

Huntingdonshire Landscape and Townscape Supplementary Planning Document 2022

Huntingdonshire District Council | Huntingdonshire Landscape and Townscape Supplementary
Planning Document 2022

Chapter 14 - Warboys

14 Warboys Key Service Centre

14 Warboys Key Service Centre

- 14.1** Warboys is located approximately five miles south east of Ramsey served by the A141 connecting the village to Huntingdon and Chatteris.

Landscape Setting

- 14.2** Warboys is situated at the junction of the Central Claylands and the Fen Margin Landscape Character Areas. To the south and west of the village, the landscape of the claylands is relatively open and comprises gently undulating low hills, large arable fields and long distance views. To the north east and east the landscape falls toward the Fen Margin and there are distant views east to the Fens beyond.
- 14.3** The countryside surrounding Warboys is typical of much productive agricultural land across the district and is an attractive and important part of the setting of the village. There are frequent open views across this surrounding landscape from village edges and approach routes which give parts of the village a strongly rural feel. Warboys Wood to the north west of the village is a significant local landscape feature.

Edges and Visual Prominence

- 14.4** Warboys' elevated position on a ridge makes it clearly visible in views from the north, and the church spire is a notable landmark from all directions for many miles. The western edge of the village is marked by mature hedgerows and trees are characteristic of the field enclosures which feature in the area and screen existing buildings at the urban edge (with the exception of the church) when approaching along Ramsey Road. This vegetation also screens the majority of views of the village when approaching along the Pathfinder long distance footpath from the south west although the church, manor house and associated farm buildings are visible.
- 14.5** To the north, views of the urban edge are partially filtered by vegetation although existing housing is visible on the skyline from both Ramsey Road and public footpaths to the north. Modern residential development to the west of Station Road has partially infilled the land between Old Mill Avenue and Station Road. The A141 bypass to the east creates a strong vegetated edge to the village. The southern edge of the village is less well screened by vegetation and housing, particularly to the south east, is clearly visible in views from the B1040 and the A141. The northern edge is dominated by extensive post war housing development and more recent residential development characterises the southern/ south eastern edge of the village. Further residential development has seen the built edges of the village change further.

Townscape Character

- 14.6** Warboys has eleven character areas (Figure 14.1 and can be viewed on the [interactive map](#)). Warboys was already established at the Domesday survey of 1087AD, when its name meant "look out wood". The village largely developed between the 25 and 30m contours at the fork in the main road from St Ives to Ramsey. The village extended south along Church Road, north along Ramsey Road and east along High Street. Eastward expansion was fuelled in the 19th century by the draining of the Fens, the railway and the development of the local brick industry. Warboys station was on the Ramsey to Somersham line, just over a mile to the north of the village although the line closed in 1964.
- 14.7** Despite expansion, the historic core can still be clearly identified. The junction of Church Road and High Street is marked by a Victorian clock tower. The parish church of St Mary Magdalene is situated on Church Road to the south west of the village. The High Street remains the commercial centre for the village and industry is concentrated well outside the village at the Warboys Airfield Industrial Estate. The wide High Street, which is lined by both houses and shops, gives the centre of the village a market town character which is enhanced by the Victorian clock tower, Baptist Church and the Weir which provide distinctive local landmarks. The area around the church and manor house with mature vegetation and historic buildings retains a village character.

- 14.8** Extensive post war housing estates now dominate the northern edge of the village and smaller, more recent residential development has occurred to the southern and south eastern edges of the village. Modern residential development to the west of Station Road has partially infilled the land between Old Mill Avenue and Station Road.

