



Werrington Neighbourhood Plan Evidence File

Character Assessment



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Maps are not to scale

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

1 - INTRODUCTION AND PURPOSE

'Werrington is a great mix of old and new.'

'I like the character and buildings of the old village.'

'Werrington has a unique green and spacious feel with lots of open spaces, trees and green fields.'

The above are some of the comments made by residents during our Neighbourhood Plan meetings and through our questionnaires, but what exactly do our residents mean when they refer to Werrington's character or the nature of the village.

Werrington Character Assessment will form 'evidence' from which relevant information for various topics in the Neighbourhood Plan will be extracted. It can be used by developers to help them understand the local character of Werrington which, in turn, will help them design proposals which are in keeping with the feel and appearance of our area. It will also aim to answer some of the residents' Questions.

A character assessment describes the distinct appearance and feel of a road or area. It describes the key physical features and characteristics that combine to give an area its local distinctiveness and unique identity. According to Planning Aid England, *"Poorly designed development proposals are often the result of a lack of understanding or, or in some cases a disregard for, the character, feel and appearance of the local area. Such proposals can fail to conserve or enhance the unique qualities of the local area for which they are proposed and may harm or erode the existing character. Conversely, good design, that is both visually attractive and functional, stems from having an understanding of a development's setting and the character of the local area. This understanding can help to ensure that any new development proposals are of an appropriate design; one that respects and complements the existing local character."*

Werrington's character has changed more in the last 50 years than in the previous 500 years, but there is still the potential for even more change as housing and employment priorities change which needs to be planned rather than happening randomly. The Neighbourhood Plan needs to serve all the people of Werrington and will need a variety of approaches to address the issues for each distinctive area.



Werrington Village Sign: Situated on The Green depicts an agricultural scene with Werrington Windmill and St John's Medieval feast day still commemorated with the Carnival every June



Ordnance Survey 1:250,000 (2022) showing the location of Werrington as a northern suburb of Peterborough but surrounded by villages and countryside



Ordnance Survey 1:25000 (2022) with the enclosing parkways, railway to the north, the road system with circulatory access roads and the open spaces clearly shown

2 - OVERVIEW

Werrington Area Forum undertook its Character Assessment Project between 2020 and 2022. The Steering Group examined information about character assessments provided by Locality, the Town Planning Institute, and other local Neighbourhood Plan's Assessments. From this a template and guidance note were drawn up to cover the information needed for each area.

No-one knows an area better than the people who live there and residents who knew each area compiled their own report with consistent information provided. The project was launched with an article in the community newsletter leading to some specific Forum meetings. Information was shared via social media and was taken to community groups such as:

- The Local History Group
- Community Association and
- Woman's Institute.

Forum members and interested residents visited the areas and drew a map showing the general areas with the same characteristics. Residents helped survey the remaining areas whilst the Forum reviewed the information received and compiled the report.

The document was made available to people on the Neighbourhood Plan's mailing list and through our consultation events including the Carnival.

For full details of our community involvement please see the Evidence File: Consultation Statement.

Residents taking part in the surveying were asked to collect information based on the headings below:

Layout and topography:

Relationship of road to houses, gradients, size of building plots, boundaries

Road and streetscape:

Type of road, pavements, cycleways, cul-de-sac, bus route, thoroughfare, alleyways, pedestrian short cuts, ease of use for traffic and pedestrians, lowered kerbs, parking, speeding, congestion, Car parking, lamp posts, benches, signage, post boxes, type of boundaries, bus stops, overhead cables, benches, road markings

Open space, green and natural features:

Recreation, amenity, green space, playgrounds, allotments

Buildings:

Types, detached, semi terraced, flats, number of storeys, age, materials, colour of bricks/stone, windows: bays, dormer, roofing, gaps between buildings, improvements, attractive features: letterboxes, gate posts, date stones, name plaques, chimneys, general condition, recognisable local features, buildings, distinctive houses, public houses.

What benefits the area:

What detracts from the area:

The information collected has been presented within this document in two sections:

- The main document presents a brief history, a topography, an explanation of the distinctive areas of Werrington followed by a description of the development with a clear summary of the key characteristics and problems of each area.
- The separate Appendices are dedicated to each area with the detailed street by street description with photographs collected by residents in the process described above.



Ordnance Survey Map 1937-1961 showing the original village with its well-known cherry orchards to the south and scattered farms to north.

3 - HISTORY

Werrington has early origins as an agricultural-based village but now forms part of the northern suburbs of the city of Peterborough. The village was originally situated just above the flood plain, closest to the most fertile land and at a point where springs merged from the underlying limestone to give a constant water supply. This farming community had great open fields with fertile silty clay soil above the low-lying flood plain with the fen edge providing seasonal grazing meadows.

To the west the fringes of Rockingham Forest provided wood used for fuel, grazing, building timber, implements and furniture. It was also close to the strategic transport routes along fen edge such as the River Nene and Welland, Roman Car Dyke and Roman King Street.

The earliest evidence of a settlement dates back to the Roman times with buildings recorded west of the Werrington Centre. Werrington was noted in the Domesday book in 1086 as being part of the Walton parish with a population of 75.

The building of St John the Baptist Church was begun in 1136 being a chapel of ease to Paston until 1853.

The Conservation Area contains a number of buildings surviving from the post-medieval period: the Manor House, the Manor Farm and stone cottages centred around the Greens, whilst further north lies the old barn and windmill. The five large medieval open fields were enclosed following the 1810 Enclosure Acts and the village development centred around the network of tracks accessing these fields; most of which can still be traced today.

To the west of the village, the Lincoln Road was the toll road linking Peterborough to Lincoln, whilst to the east, Hall Lane was the principal route northwards to Glinton and eastwards to Crowland. By 1801, Werrington had 372 people and by 1850 it had increased to 669 people.

It was now a village of stone buildings with roofs of Collyweston slate on grander houses and thatch on cottages, spaced in linear fashion alongside farms, brickyards, and kilns.

The late 19th and early 20th century saw ribbon development appearing along Lincoln Road and Fulbridge Road, but Werrington was still mainly an agricultural community with many buildings from the previous 300 years still surviving. The development of the Nursery Estate to the east, the Sussex Estate to the south and Cathedral Estate to the north along with infill and cul-de-sacs off the main roads rapidly expanded the village with the population rising from 4,625 in 1931 to 14,021 in 1971.

In the 1980s came massive changes that transformed the village into a Peterborough suburb breaking the historical connection between village and landscape. The building of the new Werrington 'Township,' as part of the Peterborough 'New Town,' developed the fields to the east and north. It created a residential community centred around Werrington Centre with open green spaces, local centres with shops, services, and schools. Two industrial estates developed parallel to the railway from the early 1980s, providing local services and employment opportunities.

