A number of small, mature trees lie within the front garden. Larks Green is bordered by horse chestnut trees and the wider area is surrounded by a mix of planting, cherry and birch trees and smaller bushes.

**Buildings:** A mix of red brick housing on larger plots situated off smaller cul-de-sacs, consisting of detached and semi-detached houses, no higher than 2 storeys, and bungalows.

**What benefits the area:** In the main, a very quiet and friendly area with a balanced mix of younger families and elderly residents. Good access to tree lined, traffic free, walks and a reasonable bus service. Local access to Post Offices. Library and sports facilities, a variety of shops, several play parks and good green spaces.

**What detracts from the area:** Road signage needs some refurbishment as paint has eroded over the years.



### Area C: Werrington Township

**Cardinals Gate (74 houses), Monks Grove (12 houses):** Two residential cul-de-sacs off Davids Lane built in mid 1980s.



**Layout:** Two cul-de-sacs with closes running off Davids Lane and bordered by Coverdale Walk and Cardinals Gate cycleways and Larks Green to the rear. Houses are set back from road with front gardens. Monks Grove has larger plots.

**Type of road and Streetscape:** Tarmacked access roads with block paved closes. Monks Grove is a single-track road leading to the houses giving a sense of privacy. Cardinals Gate has one pavement down the main access road, no pavement on the closes. Pedestrian access between Monks Grove and Cardinals Gate and onto the cycleways and Larks Green. The winding and narrow roads means low speeds. There is little street parking due to the garages and long drives. Municipal street lighting although Monks Grove has none. Post box adjacent to Monks Grove on Davids Lane. No road markings apart from at the junctions. Cardinals Gate has a 'gateway' access from Davids Lane with brick pillar and name sign.

**Open space, green and natural features:** Large mature front gardens, many with low hedging, gives a feeling of greenness, access to wide tree lined cycleways, Larks Green with its mature trees opens onto Cardinals Gate providing open space and access to playgrounds. The entrance to both cul-de-sacs goes through the tree belt giving a pleasant approach. Part of Monks Grove runs parallel to the tree belt providing a wooded outlook enhancing the sense of privacy. Cardinals Gate has short stretches of grassy verge.

**Buildings:** Monks Grove has large 3-5 bedroomed detached houses and bungalows on large plots, all with individual and distinctive styles.

Cardinals Gate: 2 to 4 detached houses, semi-detached houses, clusters of bungalows and terraced houses, in various styles including white painted stone effect, wood effects and porches.

All houses have garages with most being double garages.

**What benefits the area:** Large houses spaciouly laid out set out surrounded by trees, shrubs and hedges. Close access to Werrington Centre and schools.

**What detracts from the area:** Nothing





### Area C: Werrington Township

**Merelade Grove (30 houses), Derwood Grove (32 houses), Candidus Court (32 houses):** Three residential cul-de-sacs to the south east of Davids Lane built in early 1980s



**Layout:** Three roads with closes radiating off. Houses on small plots are set back from road with open plan front gardens and fenced back gardens

**Type of road and streetscape:** Cul-de-sacs with tarmac surface and a short length of pavement at entrance. Rest is mainly block paved. Pedestrian and cycle access to the William Law cycleways and playing fields. The cul-de-sacs and parked cars mean local access only and no speeding. The single garages and short drives created car parking problems especially seen in Candidus Court where the verge is damaged. Unattractive barriers in Derwood Grove on the verge prevent parking. No road markings other than at main road junction. Attractive globe lighting.

**Open space, green and natural features:** All three cul-de-sacs have an attractive open tree lined approach. All have direct access on the playing fields or a compartmentalised open space. Merelade Drive opens onto the green open fields. The open plan gardens with bushes and trees create a feeling of green spaciousness. Playgrounds are nearby at William Law or Hodgson Avenue via underpass

**Buildings:** Merelade Grove: Predominately 3-4 bedroomed detached houses on small plots with one bungalow. Derwood Grove: Predominately 3-4 bedroomed detached and semi-detached houses with one bungalow. Candidus Court: 2-4 bedroomed detached houses and two bungalows. All houses have single garages. Individual styles - some with wood facades or white painted. All have decorative brickwork. Areas of high-density housing.