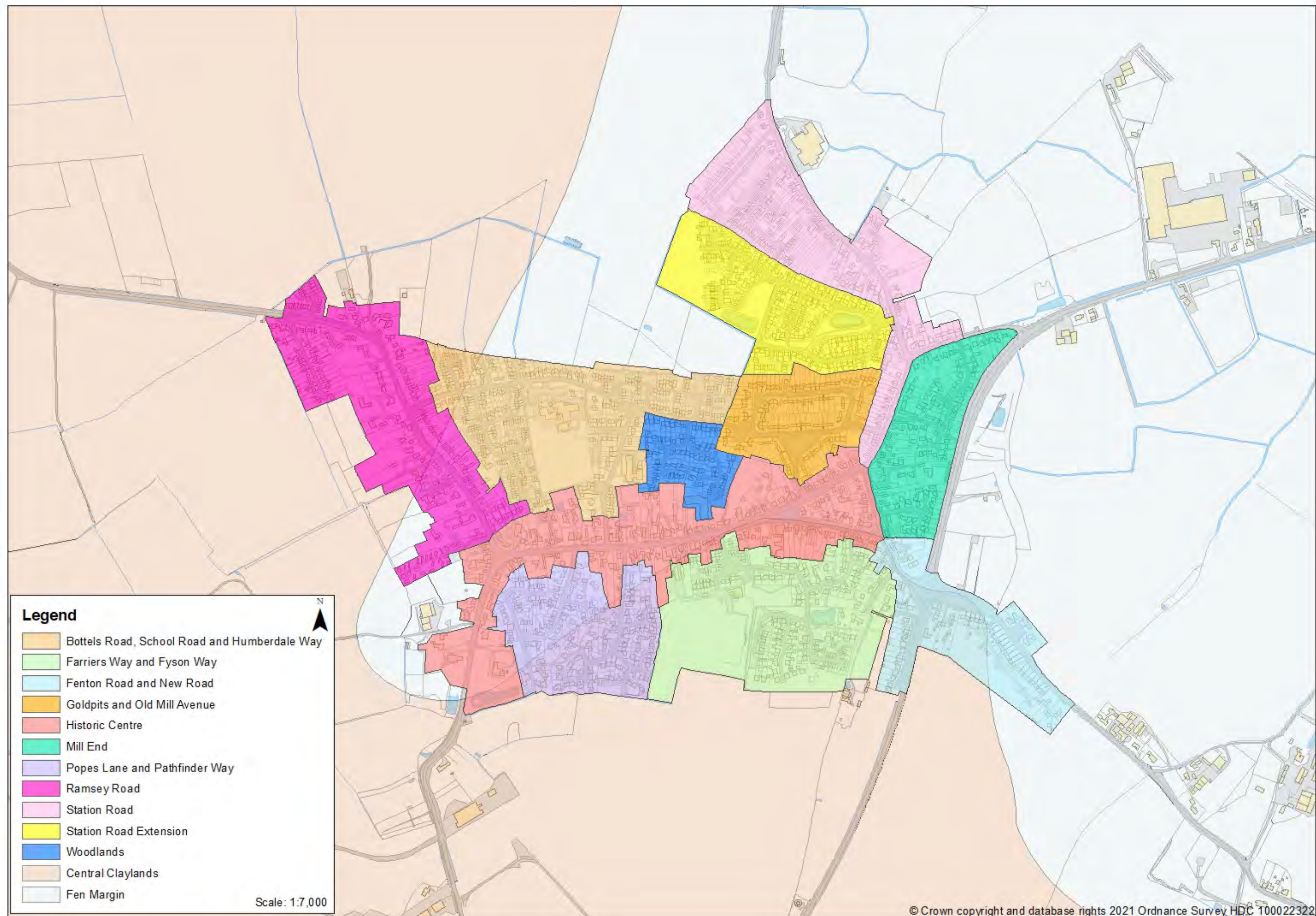


Figure 14.1 Warboys Character Areas

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Key Features

Historic route	Church Road, Ramsey Road and High Street
Historic gateway	High Street
Landmarks	Clock Tower, the Weir, Grace Baptist Church, Church of St Mary Magdalene
Memorable areas	The Weir, and the High Street
Key views	Views north across the Fen Margin towards Warboys Wood, views to the west and south across the Central Claylands.



The Clock Tower creates a memorable area at the point where Ramsey Road, Church Road and the High Street converge



The Weir is a local focal point



Warboys has retained many features of its Victorian townscape which contributes to the character of the village and has influenced later building styles



Warboys has experienced significant recent growth which has further diversified the housing types and style of the village

Warboys Character Area 1: The Historic Centre



Church of St Mary Magdalene



Clock Tower with garage and Church Road in the background

- 14.9** The historic centre predominately follows the boundary of the Conservation Area. It has a linear form running north, south and east along Ramsey Road, Church Road and the High Street respectively. Much of the character of the area is derived from the integrity of the mainly Victorian townscape, villas and semi-detached houses. The historic centre is not uniform and hosts a variety of building types ranging from 2A, 2B, 6A, 6B, 7A, 7B. Warboys White bricks (creamy pale yellow gault brick), are the main facing material of the village. Bricks of even tone but not entirely uniform colour or texture were chosen for the fronts of the buildings. Roofs are mostly of slate with some examples of peg-tiles, especially on the older buildings. Just a couple of examples of thatch survive, including the water reed roof of the White Hart.



Victorian villa - 90 High Street

- 14.10** Development along the High Street is more dense compared to Church Road and Ramsey Road where development is spread out reflecting the relationship on the edge of the village and with the surrounding countryside. There is also a large play area and recreation field on the west side of Church Road just before all three roads meet adding even greater diversity in uses within the historic centre.



The White Hart

- 14.11** St Mary Magdalene's Church is located at the southern most point of the historic centre. It is a grade I listed church with its oldest elements dating back to the middle of the 13th century. It is constructed from flint and stone rubble with Barnack stone dressings; it has an octagonal broach spire and is set within large grounds behind a boundary wall along Ramsey Road. In close proximity to the church are several other listed buildings: 13 Church Road (Rosa's Cottage) is a grade II listed late 18th or early 19th century cottage built of gault brick with a steeply pitched pantiled roof; 28 Church Street is a grade II* listed red brick Manor House dating from the 17th century with a listed outbuilding too; and 21 Church Street (Moat House) dates from around 1830 and is a former two storey rectory with an orangery set within spacious grounds. Adjacent to 28

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Church Street is Manor Farm. The farm forms site allocation WB2 (Manor Farm buildings) for approximately 10 dwellings in the [Huntingdonshire Local Plan to 2036](#) which would add greater in depth development on the west side of Church Road and would form an extension to this character area.