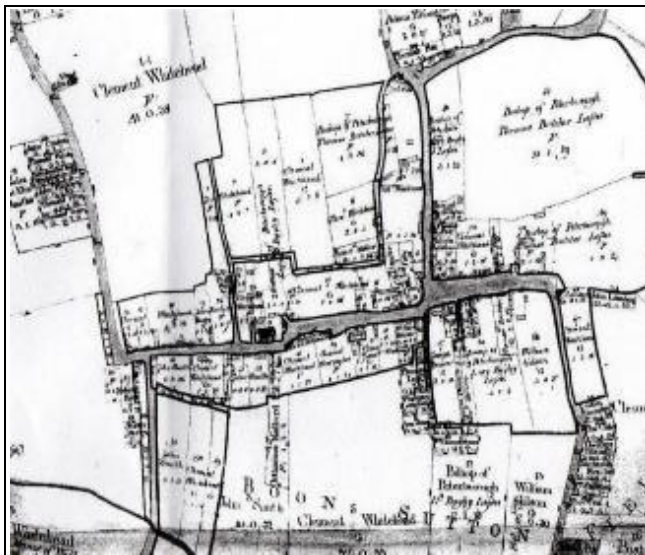
Since the late 20th Century, any development has been piece meal centred on single or small numbers of houses infilling between the existing buildings or conversion of existing buildings.



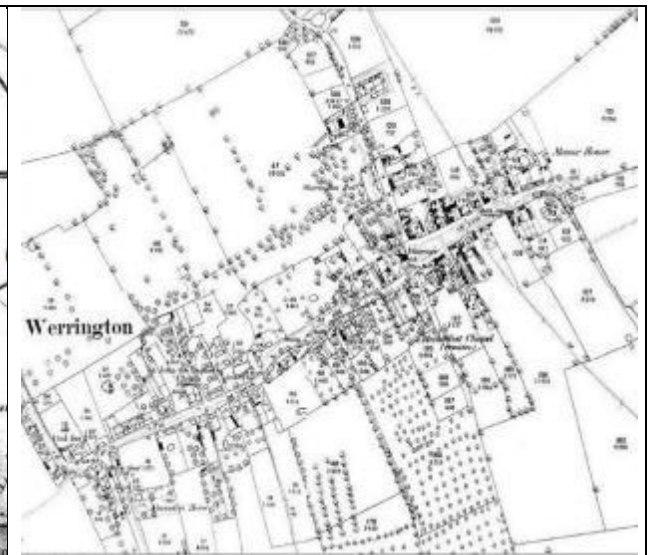
Cherry House, Church Street: Former farmhouse and centre of Werrington's cherry industry



Lincoln Road: Hidden turnpike milestone



1810 Enclosure Map



Ordnance Survey 1886-89



Ordnance Survey 1967-78



Ordnance Survey 1987-92

Development of Werrington Conservation Area

4 – TOPOGRAPHY

Werrington is a fen edge settlement with the early village sitting on an 'island' of higher land. To the east is low-lying flat fenland whilst to the west the land rises to the higher limestone landscape. The village was originally surrounded by an open field agricultural system with the wet fen beyond being used as the summer grazing commons of the surrounding villages until the fenland drainage from the 17th Century and the field enclosure from the early 19th Century.

Werrington sits in the catchment area of the river Welland one mile to the north with Werrington Brook flowing from the higher land to the west forming the historical southern boundary of Werrington and then meandering through the meadows joining Car Dyke just to the east of the Designated Area before joining the river Welland.

The entire area is flat with a slight rise from Werrington Brook in the south to an imperceptible highest point of 42 feet near to the windmill.

The shading seen on the map in map below shows the land dropping to Werrington Brook in the south (which Amberley Slope and surrounding roads now descend).



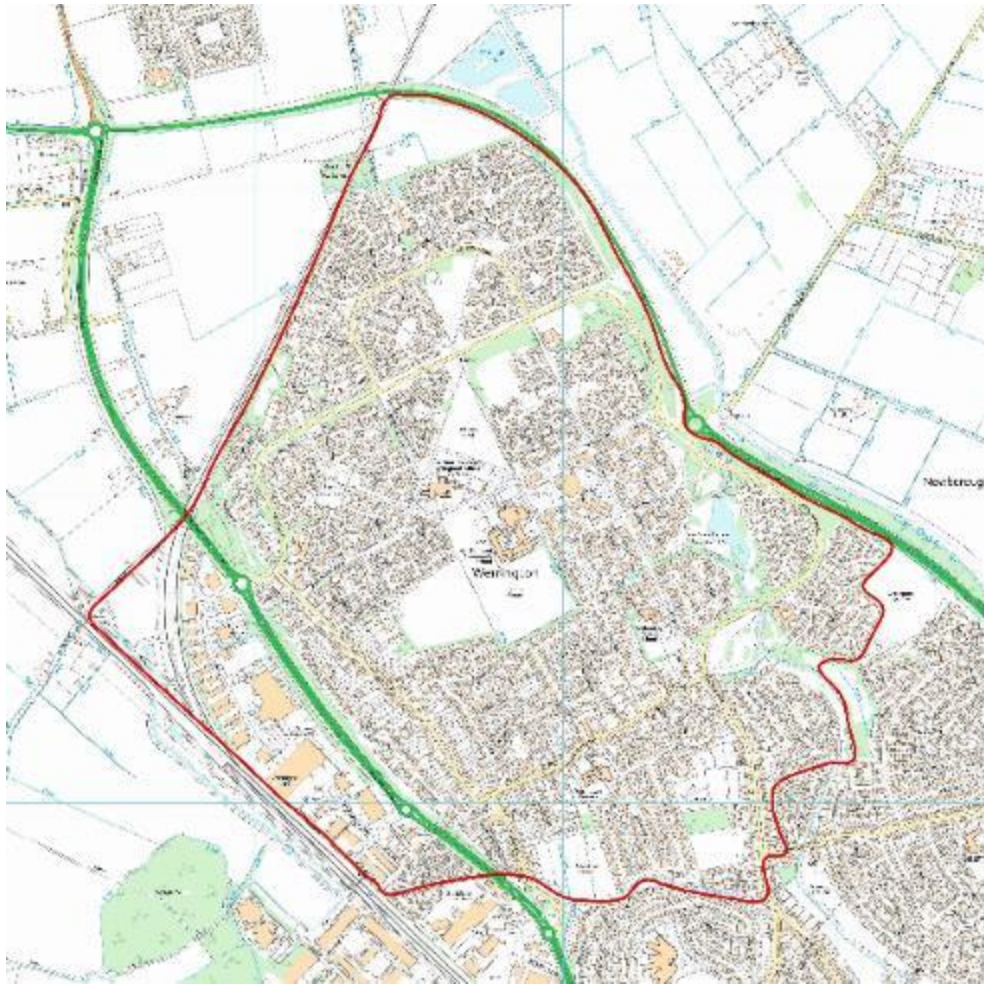
1892-1908 Ordnance Survey Map showing the original roads, the course of Werrington Brook to the south and the hatching showing the village sitting on a slight plateau.



Werrington Brook still largely following its original course despite works undertaken



Lincoln Road: Windmill and Mill House on the highest point of Werrington



Contains OS data © Crown copyright 2023.