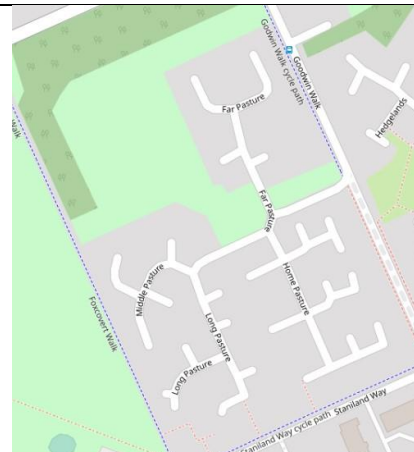
**What benefits the area:** Attractive houses. Closeness to green space and Werrington Centre.

**What detracts from the area:** Parking problems especially in Candidus Court.



### Area C: Werrington Township

**The Pastures: Far Pasture (49 houses), Home Pasture (77 houses), Middle Pasture (41 houses), Long Pasture (65 houses):** Four residential cul-de-sacs built in the early 1980s



**Layout:** A road off Goodwin Walk leads to four cul-de-sacs with closes. A range of high-density houses on small plots. Most have small open plan, front plots with a lot used for parking.

**Type of road and streetscape:** The main access roads have pavements but the closes do not. Access via cycleways to the open space to the north and onto Staniland Way to the South and to Goodwin Walk to the east. Also access between closes in Far and Middle Pasture. Goodwin Walk is a bus lane. Roads are narrow and winding leading to low speeds and parking congestion. With no garages and only small frontages, roads are congested especially with work vans. Many houses have outside bin storage. Some areas of planting and raised beds in front of flats. No road markings other than at main junctions.

**Open space, green and natural features:** The attractive tree lined grassed verged entrance runs adjacent to open green space and mature trees. Areas of shrubbery further in the estate. Gardens are small and few are planted. The feeling of green spaciousness is found from the surrounding tree lined roads/cycleways. The large open space to the north with mature trees leads onto the William Law Playing Fields. Area of green space between Long Pasture and Staniland Way. There is small playground for small children to the north. The skate park, multi-use games area (MUGA), bowling green, William Law playground and Hodgson Avenue playground are only a short distance away.

**Buildings:** The small houses cover the full range of accommodation: detached, semi-detached, terraced, bungalows and flats. All are in various styles with wood effect facades, painted stone effect, decorative brick work and different porch styles. The two storey flats are in two blocks parallel between Long Pasture and Home Pasture and have attractive facades with ornamental brickwork and painted effect with the upper stories accessed by external staircases. No garages. Little space between the buildings.

**What benefits the area:** Closeness to Werrington Centre, schools, local facilities and green spaces.

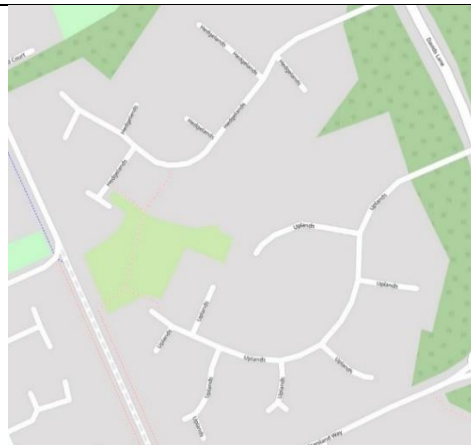
**What detracts from the area:** Small house plots; high density housing; on-street parking; feeling of congestion; access is only from the north via Goodwin Walk due to the road system; dangerous driving with the disobeying of one-way system.





## Area C: Werrington Township

**Rowland Court, Hedgelands (114 houses), Uplands (110 houses):** A sheltered accommodation complex and two residential cul-de-sacs built in the 1980s.



**Layout:** Rowland Court is a sheltered accommodation complex block with access from Goodwin Walk to a parking area and reception area. The rest of the complex is fenced. The flats are set facing a courtyard and the rear of the premises.