- 14.12** Along the High Street, buildings are quite regular and formal in style with most standing close to the pavement with little or no front garden. The most confined aspect of the character area is based at the junction between the High Street, Church Road and Ramsey Road where properties rise directly from the pavement edge. Some buildings contrast with the general pattern, for example, the buff brick Methodist Chapel which was relocated from Great Raveley in the 1930s and the mid 17th century White Hart public house with its thatched mansard roof.



13 Church Road (Rosa's Cottage)

- 14.13** On the north side of the High Street, there are small trees evenly spaced on the grass verge along most of its length with occasional wooden benches. Larger and more dense tree coverage exists moving eastwards towards the Weir where properties have a greater separation from the road. The trees positively frame many mainly larger more formal properties.

- 14.14** The historic centre hosts the majority of the shops, services and facilities found in the village, particularly for day to day uses. Many shops occupy the ground floor of properties and provide the historic centre with active frontages and varying features as a result of shop front designs. Other facilities include a children's nursery, library, public houses, restaurants, cafes, hairdressers, workshops, and Warboys White Hart Bowling Club.

- 14.15** The historic centre has several local landmarks and focal points. One is the grade II listed Clock Tower located at the point where Ramsey Road, Church Road and the High Street meet. This a commemorative clocktower built in 1887 for the Golden Jubilee of Queen Victoria in a gothic revival style of red brick and Warboys white brick with stone dressings. There are also three stages of pyramidal roof of Welsh slate. Another is the Weir, a central amenity area which provides an attractive area for wildlife, habitats and enjoyment. In combination with the Clocktower at the other end of the linear High Street, they create a strong sense of place. The third is the Grace Baptist Church. The current Church was built in 1831 and modified in the late 19th century and is believed to have carried out baptisms in the Weir opposite. This is non-designated but of significant local historic interest and positively contributes to the street scene.



Grace Baptist Church

- 14.16** The historic centre has retained many aspects of its original Victorian townscape, its conservation is a key priority. Therefore, development should focus on small scale proposals that seek to conserve and enhance the townscape where possible.

Development proposals should:

- Conserve or where appropriate enhance the significance of the heritage assets including any contribution made to significance by their settings.
- Enrich the character of the area by reinforcing and acknowledging its historic character.
- Protect the setting of the Clock Tower, the Weir and the Grace Baptist Church as local landmarks.
- Reflect the existing materials and colour palette of predominately 'Warboys White' bricks (creamy pale yellow gault brick) and slate for roofs.
- Support initiatives for the retention of existing or creation of additional services and community facilities.
- Conserve and reflect the the historic centre through the control of shopfront design and building renovations.
- Promote high standards of design and architectural detailing to enhance the historic character of the area and conservation area.
- Promote opportunities for the enhancement of tree planting and general planting particularly around the Weir to retain and increase opportunities for wildlife and nature conservation.
- Maintain and where possible promote opportunities for enhancement of open space and recreational facilities.

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Warboys Character Area 2: Ramsey Road



Northern end of Ramsey Road with a mix of properties and hedging



Jubilee Avenue

14.17 This is a small and architecturally varied character area to the north of the historic centre along Ramsey Road. The north and west of the character area have a strong relationship with the open countryside adding to the spacious feel of the area. To the west is the Central Claylands Landscape Character Area.

14.18 Development along Ramsey Road is mixed with two storey and single storey properties and some dating to the 19th century. Their style and influences are varied with modern infills and later additions over subsequent years reflecting building types 2A, 3B, 3D, 3E and 3F. Tree planting and the change of road levels obscures some properties from view. In depth development along Garrett Drive has a central green and the design reflects the features of the adjoining historic centre resulting in the development being sensitively integrated.



Victorian properties along Ramsey Road

14.19 There is also a small cluster of park homes known as The Paddock Mobile Home Park located to the west of Ramsey Road. These add to the depth and diversity in design in this character area.

14.20 An extension to this character area is allocated under WB1 for approximately 45 dwellings in the [Huntingdonshire Local Plan to 2036](#). The site once developed would add greater in depth development on the west side of Ramsey Road.

14.21 This character area includes Jubilee Avenue, an early example of 20th century development to occur within the village exemplifying building type 3B. Properties are semi-detached with shallow pitched roofs, have limited red brick panels and are roughcast-rendered and painted cream or pastel shades with shallow front gardens with few examples of boundary fences or hedges to the public footway. An established hedgerow to the rear of Jubilee Avenue provides a visual buffer from these properties and the open countryside reducing their visual prominence.

14.22 Wiggs Close is the newest addition to the character area reflecting building type 3F. While of 21st century design, their design shares common characteristics being gabled in form with similar fenestration and traditional materials (buff brick and slate coloured roof tiles), yet show subtle differences in detailing and orientation to add points of variation and interest. The development echoes the properties on the south side of Ramsey Road by providing a strong linear built frontage to the site that is set back a good



Wiggs Close

distance (approx. 14m) from the highway and behind a planted frontage. This reinforces the frontage pattern of development in the area and retains a sense of spaciousness which is a characteristic of this part of the village.