Werrington Neighbourhood Plan Area (outlined in red)

5 - WERRINGTON'S DISTINCTIVE AREAS

Werrington is a distinct area of Peterborough and within Werrington there are four individual areas each with their own character.

This area difference is due largely to the distinct phases of development but this 'separateness' is also enhanced by the restricted access points between the individual areas. Between the original village and new 'township,' the only connecting points are:

- by road, via either end of Davids Lane or Skaters Way off Fulbridge Road,
- by cycle ways, via Fox Covert Road and Goodwin Walk.

Similarly, with Werrington Parkway running between the industrial and residential areas, there are few access points between the two:

- by vehicle via the parkway roundabouts
- or the three cycleway underpasses.

For the purpose of the Character Assessment, Werrington has been divided up into four distinctive areas:

Area A: The Conservation Area:

The area defined by Peterborough City Council's Werrington Conservation Area Management Plan.

Area B: The 'Wider Village':

Covering the area surrounding the Conservation Area being largely built before 1980.

Area C: Werrington 'Township':

The 'new' part of Werrington developed by Peterborough Development Corporation in the 1980s.

Area D: The industrial area:

To the west of the dual carriageway developed from the late 1970s.

Whilst the area identification was an easy task, the naming of them was more difficult. The consultation feedback included residents not seeing themselves as living in 'new' Werrington nor in a Village and being unhappy with the term 'township.'

The new estates off Fulbridge Road also have ongoing identity problems being part of Gunthorpe political ward and being physically separated from both the village and the rest of 'new' Werrington. The 'township' being both north and east of the original village meant that terms such as 'North Werrington' was also difficult to justify.

The terms 'old' and 'new' Werrington are also relative. After a long discussion, the above area names were selected to give a true description and to reflect the historical development of each area.



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Werrington Neighbourhood Plan Area's four distinctive areas

Neighbourhood Plan Area is outlined in red with the four principal areas shown with a green outline.

Area A: Werrington Conservation Area

Area B: Werrington 'Wider Village'

Area C: Werrington 'Township'

Area D: Werrington Industrial Areas

AREA A: WERRINGTON CONSERVATION AREA

DESCRIPTION:

Werrington Conservation Area extends from the junction of Lincoln Road/Church Street (Cock Inn Corner) to the junction of The Green/Fulbridge Road and part way down Hall Lane (a distance of half a mile). It encompasses the historic core of the village and is principally an area of housing but also includes some commercial use, shops, public houses, and churches.

This area was originally designated in 1969 but was extended in 2008 to include the area around Cock Inn corner (outlined in brown and pink respectively on the map below).

In the Conservation Area Report, the conservation area was divided into six-character zones reflecting the different sections of the area as follows.

As these zones neatly divide the area, they have been followed in the 'Street Description' in Appendix A.

- **Lincoln Road:** The presence of the historic inn and cottages around the S bends and the Windmill and Mill house further north are all clear indications that this area was an historically important part of the village and a gateway to Werrington from the Peterborough to Lincoln Road
- **Church Street West:** 19th and 20th century housing with surviving pre 19th century buildings such as the former workhouse and some ancient lanes and boundaries
- **Church/Middle Green:** A pastoral feel of the church, churchyard wall, older properties, mature trees, including the cedars, and the sudden opening out into the Middle Green.
- **Church Street Middle:** With the gradual bend in the road frontages, the (potentially) wide grass verge on the north side and the 18th century cottages and more formal Georgian houses sits alongside.
- **Hall Lane:** High quality buildings on the road frontages, mature trees, and stone walls on the back edge of the footpaths and the strong sense of enclosure provided by walls, buildings, and trees.
- **The Green:** Characterised by the open green surrounded by cottages with the village sign, and impressive trees, along with the Bluebell Inn.



**Map showing Werrington Conservation Area with Character Zones
(Extract from Appendix 3 of Werrington Conservation Area Report.
The stars are improvement areas which the Plan identified)**

The use of the following information extracted from the Werrington Conservation Area Appraisal Report & Management Plan 2008 (referred to as 'Conservation Area Report') is acknowledged and used with permission.

- The oldest buildings are scattered throughout the Conservation Area. Other than the Parish Church begun in 1136 (remodelled in 1680 and 1884), the oldest buildings include 75 Church Street (a 16th century cottage originally with a timber frame and thatched roof with a date stone inscribed 1669) and Manor Farm with clear medieval origins.
- During the 17th and 18th century, the village expanded with 10-16 The Green and 112 Church Street incorporating earlier timber framed structures, 21-25 The Green from the 17th century, 48 Church Street from late 17th century and Werrington House.
- The alignment of the Parish Workhouse from this time (the rear of which now faces Church Street) shows that there was originally another road running parallel to current road.
- Around 1850, Werrington was a village of stone buildings with roofs of Collyweston slate on grander houses and thatch on cottages focused mainly around the Church and The Green. By the Victorian Period though, brick and slate cottages were additions to the street scene including a Vicarage, chapels, public houses farm buildings, orchards, workshops, and a brickyard (see on 1886 O.S. map).
- Pre-1900 buildings range from formally designed country houses, more modest houses such as 1 Hall Lane and cottages, such as Cherry House and 88 Church Street and workers cottages.
- During the 20th century many of the older buildings were replaced by modern houses also infilling the larger plots. Many remaining older houses were remodelled losing their earlier

characteristics. In the 1950s/1960s a new school was built, and shops and businesses appeared especially around the Cock Inn.

- Today, all the farms have been converted or removed with the remaining fields being infilled with small developments.

Werrington Conservation Area has a greater variety of uses than many conservation areas. These include shops, a restaurant, a tearoom, pubs, a nursery, a health centre, several hairdressers, and a community centre (on the site of the old school). However, residential buildings still represent 92% of all use in the conservation area.



Church and Graveyard

**75 Church Street: A 16th
century timber framed cottage**

Parish Workhouse:

CHARACTERISTICS AND ISSUES:

Listed Buildings:

Only 5% of buildings in the conservation area date from the 17th century or earlier. 19% date from the 18th century and around 17% from the 19th. Approximately 56% of buildings were constructed in the 20th century; more than all others put together.

There are 25 listed buildings in Werrington: 14% of the buildings in the conservation area are listed. The church is grade 1, the remainder are grade 2. All pre-1800 buildings are listed. Most of the early-mid 19th century buildings are also listed. Several of the 19th Century cottages are also noted on the Local List (Full details are seen in Appendix A).

The Conservation Area Management Plan emphasised the need for the resistance of infill. Where such infill is inevitable then new development should:

- clearly enhance the character and appearance of the conservation area and follow the following general design principles,
- no new accesses should be formed that will puncture frontage walls, or further divide grass verges,
- development should closely follow the forms and siting of buildings that shape the character and appearance of the conservation area,
- new buildings should be in stone with thatch or replica Collyweston slate.
- opportunities should be taken to consolidate and repair existing features in the conservation area such as stone walls.

Previous development has not been sympathetic to these aims and opportunities to enhance the area have been lost. Wren Court, for instance, has high imposing walls and an out of character bungalow has been built opposite to the Church despite there being no bungalows in the vicinity.