Hedgelands and Uplands are two cul-de-sacs accessed off Davids Lane. Houses are set back from road with open plan front gardens.

**Type of road and streetscape:** Rowlands Court is a block paved road leading to a parking area. Hedgelands and Uplands are tarmacked cul-de-sacs with closes. Hedgelands has a main access road with a pavement onside and grassed verge on the other for most of its length. Uplands access road has a pavement on both sides for most of its length. Only some of the closes have pavements. The cul-de-sacs are connected via a cycleway across a grassed open space with mature trees. Access is made to Goodwin Walk via the open area and a cut to the bus stop to the north. The winding roads means it creates low speeds for traffic. Hedgelands and Uplands Most properties have a garage and short drive so there is only a limited amount of on street parking. Open plan front gardens. No road markings other than at main junctions.

**Open space, green and natural features:** Rowland Court is surrounded by grassy fields and mature woodland The field adjacent is an important open space with recent tree planting to extend the woods. Hedgelands and Uplands have a green approach through the shelter belt. The open plan gardens give a sense of green spaciousness. The cul-de-sacs back onto a grassed open space. The open space of the Pastures, William Law Playing Fields and Hodgson Avenue Playing Fields are a short walk away. The nearest playgrounds are some distance away at Hodgson Avenue and William Law.

**Buildings:** Rowland Court: Single storey complex with decorative brickwork set around a courtyard. Hedgelands: 2-3 bedroomed detached, semi-detached and terraced properties in various styles. Houses are relatively plain looking with little additional visual enhancement. Only some properties have a garage. Back gardens edging roads have fences. Uplands: 3 to 4 bedroomed detached and semi-detached and linked terraces in various styles. Many have timber cladding effect and painted stone effect with porches. Most properties have a garage. Back gardens edging the roads have high walls. Houses are generally on small plots with small front and rear gardens.

**What benefits the area:** Closeness to Werrington Centre and schools, access to open space

**What detracts from the area:** High density housing





## Area C: Werrington Township

**Crowhurst (93 houses), Ploverly (94 houses):**  
Two residential cul-de-sacs built in the early 1980s



**Layout:** Two cul-de-sacs off parallel roads connected by cycleways and separated by an open green area onto which houses face. High density housing with small garden plots. Houses around the corners have shared courtyards.

**Type of road and streetscape:** Two cul-de-sacs with two parallel closes. Houses either face onto the close or outwards onto the green space or Goodwin Walk. Houses have small front gardens either open plan or with low hedging. Rear small gardens are fenced. There is a myriad of paths from surrounding roads, around perimeter of closes and connecting footpaths through narrow cut throughs and under passageways.

**Open space, green and natural features:** There is a green amenity space between the roads and a varied species of mature trees and shrubbery on each island. The greenness is emphasised by with mature trees of the surrounding roads. There are no immediate playing fields nor playgrounds.

**Buildings:** Red brick terrace properties with a mix of varied styles including flats originally Council owned. A mix of private and housing association houses. Some houses share courtyards/drying spaces

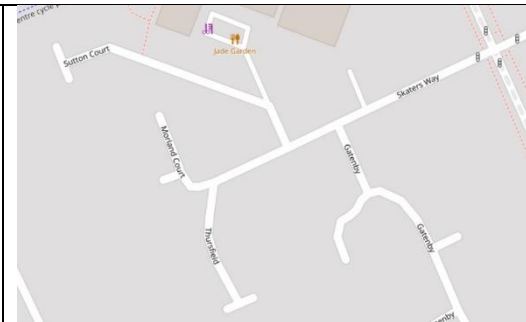
**What benefits the area:** Closeness to facilities especially Werrington Centre and bus stop on Goodwin Walk. A sense of community.

**What detracts from the area:** Parking congestion; damaged verges; back gardens facing access paths and roads; shared courtyards give open access and lack of privacy.



## Area C: Werrington Township

**Thursfield (15 houses), Morland Court (51 houses) Sutton Court and Skaters Way (37 houses):** Residential areas south of Werrington Centre built in the 1980s and 1990s



### Layout:

Skaters Way is a straight tree lined avenue with a 'boulevard' feel running west from Fulbridge Road. Initially lined both sides by the rear gardens of residential estates. West of the Goodwin Walk traffic lights, to the north are Werrington Centre businesses, car parking access, a range of terraced houses and a semi-detached bungalow. To the south are the houses facing onto the road.