- 14.23** There are limited opportunities for major development and infill development, with greater opportunities for alterations and extensions to existing properties. Proposals particularly to the west of the character area should consider their landscape impacts on the wider countryside.

Development proposals should:

- Reflect the existing spacious layouts, particularly along the frontage of properties along Ramsey Road.
- Ensure extensions and alterations to existing properties are of an appropriate size and scale to the original dwelling and do not detract from the surrounding area.
- Be sympathetic to surrounding existing materials and colour palette.
- Promote high standards of design and architectural detailing.
- Support provision of renewable energy where visually appropriate.
- Protect the existing trees and vegetation where they contribute to the street scene and in particular those protected by a Tree Preservation Order.
- Reduce landscape impacts particularly to the north and west of the character area.

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Warboys Character Area 3: Bottels Road, School Road and Humberdale Way



Detached homes along Humberdale Way, some have been extended and altered with new weatherboards



Flaxen Walk terraces with shared green space to the front

14.24 This is a large character area located to the north of the High Street and consists of a mixture of community facilities and residential development occurring during the middle of the 20th century. Warboys Community Primary School and playing fields was opened in 1972 with additions made in 1976, 1989 and 1994. The school and its grounds are a key feature in the area and break up residential development to the north of the High Street and to neighbouring character areas. The building types here are 3D and 7B with residential development being in fairly regular rectangular plots.

14.25 Bottels Road to the west runs along the boundary with the Ramsey Road character area. Bottels Road consists of residential properties arranged in groups of several terraces in narrow rectangular plots. Knowles Avenue and Garner Avenue continue this form of development. Throughout there are areas of garage development and car parking. The style of housing reflects building type 3D with a mixture of buff brick, red brick, weatherboarding, hanging tiles and dark roof tiles. Some properties have front porches with the front door set to the side with a triangular roof. This feature is continued in other properties in their garage roofs. Others have flat roofed porches and garages. There is an inconsistent amount of set back between properties and the road. This creates variation in the street scene and areas of open space and areas of extensive tree and hedge planting. Properties with larger set backs have on plot parking and longer driveways, whereas those that have a short set back utilise separate areas of car parking and garages.



Knowles Avenue

14.26 Humberdale Way is a lengthy road running along the northern part of the character area with several short roads leading from it arranged on either side with a central view out across the Fen Margin Landscape Character Area. Development along here and within First Avenue, Second Avenue and Third Avenue is similar to the Bottels Road sub area but is more consistent in terms of the materials, style and layout of properties. These properties comprise red brick with shallow pitched roofs and often have paved driveways and side garages. Along Humberdale Way, properties are opposite a primary school and arranged in semi-detached pairs, these properties have white weather boarding to the front, on plot parking and flat roofed porches to the front elevation.



School Road bungalows

14.27 Further along Humberdale Way is Flaxen Walk. To the front of properties are several communal open spaces, with walkways running in between blocks of properties. There are several areas of parking including a large car park leading onto footpaths which run along to the east and west of the village. This provides residents with an accessible link with the surrounding landscape. One of the rights of way here runs through the Fen Margin landscape and through to new development off Station Road connecting through to Coronation Avenue at the northern most point of the village.

14.28 School Road is the central route through the character area and connects directly from the historic centre. To the west is Warboys Community Primary School and playing fields accessed via footpaths. On the western side of School Road, bungalows form the predominant style with two storey development behind. The bungalows are symmetrical and have a uniform distance between them and the public footpath with no boundary markers between the two creating a sense of openness. There is also uniform tree planting throughout creating a green and pleasant feel. On the eastern side of School Road there is two storey development. The eastern side also has De Ramsey Court, this is a large building consisting of some 33 flats built in the late 1970s. It provides retirement housing for the over 55s diversifying the types of housing the character area offers.



De Ramsey Court

14.29 This is an established residential area with most development opportunities being for extensions and alterations to existing properties.

Development proposals should:

- Ensure extensions and alterations to existing properties are of an appropriate size and scale to the original dwelling and do not detract from the surrounding area.
- Be sympathetic to the materials and colour palette in the immediate vicinity but consisting of buff brick, red brick, weatherboarding, hanging tiles and dark roof tiles.
- Ensure that new development responds positively to the specific opportunities available within the area.
- Reduce the visual dominance of cars through increased planting and improved boundary treatments to existing car parking and garage areas.
- Protect the existing areas of greenspace and tree planting which contribute to the character of the area.
- Support initiatives for the creation of additional services and community facilities within the residential area possibly through conversion or redevelopment.
- Maintain and where possible promote opportunities for enhancement of open space and recreational facilities.
- Maintain and enhance where possible opportunities for public rights of way.
- Maintain and improve the network of pedestrian footpaths to support active modes of travel within and through the area.
- Ensure that development responds positively to the specific opportunities available to reinforce the educational, health, retail and recreational uses in the area.
- Support provision of renewable energy where visually appropriate.