Out of character bungalow, Church Street



Poor development, Wren Court

Village Approaches:

The approach to the Conservation Area from the west is via the sharp bends from Lincoln Road which have marked the entry into the village since medieval times. Lincoln Road is no longer a main traffic route, but the wide expanses of tarmac denote the former traffic volumes. Lincoln Road/Church Street junction is dominated by the takeaways, shops and the Cock Inn, whose car park, and unattractive outbuildings, occupy the corner of Lincoln Road detracting from a key approach.

The Church and Middle Green, Werrington House, the Cherry House restaurant, and neighbouring cottages combine to give a sense of place and as Church Street opens into The Green, instantly recognisable as Werrington.

To the south and east, Fulbridge Road was originally just a lane from Paston but is now a suburban distributor road, at the traffic lights, a new road loops round to the right to connect to the 'Township' and the parkway beyond. This has radically changed the character of this approach, but it is an unimpressive 'gateway' into the Green and the Conservation Area.



Old cottages opposite the Church



Willow Farm Barn Conservation, The Green



Werrington House



Lincoln Road Approach

Roads and Street Scene:

With the increased traffic of the mid-20th century, the roads were formally set out with metalled surfaces with concrete kerbs and raised flag pavements. A low fence was erected around the Green which was no longer used as a bus terminal and the encircling road was formalised. A cottage opposite to the Church was knocked down in 1950s to help with the realignment of the road.

With Church Street being the only easy crossing point in south Werrington, through traffic and HGVs find it a quick and direct route instead of diverting around Davids Lane, this straight approach encourages speeding before navigating the narrow bends and zebra crossing. A '20 is plenty' campaign was unsuccessful in bringing about improvements.

The Conservation Area Report made recommendations to revitalise the traffic calming works such as re-instating traditional grass verges in order to enhance the character and appearance of the area.

Parking is a problem as many of the earlier properties don't have a drive nor garage. Unattractive parking laybys and demarked bays have been added substantially narrowing the road which in turn acts as a traffic speed deterrent. Unattractive slabs have been set into the verges to facilitate parking but removing the attractive grass, while dwellings with wide driveways and access points have removed the previous stonewalls and grass verges. Bollards and low fencing prevent parking around the Greens.

There are particular problems at school times and during large events at the Church and Village Centre, with lack of parking being problematical for the businesses along Church Street, combined with the car park registration process at the Medical Centre encouraging users to park on the road.

The Conservation Area Management Plan has made recommendations to:

- *identify and retain all vestiges of historic street furniture and materials including milestones, and granite and local stone kerbs and setts,*
- *when up-grading and maintenance schemes for streetlights, railings, signage etc. come forward; new designs and materials should be chosen to complement the historic character.*
- *where possible, the number of poles should be reduced.*
- *consider ways to protect grass verges and aim to re-establish their width using the 1886 OS map as a guide.*

Traffic pressures and Local Authority budgetary constraints give little opportunity for improvements but any development along Church Street will give the opportunity for review.

Walls, hedges, and boundaries:

The Conservation Area Report states that the walls around the Parish Churchyard and vicinity are all similarly constructed with large, undressed stone and probably date from the 17th/18th centuries. The original enclosure hedges along with stone walls and traditional hedges that existed up to about the 1950s have largely been subsumed within the housing developments bringing about a marked change in character.

The paths between Werrington and Walton (alongside 46 Church Street) and the cul-de-sacs of Crester Drive and Lancing Close, in particular, trace the former tracks accessing the open communal fields. Remaining walls are often in a poor condition and are vulnerable.

Further loss of these important historic features would diminish the character and appearance of the conservation area. There may be opportunities to construct new traditional walls, or restore the height of existing walls, as part of new development schemes.

The Conservation Area Report also makes recommendations:

- *that all schemes for new development include an appropriate archaeological assessment before the detailed planning (application) stage and that existing stonewalls should be retained, maintained, and rebuilt if necessary and where there are opportunities, restored to their original height.*



Old walls in Crester Drive



Old footpath between Werrington and Walton accessing the Recreation Ground



Bollards, verge parking and demarked parking bays Church Street



Traffic calming bollards, layby parking and illegal parking: Church Street

Open Space and Trees:

Werrington is lucky to have retained a substantial village green which is still used for community gatherings. A smaller one is situated outside the Church and there is also space with seating outside the Post Office, Canterbury Road junction and adjacent to Cock Inn roundabout. The only formal recreational facility is Werrington Recreation Ground tucked back via a cut opposite to the Church or the longer diversion via Lincoln Road. Despite this being a large open space with informal fields, playground, and basketball facility, this is the only provision for the whole of the area.

The dark narrow cut has been subject to police involvement with anti-social behaviour and is therefore uninviting to use. The 'Conservation Area' is therefore very under resourced with recreational facilities with the alternatives being the fields adjacent to Ken Stimpson Academy and Goodwin Walk Playground.

Despite the lack of open space there is a feeling of green spaciousness created by the large mature gardens and trees within setting such as the former grounds of Werrington Hall, a parkland setting until at least 1950s, and the large plots of older houses such as Werrington House and Cherry House.

Trees marked the old boundaries between the open fields. Unfortunately, nothing remains of the extensive cherry orchards for which Werrington was famous for in the late 19th and early 20th century.

Since the 1930's, the advent of ornamental trees and conifers has dominated plantings in front gardens and landscaping on verges for new housing estates. Prominent trees also include the Churchyard, Community Centre and around the open spaces of the Church Green and The Green.

With the mature trees coming to the end of their life there is a need for tree planting to replace them to maintain the character of the conservation area taking into account proximity of buildings. The removal of the tree outside the Post Office in 2020 had a great impact on the community. The Conservation Area Report has made the recommendation that:

- *a tree study should be commissioned to recommend measures for management of existing trees and also to include a comprehensive series of proposals for the planting of new trees to reinforce the historic character and appearance of the conservation area in the long term.*



Middle Green with the Parish Church surrounded by trees



Trees on The Green

SUMMARY:

Development proposals for the Conservation Area should:

- Reflect the character of the Conservation Area with houses reflecting the historic building, use of appropriate building materials and impact on the overall streetscape,
- Safeguard the setting of the older buildings, historic boundaries, mature gardens and trees and green spaciousness.

Development proposals should:

- a. Recognise heritage assets (such as protected buildings, their materials and design features, green spaces, historic boundaries such as walls and hedgerows, views, trees, street layouts, building heights, space between buildings) and show how they will be protected and enhanced if possible.
- b. Be sympathetic towards the character of the conservation area, excluding some inappropriate recent infill building.
- c. Introduce visual interest from the surrounding area through the overall design, orientation and position of buildings, architectural details, landscaping, and materials, particularly when viewed from publicly accessible areas.
- d. Include a robust green landscaping scheme that is appropriate for the site and links well with surrounding green infrastructure.
- e. Provide adequate amenity space for future occupiers of the proposals.
- f. Provide buildings and spaces that are accessible, inclusive, and safe.
- g. Ensure that adequate parking provision is provided.
- h. Ensure that business development is small scale and in keeping with the immediate and surroundings without affecting neighbour's amenity.