Thursfield is a short cul-de-sac of detached houses and small bungalows. Morland Court is a two-storey block of flats. Sutton Court comprises of a block of sheltered accommodation and a separate range of four semi-detached houses.

### Type of road and streetscape:

Skaters Way is a busy road providing access to the cul-de-sacs, Werrington Centre businesses and car parking spaces. It has pavements both sides and is well used access for both vehicles and pedestrians to residential areas and Werrington Centre. Being straight, traffic passes through at speed.

Sutton Court: The sheltered accommodation backs onto access road and faces out onto Werrington Centre car park. The houses face onto the Werrington Centre car park.

Morland Court is an enclosed fenced plot accessed via a roadway into a car parking area. Pedestrian access via a gate into Sutton Court and Werrington Centre businesses beyond.

Thursfield: Narrow winding cul-de-sac with parked cars.

Sutton Court: Sheltered accommodation accessed via surrounding pathways. A busy pathway linking school/village and Werrington Centre runs across the front. The houses are accessed via a busy parking area with problems from illegally parked cars especially at school pick up/drop off.

Morland Court: Flats accessed via car park

Skaters Way: The straight road leads to higher speeds, parking a problem on the western side.

### Open space, green and natural features:

Thursfield: There are no green features emphasised by the lack of front gardens

Sutton Court: Grass verge and shrubs surrounding the flats. Houses have open plan front gardens

Morland Court: Low shrubs and hedges surround the parking area.

Skaters Way: An avenue of trees and shrubbery verges runs both sides. A wide grass verge around the Skaters Way houses and car park.

Whilst there is no local open space; the playing fields adjacent to William Law are a short walk away.

### Buildings:

Thursfield comprises of detached houses and bungalows in various styles on very small plots. White painted stone effect on facades, Most houses have an open frontage used for parking. Some have brick boundary walls. Some have garages. Morland Court is a two-storey building containing flats.

Sutton Court is a two-storey sheltered accommodation comprising of 25 flats. Separately there are four semi-detached houses. Skaters Way comprises of a terraced housing.


**What benefits the area:** Closeness to Werrington Centre, facilities and schools

**What detracts from the area:** Parking issues especially in Thursfield, residential area mixed with businesses; high density housing; anti-social behaviour in surrounding areas at night; the lack of verge maintenance gives an untidy feel.







<p><b>Area C: Werrington Township</b></p> <p><b>Welbourne (179 houses) Copsewood (75 houses) Canwell (28 houses) and Gatenby (105 houses):</b> Four residential cul-de-sacs built in early 1980s access accessed off Goodwin Walk and Skaters Way</p>	
<p><b>Layout:</b> Terraced houses/flats. Some in a courtyard setting. Most have a small front garden open to the road but some have a hedge/wall and gate. All have rear fenced garden.</p>	
<p><b>Type of road and streetscape:</b> Four cul-de-sacs with road access points onto Goodwin Walk or Skaters Way. Access points between the cul-de-sacs via alleyways. Pavements mainly on one side of the main access roads. Many houses have rear access from the roads but face out onto 'green courtyards'.</p> <p><b>Welbourne:</b> There is cycle way running between Goodwin Walk and Cuckoos Hollow which is used as an access to Welbourne School and the bus stop. There are 3 other pedestrian access points to Cuckoos Hollow are via alleyways. Welbourne is separated from Copsewood by a wide cycleway.</p> <p><b>Copsewood:</b> Two access points onto Goodwin Walk and three onto Cuckoos Hollow.</p> <p><b>Canwell:</b> A single access onto Cuckoos Hollow.</p> <p><b>Gatenby:</b> Pedestrian Access off Fenbridge Road and Goodwin Walk</p> <p>residents choose to keep their bins outside their gates or front gardens. Whilst most houses are kept in a good condition, the surroundings are shabby with spots of graffiti, damaged grass and street furniture. The bins and lack of parking gives the roads a cluttered impression. Parking is provided on the street in either blocks of parking spaces or alongside the pavement but is insufficient. Parking overflows onto pavements, verges (see below) and in the case of Gatenby out onto the adjoining Skaters Way. An area of seating between Canwell and Copsewood and seating (albeit damaged) in Copsewood. No road markings other than junction markings.</p>	
<p><b>Open space, green and natural features:</b> Small patches of grassed areas within the cul-de-sacs. Welbourne Park with playground is across Goodwin Walk to the west of Welbourne. A grassed area to the west of Welbourne. It is a short walk to Cuckoos Hollow with access to the lake, open space and playgrounds. There is some landscaping with short stretches of grassed verges, grassed areas with trees and low-level shrubs edging the pavements/parking spaces</p>	
<p><b>Buildings:</b> Blocks of two storey terraced housing ranging from 1 bedroomed flat to 4 bedroomed houses in various styles on very small plots. Welbourne: Some have stone effect painted facades. Gatenby and Copsewood: Some have dark wood facades. Only small gaps between the blocks forming alley ways. Most houses have open front plots but a few have low fencing or hedging at the. In Copsewood and Canwell several have high fenced gated front gardens</p>	
<p><b>What benefits the area:</b> Short walk to Werrington Centre, school and Village Centre. Access to Cuckoos Hollow.</p>	
<p><b>What detracts from the area:</b> Lack of car parking. High density housing, general deterioration and maintenance of area.</p>	