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Warboys Character Area 4: Woodlands



Detached properties along Humberdale Way



Woodlands

- 14.30** This is a small centrally located residential character area accessed via Humberdale Way. Properties are slightly later dating to the 1980s/1990s so demonstrate building type 3E along Meadow Way, Field Close, Woodlands and Spinney Close with several along Humberdale Way. These include a mixture of houses and flats such as Ashleigh Court.
- 14.31** Houses are predominantly detached with on plot parking and an integrated garage. There is variation in the colour of bricks used with red, buff and grey bricks used creating variation in the street scene with some mock Tudor detailing, pastel rendering and paint work. There are variations in design with some bay windows, canopies, gables, integrated garages and detached garages as well as some single storey development integrated into these developments. Development has a more enclosed feel with short front gardens providing limited space for greenery. This contrasts with the more open form of development found in earlier developments to the north, east and west.
- 14.32** To the south of the character area is Ashleigh Court, this is a large building consisting of some 34 flats and reflects the building materials and style of the surrounding development. It provides retirement housing for the over 55s diversifying the types of housing the character area offers. A car park is accessed from Woodlands, there is also access via the High Street so that residents can utilise the services and shops available within the Historic Centre.
- 14.33** This is an established residential area with most development opportunities being for extensions and alterations to existing properties.



Ashleigh Court

Development proposals should:

- Ensure extensions and alterations to existing properties are of an appropriate size and scale to the original dwelling and do not detract from the surrounding area.
- Be sympathetic to the materials and colour palette of red, buff and grey bricks, Mock Tudor detailing, pastel rendering and paint work.
- Ensure that new development responds positively to the specific opportunities available within the area.
- Retain and protect existing vegetation cover where these contribute to the character of the street scene and consider ways of increasing vegetation cover where space and service restrictions permit.
- Support permeability and connections to village services.
- Support provision of renewable energy where visually appropriate.

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Warboys Character Area 5: Goldpits and Old Mill Avenue



Semi-detached grey brick with weatherboarding along Goldpits



Stotfold Green

- 14.34** This is a small character area located to the east of Bottels Road and Humberdale Way focused around the Goldpits and Old Mill Avenue and also Stotfold Green. Where Humberdale Way ends and Goldpits starts, there is a clear transition in housing design, layout and greenspace which while still reflecting building type 3D has a different character thus justifying its own character area.
- 14.35** Properties are lower density and arranged in more spacious rectangular plots. Goldpits properties are arranged in semi-detached pairs with pastel coloured render on the front elevation, large windows, grey brick and tiles with flat roofed garages to the side. In contrast, properties along Old Mill Avenue are typically constructed from red brick and grey tiles with side flat roofed porches and garages in separate blocks. There is also a much more consistent set back from the road which creates a strong green feel and open space to this area. Due to the spaciousness of plots, extensions can be accommodated as has some infill development which has been sensitively integrated with the area (building type 3F).
- 14.36** The area includes Stotfold Green, a large piece of open space with a mixture of one and two storey residential properties located around all sides. The properties within this area have a more pronounced separation between public and private space with some boundary walls, fences and hedgerows separating them.
- 14.37** This is an established residential area with most development opportunities being for extensions and alterations to existing properties.

Development proposals should:

- Ensure extensions and alterations to existing properties are of an appropriate size and scale to the original dwelling and do not detract from the surrounding area.
- Be sympathetic to the materials and colour palette of grey brick, red brick and dark roof tiles.
- Ensure that new development responds positively to the specific opportunities available within the area.
- Protect the existing areas of greenspace and tree planting which contribute to the character of the area.
- Maintain and where possible promote opportunities for enhancement of open space and recreational facilities.
- Support provision of renewable energy where visually appropriate.

Warboys Character Area 6: Popes Lane and Pathfinder Way



Popes Lane Victorian semi-detached homes



Late 20th century infill development on the corner between Popes Lane and Lea Brooks Close

14.38 This character area is located to the south of the Historic Centre on the western side of the recreation ground and sport and social club. It is predominantly residential with some community facilities including a doctor's surgery. The two principal roads of Popes Lane and Pathfinder Way link from the High Street.

14.39 The oldest part is Popes Lane which connects the High Street through to Ramsey Road and leads onto Beech Close. The mixture of property ages have resulted in a varied streetscene with a mixture of designs, materials and ages. Building types vary from 2A, 3B, 3D and 3E. Properties are typically two storeys but there some bungalows and the set back to properties is not consistent which creates various degrees of openness to the character area. Materials include traditional Warboys White bricks, sand and red brickwork, slate roofs and concrete pantiles. Typically the more recent additions to the area have greater set backs with on plot parking and front gardens with older properties having little or no set back. Pope's Lane becomes Beech Close with further residential development and the Moat House doctor's surgery adding a community facility into this predominantly residential area. The surgery and its parking area is screened from the open landscape and surrounding properties by tree and hedge planting.



Moat House surgery

14.40 Throckmorton is an early example of infilling between Pope's Lane and the historic centre. This is a small street consisting of semi-detached properties and which have a distinctive design of white render to one half of the elevations and dark tiles to the remaining half reflective of building type 3D. They have on plot parking creating a larger set back from the road which creates a more open feel and greater opportunities for tree and hedge planting.