Development that exhibits outstanding or innovative design will be supported in principle, where this is appropriate for the context of the site.

FOR A FULL DESCRIPTION OF WERRINGTON 'CONSERVATION AREA' SEE APPENDIX A

AREA B: WERRINGTON WIDER VILLAGE

DESCRIPTION:

The 'wider village' covers the Nursery Estate, Fulbridge Road, the Cathedral Estate, cul-de-sacs off The Green/Church Street, the Werrington Park Estate, Hall Lane/Fox Covert/ Fenbridge Road, the Sussex Estate and north and south Lincoln Road.

During the 19th Century linear development of cottages and villas started along Lincoln Road where the turnpike road gave good access into the city. During the early 20th Century this expansion continued further along Lincoln Road, along the lane from Paston (now Fulbridge Road) and along Fox Covert/Fenbridge Road.

From the mid-20th century, major expansion occurred with the building of Nursery Estate (to the east), the Sussex Estate (to the south), the Cathedral Estate (to the north) and finally the Werrington Park estate (off Hall Lane). As a result, the population rose from 4,625 in 1931 to 14,021 by 1971.

A new Werrington Primary School was built on edge of the Sussex Estate and parades of local shops were built in Amberley Slope and Canterbury Road.

The infill continued with cul-de-sacs off the Church Street and Lincoln Road. Businesses, such as a petrol station, two car sales, take aways and an off-licence and workshops developed along Lincoln Road and infill on the larger residential plots.

By 1950s Werrington had merged with Paston, Gunthorpe and Walton, although Werrington Brook and Recreation Ground still provide a degree of separation between the communities.



© OpenStreetMap contributors. Map data is available under the Open Database License

The mid-20th century housing estates of Werrington Wider Village

- Cathedral Estate - outlined in blue.
- Werrington Park Estate - outlined in red.
- Sussex Estate - outline in green.
- Nursery Estate - outlined in purple.

CHARACTERISTICS AND ISSUES:

Housing:

Lincoln Road close to the conservation area has some older properties including cottages and the Windmill. The main roads of Fulbridge Road and Lincoln provide a wide variety of housing especially detached houses sitting on larger plot. A mixed age of houses with the newer infill houses breaking up the larger plots between the older buildings.

The newer estates provide typical suburban housing with range of different styles in clusters: bungalows, chalets, semi-detached, detached, all with front and rear gardens. There are no 'corner' shops within the housing.



Large Victorian Houses: Lincoln Road



Large early 20th century houses on large plots



Wells Close Green



Wide roads on the Sussex Estate

Cut throughs, footpaths, and cycleways:

The estates are connected internally and to surrounding areas with cut throughs. These are especially important given the lack of roads between the old village and the surrounding development and are often following 'historic' old field boundaries such as the footpath alongside the allotments, between the 'Conservation Area' and Ainsdale Drive.

Cut throughs are often hidden and not shown on maps and generally, there is a lack of through access leading to long diversions via the road.

There are few cycleways. Fox Covert /Hall Road/Church Street/Amberley Slope but this is not an attractive route given the Church Street traffic problems. The other cycleways are on the periphery being part of the 'township' development.

Green Spaciousness, Open Spaces and Playgrounds:

Across the area, there are often large and mature gardens give a feeling of green spaciousness. This is supported by verges and areas of open space such as Wells Close and Addington Way. The Nursery Estate has wide verges with clusters of houses facing onto Werrington Meadows while the larger older houses along Lincoln Road have long plots creating a garden zone. This wide margin provides quiet and peaceful areas of mature gardens and orchards and is a wildlife corridor across northern Werrington.

There are small commercial premises within the former gardens such as the former Doner workshops. These, along with the infill of newer buildings and cul-de-sacs, however, change the character of Lincoln Road, business and residential developments within the large gardens should be resisted.

The allotments to the south and fields adjacent to Ken Stimpson Academy to the north provide a quiet backdrop to many houses of the area.

Werrington Recreation Ground provides a playground, fields, and meadow area. The fields adjacent to Ken Stimpson Academy provides football pitches and informal grassed area, whilst Werrington Brook and Cuckoos Hollow provide informal grassed areas. Generally, there is limited play space provision within this area with a substantial proportion of the younger residents having to travel some distance to reach the aforementioned sites.



Houses on large plots and mature gardens giving the sense of green spaciousness along Lincoln Road (Photo: Air Stream Media)

Roads:

Lincoln Road is a wide road given that it is a former turnpike road. Fulbridge Road, whilst formerly a lane, was widened with the development of houses given that it is the main access into the village. Both these roads suffer from speeding. Similarly, the straight roads of the Sussex Estate such as Amberley Slope also suffers from speeding.

The estates and cul-de-sacs generally have winding roads or short closes to give an attractive streetscape and this helps speed reduction. Many of the houses have drives and/or garages, although the parking problems of the Conservation Area spills over into the surrounding streets such as parking around Werrington Primary School and Ken Stimpson Academy especially at school times and near Werrington Parish Village Centre during large events.



Lincoln Road Problem Parking

SUMMARY:

Development proposals for the Wider Village' should:

- a. Deliver development that is appropriate for the site, taking into account the site size and shape, making the best use of the site given its context.
- b. Respond to key features on the site such as trees, topography, and buildings and retaining them as part of the scheme wherever possible.
- c. Respond to important characteristics of the surrounding area including views, buildings and their materials and design features, building heights, space between buildings, heritage assets, and trees.
- d. Introduce visual interest from the surrounding area through the overall design, orientation and position of buildings, architectural details, landscaping, and materials, particularly when viewed from publicly accessible areas.
- e. Provide a mix of dwelling styles and sizes where appropriate.
- f. Ensure the height of new development is reflective of the character of present development in the Area.
- g. Include a robust green landscaping scheme that is appropriate for the site and links well with surrounding green infrastructure.
- h. Provide adequate amenity space for future occupiers of the proposals.
- i. Demonstrate that the proposed development will not result in unacceptable impacts on the amenity of occupants of neighbouring or nearby properties.
- j. Provide buildings and spaces that are accessible, inclusive, and safe.
- k. Use high quality materials throughout the scheme.
- l. Ensure that adequate parking is provided.
- m. Avoid encroachment on the 'garden zone' of Lincoln Road.
- n. Provide connections to the existing footpath and cycleway network.

FOR A FULL DESCRIPTION OF WERRINGTON 'WIDER VILLAGE' PLEASE SEE APPENDIX B

AREA C: WERRINGTON TOWNSHIP

DESCRIPTION:

Following Peterborough's New Town designation 1967 it was decided that Werrington would form one of the expansion areas and the initial Plans were approved in 1975. The original prospectus stated:

'The areas of new building should be sensitively integrated with the existing development, particularly where they are related to the Werrington Conservation Area ... The school playing fields should be linked with the informal open spaces. Existing trees and hedges will be kept where possible and tree belts will be planted to edge and protect the new and existing ones ... As far as possible footpaths out of the village will be directed though or along the edge of the area of informal space to provide access to the countryside ... Fenbridge and Foxcovert Road will be closed so will be used to provide footpath and cycleway links to the District Shopping Centre, other facilities, the new Township and the open countryside ' (Werrington Conservation Pamphlet u.d. p.28).

