



# **WERRINGTON NEIGHBOURHOOD PLAN**

## **CHARACTER ASSESSMENT DESCRIPTION OF AREAS**

### **APPENDIX D:**

#### **AREA D STREET DETAIL OF WERRINGTON INDUSTRIAL AREAS**

**AREA D: Industrial Areas**

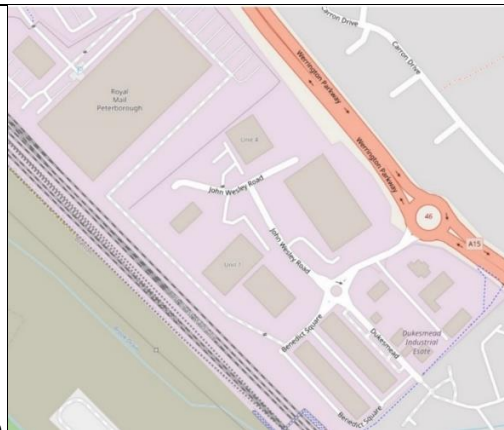
**Werrington South: Dukesmead, Benedict Square, John Wesley Road**

Part of the extensive small industrial provision for Peterborough, the estate houses a large number of small business or warehouse/workshop provision for larger businesses. It is part of the General Employment Area (GEA 9) in the adopted Local Plan. The roundabout at the centre of the estate, just off the A15 roundabout, leads west to assorted premises in Benedict Square, north to John Wesley Road and south to Dukesmead.

From the A15 Car Superstore is the obvious gateway premises. Other vehicle-focussed businesses are mainly in the part of Benedict Square furthest away from the A15. The other parts of Benedict Square have many different small businesses.

John Wesley Road leads to a small number of larger businesses – Quick Self-Storage has a major building, and then window specialist Glazerite and TradeFrame, and Peterborough Dairies.

Dukesmead leads mainly to the Whitely Park Homes estate, but before that is a "layby" with varied businesses – including Bentley Nursing Supplies, 4KS forklift training, the Tile gallery, Simply Bathrooms. Immediately before the entrance of the park home estate is a large block which is Country Court care home offices.



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**Layout and topography:** Access is via a roundabout from the A15, the western road boundary of Werrington, to a web of service roads. There is no direct access to the village as Lincoln Road links to the roundabout before and the one after. Access on foot is through the footpath from Helmsdale Gardens (off Carron Drive near the Cock Inn) to the foot bridge over the railway which leads to Bretton

**Type of road and streetscape:** a small network of cul-de-sacs designed simply to provide access to the businesses and small industrial units. Spacious and functional.

**Open space, green and nature features:** The roads have beds of "corporate" bushes and many grass verges. Some units have trees at the edge. As it is the edge of the city, fields and green paths border the estate on the west, between the road and its units and the railway.

**Buildings:** The major occupiers have custom- built premises (Quick Storage Units, Car Superstore). The remainder are industrial units, but much higher quality than the common ones – many are partly brick-built, and some entirely brick-built for a specific purpose.

**What's nice about the area:** Functional and varied with many valuable assets for residents both locally and across the city to visit. It is positive that the units are all in the same area, for ease of access and avoiding infringing on to residential or green areas. The variety of industries is valuable.

**What detracts from the area:** Limited access from any part of Werrington except via the dual carriageway. The care home is a bit depressing in its situation in an industrial estate.



**AREA D: Industrial Areas**

**Werrington North: Papyrus Road**

This is a thriving industrial estate and is part of the General Employment Area (GEA 9) in the adopted Local Plan. The City’s Royal Mail parcel depot as the main “attraction” whilst the remaining area includes more retail outlets than Werrington South: Benedict Square. There are major employers with national profiles – Peter Brotherhood, Portakabin, Howdens) and a wide variety of smaller industrial units or retail outlets. There are some out of city offices (e.g., insurance agents), some specialist manufacturers (e.g., Castors). There are also linked groups of industries, including:

- Motor trade – the major car salesrooms of Sycamores and Peterborough Audi at the mouth of the estate, alongside smaller services such as MOT and garage services, and specialist businesses such a sensor manufacture and stainless steel bars.
- Health and fitness – Bannatynes Gym, Elements Fitness and Cambs Wellness Clinic.
- Home Improvement services – Crown Decorating, BK bathroom services, PDA kitchens, plumbing and heating services
- Specialist units such a number relating to design and graphics
- Byres Vets is a major attraction, supported by Mutts Nutts pet shop.



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**Layout and topography:** Papyrus Road is the main artery, with, on the western side, various courtyards and cul-de-sacs edged by the business units. On the eastern side and some bigger custom-built units occupy the space between the Royal Mail and the roundabout on the A15

**Type of road and streetscape:** The major access is Papyrus Road but a dead-end, with assorted roads off it. There is additional access by cycle-track and footpath from Lincoln Road (near Loxley centre) under the main road and into the estate. Bus stops can be reached from this path.

**Open space, green and nature features:** Broad roads edged by generous verges and then mature trees give a leafy feel to on industrial area. As it is the edge of the city, fields and green paths border the estate on the west, between the road and its units and the railway.

**Buildings:** The major occupiers have custom- built premises (Royal Mail, Peter Brotherhood. Howdens, Portakabin). The remainder are industrial units, but much higher quality than the common ones – many are partly brick-built, and some (e.g., vets and gym) entirely brick-built for a specific purpose.

**What’s nice about the area:** Functional and varied with many valuable assets for residents both locally and across the city to visit. It is positive that the units are all in the same area, for ease of access and avoiding infringing on to residential or green areas. The variety of industries is valuable.

**What detracts from the area:** It isn’t pretty – but it isn’t designed to be!