Throckmorton

14.41 There are examples of subsequent development along Lea Brooks Close which utilise mock Tudor panelling typically used in 1980s housebuilding design (building type 3E). There is pedestrian access through to further 1980s development along Pathfinder Way. This is a considerable addition to this sub area and reinforces a cul-de-sac form of development with several smaller clusters of development off shooting from it such as Wellington Close, Lancaster Way and Stirling Close. These follow typical building patterns of the late 1990s and early 2000s with substantial detached properties dominating constructed in a mixture of red and buff brick with darker bricks used above windows and doors to add variation, mock Tudor panelling, on plot parking and modest front gardens (building type 3E and 3F). Lancaster Way properties have rear

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gardens that back onto the sports and recreational ground. An extension to this area is allocated in the [Huntingdonshire Local Plan to 2036](#) through site allocation WB3 (South of Stirling Close) for 50 homes.

14.42 This is an established residential area with most opportunities being for extensions and alterations to existing properties.

Development proposals should:

- Ensure extensions and alterations to existing properties are of an appropriate size and scale to the original dwelling and do not detract from the surrounding area.
- Be sympathetic to surrounding existing materials and colour palette of 'Warboys White' bricks (creamy pale yellow gault brick), sand and red brickwork, slate roofs and pan tiles.
- Promote high standards of design and architectural detailing.
- Support initiatives for the creation of additional services and community facilities.
- Support provision of renewable energy where visually appropriate.
- Maintain and where possible promote opportunities for enhancement of open space, play areas and recreational facilities.
- Maintain and improve the network of pedestrian footpaths to support active modes of travel within and through the area connecting to community facilities and to the High Street.
- Maintain and where possible improve tree and hedgerow planting within residential areas and along boundaries with the wider landscape.

Warboys Character Area 7: Farriers Way and Fyson Way



Forge Way bungalows and green space



Landscaped approach to 21st century development along Fyson Way

14.43 This character area is also located to the south of the Historic Centre and is predominantly residential with some community facilities including the recreation ground and sport and social club. The principal road is Farrier's Way which has been extended via 21st century development into Fyson Way.

14.44 It has two access points, Forge Way and Madecroft, both connecting to the High Street. Development along these roads date to the middle of the 20th century and is typically low to medium density. Properties are arranged in either terraces of three single storey properties or in semi-detached pairs. Properties along both roads utilise a mixture of buff brick, weatherboarding and dark roof tiles (building type 3D). Garages form a key part of the front elevation and some are attached to the neighbouring garage creating large gaps in between residential properties. There is a clear distinction between public and private space with front driveways paved and established hedges and green areas. This creates a continuous green and more spacious feel to these roads. Forge Way has access to the sports and recreation field.

14.45 Later development connects these two roads. Farrier's Way consists of large two storey detached properties from the early 2000s (building type 3F). Properties are a mixture of buff brick, and hanging tiles to the frontage, red pantiles to the roof. Typical features include a front porch, side garages and bay or canted windows. They have on plot parking creating with a mixture of set backs from the road which create an open feel and provide greater opportunities for tree and hedge planting. Properties within The Smithy continue this development pattern although some properties have garages to the rear of the property and canted windows to side elevations creating active gable ends. There is pedestrian only access from The Smithy to Madecroft.



The Smithy

14.46 The most recent addition is Furrows Way, south of The Smithy and Farrier's Way. It continues the established 21st design principles in the area. The development provides planting along its southern boundary where it adjoins the open countryside. There is additional planting to the north, east and west providing a green setting to the development and minimising impacts on surrounding properties and adjoining community recreation facilities. A large attenuation pond provides an attractive landscape feature and provides a greater amount of separation to properties on Farrier's Way creating a transitional point. A footpath will also connect from the site across the playing fields to Farrier's Way increasing the permeability of the area.

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14.47 To the east of the Furrows is Bencroft Lane, a small road of mixed age residential development with further development committed reflecting 21st design principles (building type 3F). The road has substantial tree coverage and spacious feel as a result of large set backs and some properties set within large plots.

14.48 This is an established residential area with opportunities for extensions and alterations to existing properties. There are few opportunities remaining for major or infill development.



Bencroft Lane

Development proposals should:

- Ensure extensions and alterations to existing properties are of an appropriate size and scale to the original dwelling and do not detract from the surrounding area.
- Be sympathetic to surrounding existing materials and colour palette of buff brick, red brick, pan tiles, weatherboarding and dark roof tiles.
- Promote high standards of design and architectural detailing.
- Support initiatives for the creation of additional services and community facilities within the residential area possibly through conversion or redevelopment.
- Maintain and where possible promote opportunities for enhancement of open space, play areas and recreational facilities.
- Maintain and improve the network of pedestrian footpaths to support active modes of travel within and through the area to nearby services and recreational facilities.
- Maintain and where possible improve tree and hedgerow planting within residential areas and along boundaries with the wider landscape, particularly where properties are in close proximity to the A141.
- Support provision of renewable energy where visually appropriate.