The original agricultural landscape was mainly fields with a 'grid network' of roads and isolated farmsteads. Whilst the farms are gone, Fox Covert Farm Barn is used as a Youth Centre. The original road pattern is largely preserved but overlaid by the new street network: Davids Lane is a new road but largely follows its original route; Fox Covert Road still retains much of its original form with hedgerows; Fenbridge Road can still be followed out of the Conservation Area, but its route is lost within Cuckoos Hollow. The ancient, pollarded willows in Cuckoos Hollow follow the former course of a stream and the nearby tree copse is the site a sheep dip.

The initial Township development was undertaken north of the original village with the former lanes providing the basis of the new road network. Further wide roads then encircled the developments linking the residential areas to the Werrington Centre, local centres, schools, the original village, and the Parkway system beyond.

Werrington Centre was built in the early 1980s with a shopping centre, secondary school, and sports centre.

A landscaped area around a lake at Cuckoos Hollow utilised the former brook running through the open fields.

As the developments increased to the north, small district centres were built at Loxley and Hodgson with their own pubs, shops, and community centres. Two more primary schools were built; Welbourne to the east and later William Law to the north.

The final Township 'post expansion development,' was north of Davids Lane, with Hodgson Avenue being laid put around 1984 and the housing build starting in 1985. Werrington's expansion was largely complete by the early 1990s although small pockets of subsequent development occurred such as Skaters Way and Davids Close.

Despite Holgate Lane being an access road, the fields to the north remain undeveloped due to a major gas pipeline crossing the site. Part of this area is leased by Network Rail (2022) to allow the creation of two ponds as great crested newt receptor sites during Network Rail's Werrington Tunnel Dive Under work. A perimeter road was originally planned around the northern edge of the Neighbourhood Plan Area which is now left as tree belts and Serjeants Way cycle way.

At the northern boundary is the railway line between Peterborough and Spalding with the original Fox Covert Crossing, replaced by a pedestrian and cycle way bridge, alongside Sobrite Spring which is now an attractive corner with the spring bubbling through rocks alongside Foxcovert Road. In the late 1800s bore holes were drilled as a potential water supply for Peterborough. A bottled water company was subsequently set up with a 'grotto' to house the spring. The site became a distribution centre in the 1950s and was eventually demolished in 1989 with the site being restored in 2014. This is now an area for informal recreation with cycling, walking, dog walking and nature watching.



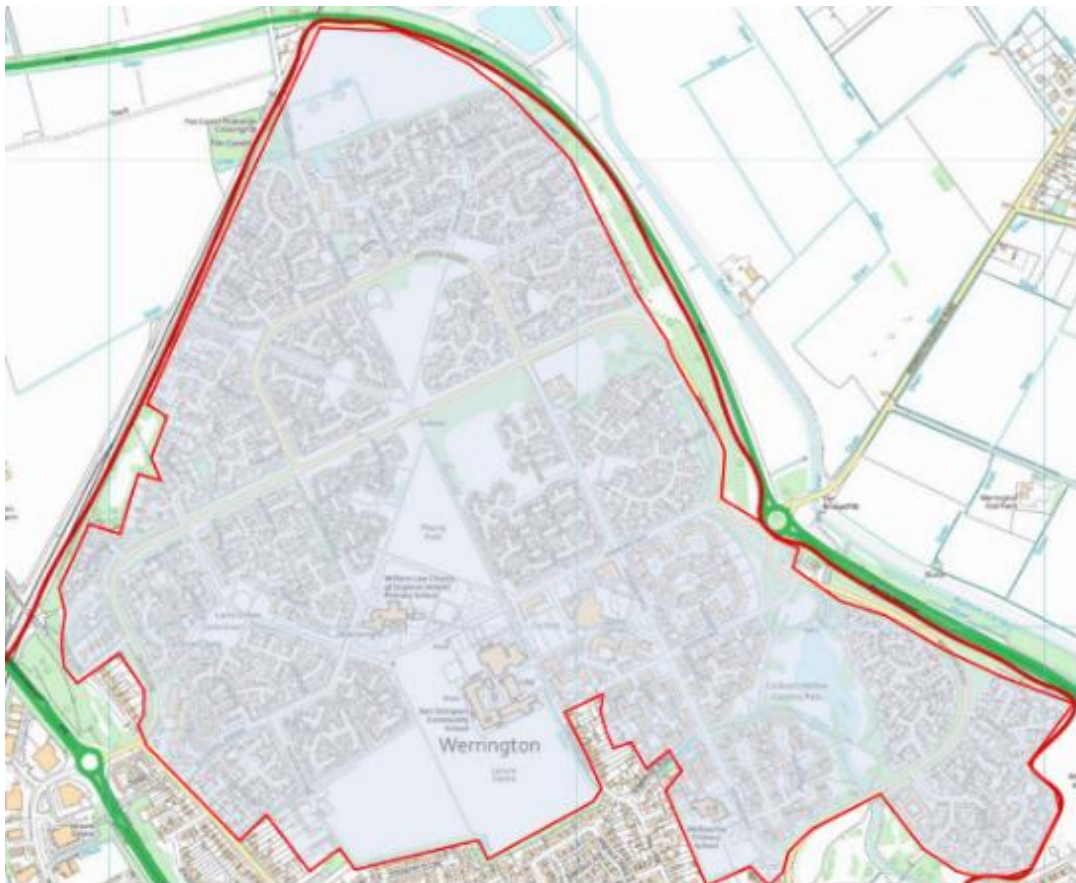
Foxcovert Road retaining much of its original form.



Former Outbuildings of Fox Covert Farm, now The Barn Youth Centre



Sobrite Spring: Late Victorian Bore Hole



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Map showing Werrington Township Area

CHARACTERISTICS AND ISSUES:

‘Grid Pattern’ Access Roads and Boulevard Style Roads:

Werrington originally had three roads running parallel out of the village in a general northerly direction: Lincoln Road, Foxcovert Road leading to the open fields and Fulbridge Road. A new road ‘grid’ pattern was formed with the construction of the ‘main access’ road Davids Lane alongside Skaters Way, Staniland Way, Goodwin Walk and Twelvetree Avenue providing access to the residential areas.

These new roads are ‘boulevard style’ roads with tree avenues creating wide, attractive roads, with demarked cycle lanes and wide pavements protected by verges encourage cycling and walking and the myriad of cycleways link the residential area. Houses back onto these roads protected from the main road traffic by the back gardens and tree belts, (only a handful of houses face onto Goodwin Walk and Skaters Way).

Many cul-de-sacs have no pavements from the access roads thereby encouraging walking and cycling access along the internal cycleways.

A bus service encircles the Township in an anti-clockwise direction using the access roads with bus lanes provided along Goodwin Walk, Twelvetree Avenue and Southwell Avenue. Residents are never more than a five-to-ten-minute walk along the footpath/cycleway network to a bus stop.