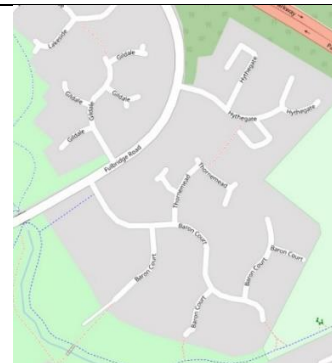
## General Views:





### Area C: Werrington Township

Lakeside (48 houses), Gildale (45 houses), Baron Court (84 houses), Thornemead (29 houses), Hythegate (50 houses): Five residential cul-de-sacs built in the early 1980s off Fulbridge Road



**Layout:** All houses have front gardens open the road with some hedge lined. Most have a modest sized fenced back garden. Some back walls face the road. Houses backing onto Fulbridge Road and Paston Parkway are well protected by a tree belt.

**Type of road and streetscape:** All roads are tarmacked with a main access road with a pavement mainly on one side with closes merging off it. Several closes have access to Cuckoos Hollow or the cycleways and these have a pavement one side. Cycleway between Barons Court and Thornemead. As all the houses have a single or double garage and front drives there are no parking problems. There is post box in Baron Court and a post office storage box in Gildale. No road markings other than the main road junction.

**Green and natural features:** The open plan front gardens give a sense of green and spaciousness. There is a green open space in Hythegate. Baron Court has a wide verge at its entrance. Gildale and Lakeside have direct access to Cuckoos Hollow: lake, cycleways, playing fields and play grounds. Baron Court has access to Werrington Brook, cycleway, Spider Park and Campbell Drive Playing Fields.

**Buildings:** Lakeside and Gildale have 4 or 5 bedroomed detached houses in several styles. Baron Court: 3 to 5 bedroomed detached houses, 2-3 bedroomed semi-detached, 3 bedroomed 3-storey mews houses, 3-4 bedroomed bungalows, many with white painted effects. Thornemead: 3-5 bedroomed detached houses in various styles. Hythegate: Houses are in clusters according to styles: 4-5 bedroomed detached houses, many with Tudor style wood and white painted effect or a Scandinavian style coloured wood effect, 2-3 bedroomed detached and semi-detached chalet bungalows and bungalows (some garages are in a separate block). Some have enclosed gated front gardens. Whilst there are some large houses the plots are relatively small.

**What benefits the area:** Attractive houses in a well-maintained area. Proximity to Cuckoos Hollow and views from Lakeside to the lake. Walking distance of Werrington Centre, the village centre, the bus stop, access to the countryside via Paston Parkway Underpass

**What detracts from the area:** Nothing