Warboys Character Area 8: Station Road



Station Road



Station Road interwar semi-detached properties

- 14.49** This character area is located to the north of Warboys and looks out over the Fen Margin Landscape Character Area towards Warboys Woods and Wistow Fen. It is a residential character area adjacent to a large factory unit. The boundary of the character area falls along Station Road but also includes properties on the northern side of Station Road toward Heath Road.
- 14.50** It was a distinct and largely separate element of the village before the commencement of development off Station Road which has resulted in the green wedge separating this character area from the centre of the village being largely filled in. The character area hosts a variety of building types and styles and is still strongly linked to the surrounding countryside. Development is concentrated on the south side of Station Road, however, some properties are located around the northern side at the junction with Heath Road.
- 14.51** The oldest development is concentrated in a linear form along Station Road with a mixture of terraced, semi-detached and detached properties in long rectangular plots. They are narrow terraced properties which date to the 19th century and reflect building type 2A with a mixture of brick and white render and slate roofs with a small set back from the road which creates a wider and greener streetscape. Subsequent properties are generally set within more spacious plots and vary in styles reflecting building types 2B, 3B, 3D, 3E and 3F. This variety is primarily as a result of infill development over time, one of the more substantial developments along Station Road is Ash Close, a small cluster of large detached plots built in the early 2000s reflecting building type 3F.
- 14.52** Properties behind the linear development along Station Road are typically denser, for example Orchard Close which consists of a mixture of one and two storey properties arranged in groups of terraces, pairs of semi-detached and detached properties built from the 1970s with infill development occurring subsequently (building types 3D and 3E). There is a central playground which breaks up the arrangement of properties and provides open space and recreational space for children and families.



Orchard Close playground

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14.53 Coronation Avenue is at the northern most extent of the character area. Properties within Coronation Avenue reflect building types 3B and 3D and have a simple rectangular semi-detached plan form in a rectilinear street pattern. They are constructed of red brick with plain tile roofs and have off street parking and reasonable front gardens some of which have been gravelled or paved over to provide more car parking. The street has several fairly dominant hedges which obscure several properties from view and create a clear distinction between public and private space. An established hedgerow runs along the rear gardens of properties on the north side of Coronation Avenue which provides a visual buffer to reduce their visual prominence in the adjoining countryside.



Coronation Avenue

14.54 This is an established residential area which extends into the open countryside, with limited opportunities for major development and scope for extensions and alterations to existing properties.

Development proposals should:

- Ensure extensions and alterations to existing properties are of an appropriate size and scale to the original dwelling and do not detract from the surrounding area.
- Be sympathetic to surrounding existing materials and colour palette.
- Promote high standards of design and architectural detailing.
- Protect the existing trees, hedges and vegetation where they contribute to the street scene.
- Reduce landscape impacts particularly to the north and east of the character area.
- Support initiatives for the creation of additional services and community facilities within the residential area possibly through conversion or redevelopment.
- Maintain and where possible promote opportunities for enhancement of open space and recreational facilities.
- Support provision of renewable energy where visually appropriate.

Warboys Character Area 9: Station Road Extension



Homes within phase 1 of development along Collings Close facing onto a balancing pond



Example of terraced development along Saxon Close within phase 2 of development

- 14.55** The area is relatively flat and adjoins other residential character areas to the south, north and east however, while adjoining these areas, there is limited connectivity and permeability between them. This character area has good permeability within itself but vehicular access can only be gained off Station Road. Building type found within this character area is 3F.
- 14.56** The eastern boundary of the character area comprises a mixture of gardens of properties in Coronation Avenue, Orchard Close, Ash Close and Station Road with the remainder of the boundary extending to Station Road. Its location in between two distinct character areas and the fact it represents design principles and trends of 21st century building thus justifies it being its own character area. Its western boundary adjoins the open countryside categorised within the Fen Margin Landscape Character Area which includes Warboys Wood and Wistow Fen.
- 14.57** The first phase of development immediately adjoins Station Road and along its southern edge the rear gardens of Old Mill Avenue. Its central route, Mahaddie Way runs through the site with an attenuation pond and landscape features creating a focal point and assists in creating a sense of place. Its position also provides a transitional point between the older forms of development it adjoins and 21st century design principles.
- 14.58** A second phase adjoins Mahaddie Way and the gardens of Coronation Avenue, Orchard Close and Ash Close. This phase does not extent as far south so a green wedge between it and the properties along the northern edge of the main village remains (to Flaxen Walk). The layout of the area and landscaping measures on the western edge of the site serves to enhance existing landscape and nature conservation features and provides a gentle transition to the open countryside. It also retains an existing public right of way which runs from Humberdale Way through the site connecting to Coronation Avenue. The mix of dwelling types within both phases are consistent to one another comprising of 1 up to 5 bedroomed properties ranging between 2 and 2.5 storeys.
- 14.59** Development within this character area is limited to minor alterations and extensions to existing properties with consideration on its sensitive position between the open countryside and development to the north, south and east.



Mahaddie Way

14 Warboys Key Service Centre

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Development proposals should:

- Reflect the principles, materials and architectural detailing of the agreed design code.
- Ensure extensions and alterations to existing properties are of an appropriate scale and design to the surrounding area.
- Retain landscape gaps and buffers along the western boundary to the open countryside.
- Maintain footpaths, public rights of way and landscaped areas and wherever possible promote opportunities for their enhancement.
- Where possible promote opportunities for the enhancement of amenity green spaces to provide increased opportunities for recreation and nature conservation and to help provide distinctive local landmarks.
- Support provision of renewable energy where visually appropriate.