The road structure keeps the bulk of the traffic out of the residential areas with through traffic bypassing the ‘Township’ via the Parkways. The encircling roads however means driving from one side of Werrington to the other is a long way whilst the wide straight approach roads such as Davids Lane encourages speeding.



Goodwin Walk by Crowhurst



Davids Lane

Residential Streets:

During the ‘Township’ development, small land plots were allocated to a developer such as Jelsons and M&M Builders. Each plot was developed with similar-style and sized houses with the same building density. So, high density, terraced housing was on one estate whilst detached housing was on another. A small number of estates, such as Hazelcroft, have a range of houses with bungalows, terraced and semi-detached housing.

Generally, the earlier housing estates around Werrington Centre are high density with smaller or no gardens with communal spaces such as shared parking lots, drying areas, and areas of seating (given the lack of gardens). These houses have now been sold privately or are now run by Housing Associations such as Cross Keys and Hyde Housing. The later estates, however, show a variety of density, for instance, Kilverstone has large, detached houses whilst the adjacent Sobrite Way has higher density, semi-detached buildings.

Each developer had distinctive structural features such as verandas, decorative brickwork, ‘estate’ gateways and distinctive styles of houses.

Some of the streets are named after longstanding Werrington families such as Twelvetree, Goodwin, Welbourn and Serjeant, while others are named after local landmarks such as Sobrite Way, and others follow a theme with Prior’s Gate, Canons Field and Monks Grove, or Pheasant and Partridge Grove.

All the cul-de-sacs are winding providing attractive settings, privacy and visual variety whilst keeping vehicle speeds down. The ends of many cul-de-sacs are attractively block paved with no kerbs, clusters of houses centred round creating a shared space and a mini community. Electricity sub stations have been hidden behind mock façades or hidden down alleyways. Most cul-de-sacs have cycleway access onto the key cycleways or through to adjoining roads to allow access onto cycleways (often via hidden cut throughs).

Some of the 'township' is now 40 years old and is starting to show its age with jaded properties, faded road signs, overgrown shrubbery and run-down communal areas. There is however a strong community feel with a high uptake of Neighbourhood Watch, proactive Councillors, a Neighbourhood Council, an Environment Group, action groups such as litter pickers and proactive community social media pages assisting in the removal of graffiti, clearance of litter grot spots, fly tipping reported and removal of abandoned cars.



Lakeside: hidden substation



Baron Court: Disguised sub station



Crowhurst: Cycleway Cut through



Hythegate: Unique Wooden housing



Hazelcroft: Decorative brickwork



Lakeside: Curving roads



Gatenby: Communal drying area



Thornemead: Gravel/paved cul-de-sacs



Lakeside: Houses facing onto open space

Green Spaces, Recreational Areas, and Trees:

All parts of 'Werrington township' have easy access to open spaces either informal green areas, more formal playing fields, small local play areas or larger playing fields. The landscaped areas surrounding the residential areas create a feeling of green spaciousness. Many cul-de-sacs have a 'mini-greens' of well-maintained open space to create a 'countryside' feel.

There are many instances where the houses face out from their estate onto the green spaces such as Lakeside overlooking Cuckoos Hollow, Canonsfield overlooking Larks Green and Abbots Grove overlooking Hodgson Avenue Fields.

Substantial tree planting has created stands of trees, clusters of trees and avenues of trees especially around Cuckoos Hollow and The Pasture. Tree avenues have been used to significant effect along the roads and alongside cycleways. Davids Lane has been turned into an attractive suburban cross route with trees abutting the wide grass verges. (see earlier comments and Appendix B Part 2)

The fields adjacent to Ken Stimpson Academy, William Law CE School and Hodgson Avenue create a large swath of open space through the middle of Werrington township. The importance of these open spaces cannot be underestimated: for sport, leisure, as school routes, and commuting routes. The benefits of open space on mental health are now more fully appreciated and considered of major importance. The community's interest in this has been seen with the recent planning application to fence some of the fields adjacent to Ken Stimpson Academy.

Attractive open spaces such as Cuckoos Hollow and Werrington Meadow have a variety of landscapes. Cuckoos Hollow, with its winding paths, cycleways, trees, lake, brook, underpass, and bridges, is a magnet for everyone wanting a stroll, a dog walk, cycle, watching wildlife, sitting in a quiet place. Its cycleway routes provide a link into the countryside beyond via Paston Parkway underpass. Access is available from all the surrounding residential areas and remains a safe place at all hours of the day.

A major problem for Werrington's open spaces stems from the 'wrong trees being in the wrong area.' The maturing of trees over the last 40 years have lifted pavements, encroached on buildings and footpaths, or led to disease. This in turn has led to the disappointing removal of several mature trees, sometimes removing prominent trees within the avenues leaving unsightly stumps. It is important that these trees are replaced in order to maintain the greenness and to enhance the area for generations to come together with the importance of good management of the shrub areas to maintain the green appearance and safe open space.



**Avenues and tree copse
Hodgson Avenue**



Larks Green Play Area



**Rowland Court: Removal of part
of tree avenue**



**Kingsbridge Court Tree
Avenue**



Werrington Brook



Cuckoos Hollow

A more detailed description of Werrington's open spaces is found in the Open Space Assessment.

Cycle Way and Public Transport Network:

‘Werrington township’ is centred around a network of cycleways criss-crossing the residential area along dedicated cycleways or cycle lanes. Pedestrians and cyclists can access the network direct from the residential areas without going along an approach road often through an unobtrusive cut-through.

The network features include:

- Foxcovert Road: Previously a lane from the village, it is now the main arterial cycleway running from the village cutting right through Werrington to the railway crossing.
- Dedicated main cycle routes such as Sheldrick Walk (linking Ken Stimpson to Lincoln Road), Serjeant Way (running parallel to the railway) and Coverdale Walk (linking Ken Stimpson to Larks Green).
- Links from the main cycle routes into the residential areas.
- Serjeant Way forming a spoke of the Green Wheel Cycleway, a 40-mile route encircling Peterborough.
- Well maintained and well-lit routes.
- Underpasses creating safe access under main road. Three underpasses cross under Werrington Parkway, Fox Covert Road underpass cross under Davids Lane, Cuckoos Hollow underpass passes under Fulbridge Road and a shared underpass with Werrington Brook crosses Paston Parkway on the Area’s eastern boundary:
- Only a few access points out of Werrington due to the railway and parkway constraints which gives restricted opportunities for residents to access the surrounding countryside.



Connections to the Green Wheel and countryside



Tree lined cycleway William Law (with stump remnant)

Parking:

Lack of parking:

Vehicle ownership is a lot higher now than when Werrington ‘Township’ was built with houses with single garages and short drives. The higher vehicle ownership with trade vans being taken home has created problems for many of the high-density residential areas.

School-run traffic:

With the schools being located on roads with no through traffic, school pick up times cause traffic congestion. Despite being served by the Werrington Centre carpark and Skate Park carpark, the traffic leaving Ken Stimpson Academy creates congestion compounded by Staniland Way/Davids Lane/A15 roundabout traffic flow.



Commercial vehicle parking on the verge of Candidus Court



Parking on the access road of Swallowfield



Ken Stimpson: Double parking in car park



William Law: Parking in residential roads

LOCAL AND DISTRICT CENTRES

Prior to the 1980s, Werrington's shops were a handful of corner shops, the Post Office and a Co-Op mainly scattered around The Green and Church Street. Other small stores were found down Fulbridge Road and Lincoln Road or clustered around Cock Inn corner and Canterbury Road. Many of these have now been converted to residential properties or have alternative occupiers:

- the Co Op is a Health Centre,
- the former newsagent is now a tearoom,
- the bank is a hairdresser.

With the development of the Sussex and Cathedral Estate, a parade of shops was built in Amberley Slope and Canterbury Road.

Werrington village still is well served with smaller shops but has no supermarket. There are no 'corner' shops within the newer housing areas.

Similar to all new townships, a large retail and commercial centre was built in the heart of the new development alongside the secondary school, sport centre, library, and public house. Werrington Centre was developed over the early 1980s with Ken Stimpson Community School (now Academy) and Rainbow (Co Op), the key shop in the retail precinct opening in late 1982.

Smaller shops were contained in two blocks with a doctors, dentist and bus terminal completing the courtyard effect. In addition, office blocks were built to the north with small retail units to the south along Skaters Way.

Werrington Centre is identified on Peterborough Local Plan as being the location for 100 houses.



Werrington Centre Car Park



Werrington Centre Central Square with health centre



Werrington Centre Tesco's entrance (formerly Rainbow)



Werrington Centre Petrol Station and Olympus House



Loxley Centre Shops



Hodgson Centre Shops

To serve the residential areas on the edge two Local Centres were built providing a range of local services alongside car parking and cycleway access.

- Loxley was built in the mid-1980s to serve the second phase of the Township development comprising of a small shop, pub, takeaway, hairdresser, and offices together with the Loxley Community Centre. This is a bustling centre with a busy pub and community centre, so the car park is often very busy with cars overflowing into neighbouring streets.
- Hodgson Centre to the north of the area was built in the mid-1980s to serve the developments created by final stage of expansion. It too comprises of a small shop, takeaway, and pub along with the Hodgson Community Centre and Barn Youth Centre. Adjacent is a busy Health Centre.

Werrington Centre struggles to attract passersby, being a short way off the Parkway and with a circuitous route from the original village. It suffers from lack of investment which encourages the anti-social behaviour with young people congregating there.

Summary:

Development proposals within the 'Township' should:

- a. Deliver development that is appropriate for the site, considering the site size and shape, making the best use of the site given its context.
- b. Respond to key features on the site such as trees, topography, and buildings and retaining them as part of the scheme wherever possible.
- c. Respond to important characteristics of the surrounding area including views, buildings and their materials and design features, building heights, space between buildings, heritage assets, and trees.
- d. Introduce visual interest from the surrounding area through the overall design, orientation and position of buildings, architectural details, landscaping, and materials, particularly when viewed from publicly accessible areas.
- e. Provide a mix of dwelling styles and sizes where appropriate.
- f. Ensure the height of new development is reflective of the character of present development in the Area.
- g. Include a robust green landscaping scheme that is appropriate for the site and links well with surrounding green infrastructure.
- h. Provide adequate amenity space for future occupiers of the proposals.
- i. Demonstrate that the proposed development will not result in unacceptable impacts on the amenity of occupants of neighbouring or nearby properties.
- j. Provide buildings and spaces that are accessible, inclusive, and safe.
- k. Use high quality materials throughout the scheme.
- l. Provide adequate parking; and
- m. Link in with the cycleway and footpath network

FOR A FULL DESCRIPTION OF WERRINGTON 'TOWNSHIP' PLEASE SEE APPENDIX C

AREA D INDUSTRIAL ESTATES

AREA DEVELOPMENT:

Prior to Werrington's expansion, the area's industry was limited to agriculture and village services. The notable employers included a garage in Chapel Street, a fertiliser factory by Cuckoos Hollow and a soft drinks distributor adjacent to the railway crossing. Industry had developed alongside the railway in Walton especially north of Rhubarb Bridge, but no industrial development extended into Werrington until the first units in Dukesmead were developed in the early 1980s.

Two distinct industrial areas have since developed: Werrington South accessed via Dukesmead and Werrington North accessed via Papyrus Road. These form part of the General Employment Area (GEA 9) in the adopted Local Plan.

CHARACTERISTICS AND ISSUES:

Location:

The corridor between Werrington Parkway and the railway is an excellent location giving direct road access to the A15 and being distant from the residential areas. This thereby avoids conflict between residents and consequences of commercial enterprises such as heavy traffic, noise, and smells.

Vehicle access from the residential areas is long and indirect via the Parkway system meaning there is little passing trade and few roadside advertising opportunities. There are pedestrian/cycle routes through the Papyrus Road and Dukesmead Underpasses.



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Werrington Industry Areas

Werrington North outlined in blue, Werrington South outlined in red.

Business Variety and Local Employment:

These two industrial estates provide a wide range of local services employing local people and attracting local custom. The Royal Mail Group Post Hub has a steady stream of customers. Dukesmead and Brookfield Mobile Home Site are also accessed through the Werrington South industrial estate.

Both industrial estates have car showrooms facing the access road and ranges of units for small tradesmen with larger self-contained complexes. Dukesmead has a range of smaller terraced units facing the railway that that has attracted vehicle services.

The two industrial estates are separated by the Royal Mail Group Post Hub/depot which has entrances from both estates.

FOR A FULL DESCRIPTION OF WERRINGTON'S INDUSTRIAL ESTATES SEE APPENDIX D



Large Units set in spacious areas John Wesley Road



Small Units Benedict Square

Summary:

Development proposals within the Industrial Area should:

- a. Deliver development that is appropriate for the site, considering the site size and shape, making the best use of the site given its context.
- b. Respond to key features on the site such as trees, topography, and buildings and retaining them as part of the scheme wherever possible.
- c. Respond to important characteristics of the surrounding area including views, buildings and their materials and design features, building heights, space between buildings, heritage assets, and trees.
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- e. Ensure the height of new development is reflective of the character of present development in the Area.
- f. Include a robust green landscaping scheme that is appropriate for the site and links well with surrounding green infrastructure.
- g. Demonstrate that the proposed development will not result in unacceptable impacts on the amenity of occupants of neighbouring or nearby properties especially for the residents and approaches to Dukesmead and Brookfield Mobile Home Site.
- h. Provide buildings and spaces that are accessible, inclusive, and safe.
- i. Use high quality materials throughout the scheme.
- j. Provide connections to the existing footpath and cycleway network.

6. ACKNOWLEDGEMENTS

Werrington Neighbourhood Plan and this Character Assessment has been formulated by Werrington Area Forum with residents of the Neighbourhood Plan Area who have a wide range of skills and backgrounds and who are representative of the whole community.

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