Warboys Character Area 10: Mill End



The Royal Oak Public House and car park



Padgetts Close

- 14.60** This is a small oval shaped character area located to the east of the village. It has clear boundaries and is physically contained due to it being bounded on its eastern edge by the A141, Station Road on its western edge, Mill Green/ Fenton Road to the south and Heath Road to the north. This, and its closeness to the A141, creates a different feel and relationship to the wider open countryside than with the rest of the village boundaries as a significant tree belt runs along the A141 which acts as buffer from traffic sight and noise.
- 14.61** The area is primarily residential but a dental practice and the Royal Oak Public House and car park on the junction between Station Road, the High Street and Mill Green provide some community facilities. There is a green feel to the character area with properties having irregular depth set backs from the road allowing for some substantial planting. This also increases the sense of space between properties. There are several clusters of tree preservation orders amongst residential properties which reinforce this.
- 14.62** The oldest part of the character area comprises the properties facing onto Station Road and Mill Green which are generally either terraced or spacious detached properties set within large rectangular grounds and are a mix of one and two storey properties (building types 2A, 2B and 2D). These properties are reflective of the adjacent historic centre. The character area has two listed buildings, both are grade II listed and are late 18th century one storey with attic cottages constructed from gault brick, Warboys White brick and colour washed brick, dormer windows and a mansard roof with steeply pitched roofs.
- 14.63** The character area retained its linear development along road frontages until the latter part of the 20th century. During the 1980s and 1990s, there was substantial residential development to the rear of properties along Station Road and Mill Green infilling the land between them and the A141. A cul-de-sac layout dominates within this element of the character area with several arterial roads joining back onto Station Road, Mill Green and Heath Road. Properties are typically medium density designed with mock Tudor decorative panels and red brick, a design used commonly used in the 1980s (building type 3E), for example those within Pasture Close and Padgetts Close. There is some diversity in design and building heights within the residential expansion. For example within Wilthorne there are some bungalows and properties constructed of plainer presenting buff brick or white render with pantiles on the roof.
- 14.64** There are very limited opportunities apart from the extension and alteration of existing properties.



Pasture Close

Development proposals should:

- Reflect the dominant materials and colour palette within the immediate vicinity
- Ensure extensions and alterations to existing properties are of an appropriate size and scale to the original dwelling and do not detract from the surrounding area.
- Promote high standards of design and architectural detailing and where appropriate retain original architectural features.
- Protect the existing trees, hedges and vegetation where they contribute to the street scene, particularly those with a Tree Preservation Order.
- Maintain and encourage further planting along the A141 to retain the existing buffer to traffic sight and noise.
- Support provision of renewable energy where visually appropriate.
- Support initiatives for the creation of additional services and community facilities within the residential area possibly through conversion or redevelopment.

Warboys Character Area 11: Fenton Road and New Road



Fenton Road semi-detached properties with extensive front gardens



New Road

- 14.65** This character area is located on the south eastern edge of the village along Fenton Road and New Road. The character of the area is derived from the relationship of properties to the highway network and the close association with the wider countryside. As such this is a sensitively located character area.
- 14.66** Fenton Road provides a transitional point into the countryside where it continues past the roundabout where the A141 and B1090 (Fenton Road) meet. To the west of the roundabout properties along Fenton Road relate more strongly to the materials and style of the Historic Centre with some terraced housing (building type 2A) of gault brick. Properties typically have little set back from the road.
- 14.67** On the eastern side of the roundabout where Fenton Road extends into the countryside, there is ribbon development comprised of 1920s semi-detached houses (building type 3B). These have extensive front gardens with comparatively smaller back gardens which assists in separating them from the road. These properties have a plain symmetrical design with pastel pebble dash rendering. To the east of the roundabout are allotment gardens. Further along Fenton Road are later examples of housing from the 1960s and 70s as found throughout the village.
- 14.68** New Road consists of 13 properties, mostly detached, of building type 3D. Materials and colour palette vary with red and buff brick, rendering and some hanging tiles and weatherboarding to front elevations. A hedge runs along the front of these properties screening somewhat the impact of the A141.
- 14.69** This is a highly sensitive area due to its relationship with the highway network and the countryside. Development proposals are limited to extensions and alterations to existing properties where appropriate.

Development proposals should:

- Reduce harmful impacts on the countryside.
- Protect and increase where possible trees and vegetation where they contribute to the character of the area and provide a natural screen to the countryside and increase residential amenity from the highway network.
- Ensure extensions and alterations to existing properties are of an appropriate size and scale to the original dwelling and do not detract from the surrounding area.
- Be sympathetic to surrounding existing materials and colour palette.
- Promote high standards of design and architectural detailing.
- Reflect the existing layouts and relationship with the countryside.
- Support and improve vehicular and pedestrian access to the area and to the main village.
- Consider parking arrangements and capacity.
- Provide safe access onto the A141 and B1090 and not adversely impact the highway network.