





Design Statement



Village Design Statement for WARMINGTON Northamptonshire

Contents

Introduction		3
Chapter 1	The Village Context	4
Chapter 2	Character of Landscape Setting	7
Chapter 3	Buildings	12
Chapter 4	Highways and Byways	16
Chapter 5	Guidelines for Development	18
Chapter 6	The Future	22
Map 1	Parish of Warmington	6
Map 2	Village of Warmington	10
	Glossary	23



Designing our Future

A Village Design Statement for Warmington

In the absence of special considerations planning law provides little control over aesthetic issues. A walk around Warmington will show that unfortunate consequences can result. In some cases these have occurred because the new building or development has been designed in isolation from its surroundings. This Village Design Statement (VDS) is designed to help avoid this happening in the future, and ensure that future development takes account of the landscape character and respects the existing settlement pattern. Any application for development within the parish should show that these factors have been fully taken into account to ensure that new development will fit well within and enhance the village and surrounding countryside. By describing the way in which the village has evolved and the characteristics that make Warmington unique, residents and developers should have a

better understanding of what makes it special. The Guidelines (Chapter 5) it introduces build on that character. They should be used by all those planning development in the Parish, or undertaking work that impacts on the character or appearance of the settlement, however big or small, and even if it does not require planning permission. As well as people undertaking minor extensions to their properties, it will also include Statutory Undertakers, and the Highways Authority.

The Village Design Statement has been adopted by East Northamptonshire Council as Supplementary Planning Guidance. This means that it will be taken into account by the Council when they consider planning applications and development proposals affecting Warmington.

This VDS applies to the whole parish of Warmington. It was prepared during 2002, with the final drafting being completed in early 2003. The work has been undertaken by a Steering Group:

William Du Croz	Chairman
David Constant	Deputy Chairman
Robert Brant	Treasurer
Annette Solt	Secretary
Judy Stroud	Secretary

Karen Ure
Andy Crouch
Graham Yeatman
Peter Crouch
Jane Brant
Bob Davey
Lindsey Reed

Expert advice has also been provided by:

Steve Solt
David Stroud
Andrew Harland

The photographs were taken by Warmington residents during the Workshop in April 2002, and by George Barker.

Their work has been overseen by a Project Board:

Colin Ray	East Northamptonshire Council
Sian Connelly	Northamptonshire Acre (and subsequently Alice Townsend)
Amy Boud	Rockingham Forest Trust (initially Jane Ivens)
Mike Dixon	Warmington Parish Council
William Du Croz	Warmington VDS Steering Group

David Edsall, Northamptonshire CPRE, has also given very helpful advice.

Grateful thanks are given to all of the above for their very significant contribution in bringing this project to a satisfactory conclusion.



Chapter 1 The Village Context

- *Warmington is located in the Nene Valley between Oundle and Peterborough;*
- *A recently built bypass has taken the heavy traffic on the A605 away from the village;*
- *At the centre of the village is the Church – a Grade 1 Listed building;*
- *In the last 50 years there have been three substantial housing development in the village;*
- *About 1,000 people live in the village, and this community supports a primary school, shops, club and pub; and*
- *The new Local Development Framework gives an opportunity to ensure that future development is of the highest standard and reflects the character of Warmington.*



Warmington is located in the Nene Valley on the north-east boundary of Northamptonshire, three miles from the market town of Oundle and twelve miles from the City of Peterborough. It is situated immediately adjacent to, and within the influence of, the Rockingham Forest area.

The village looks to Oundle for the provision of many community facilities, including middle and upper schools. Oundle also has good local shops. The proximity of the village to Peterborough gives access to good road and rail links to the wider area. The A1 north-south and the A14 east-west road arteries are nearby. A regular bus service links to Northampton via Oundle, Corby and Kettering to the west, and Peterborough to the east. A recently-built by-pass to the north-west has taken the A605 and its heavy traffic flow away from the centre of the village.

There has been a settlement on the site since pre-mediaeval times, centred around the church. Construction of the present church began in 1180 and was completed in 1290. It is of considerable architectural interest and is a Grade 1 listed building. It lies not only at the centre of the village but is the focal point of a benefice embracing five active communities.

The boundary of Warmington Parish encompasses the hamlets of Papley, now deserted, and Eaglethorpe, while the Taylors Green area of the more immediate village has lost all its earlier eighteenth century houses. However, in the last fifty years, three substantial developments respectively

at Acremead, Pierce Crescent and Nene Pastures have brought considerable expansion. Each of these developments has introduced a new social dimension to a community that had been relatively stable for many years before. The Acremead model was a local authority development of modest bungalows, houses and maisonettes, while the later expansion at Pierce Crescent provided a small estate of housing for the private market. Most recently the Nene Pastures development has attracted a new economic dimension of higher-income households to the village.

Consequently Warmington, which now has a population approaching one thousand, includes a broad age and social mix of residents, many of whom were born in the area. The village is not a dormitory enclave. Its adult residents include those who traditionally work in the surrounding countryside, professionals and artisans who commute to the Oundle and Peterborough areas, a small number who travel further away to work, and many who are retired. This community supports an active church, village hall, playgroup, lower school, post office, a butcher's shop and general stores, public house and social club all of which are significantly valued village assets.

The socio-economic structure of the village has significantly altered over the last decade, partly due to development of large high-class housing, both in-fill and estate. The community organises a range of cultural and recreational events including concerts and similar events at the church,

1	2	3
	4	

- 1 Church
- 2 Pierce Crescent
- 3 Glebe Stores and Post Office
- 4 Play area, Nene Pastures

	2	
1	3	4
	5	

- 1 The Village School
- 2 Village Hall
- 3 The Red Lion public house
- 4 Telephone kiosk at junction of Hautboy Lane & School Lane
- 5 Fired Earth showroom, The Mill



social, keep-fit, recreational and specialist activities at the village hall, and at the school, which is extensively used by the community out of school hours. Larger scale and special events (e.g. Millennium Carnival) also occur based at the church, the village hall and the pub. The newly-acquired leisure field and the formation of a youth club and youth orchestra will hopefully extend the range of cultural, social and sporting activities. The formation of an allotment area on the edge of the village, yet amongst housing, is an important new development providing a protected open space and a valuable community asset.

In 1993 Warmington was classified as a 'Limited Development Village'. As a consequence, the village has taken a major part of the housing development that has occurred in this part of East Northamptonshire. Indeed, more houses have been built than the proposed allocation, as a result of various infill and small scale developments. This context is important in considering the desirability of further development. The Local Plan is to be replaced by a new Local Development Framework, which will review the status of Warmington as a 'Limited Development Village'. This will give an opportunity to introduce policies and proposals, which will ensure that future development is of the highest standard and reflects the character and integrity of this and other villages.

References

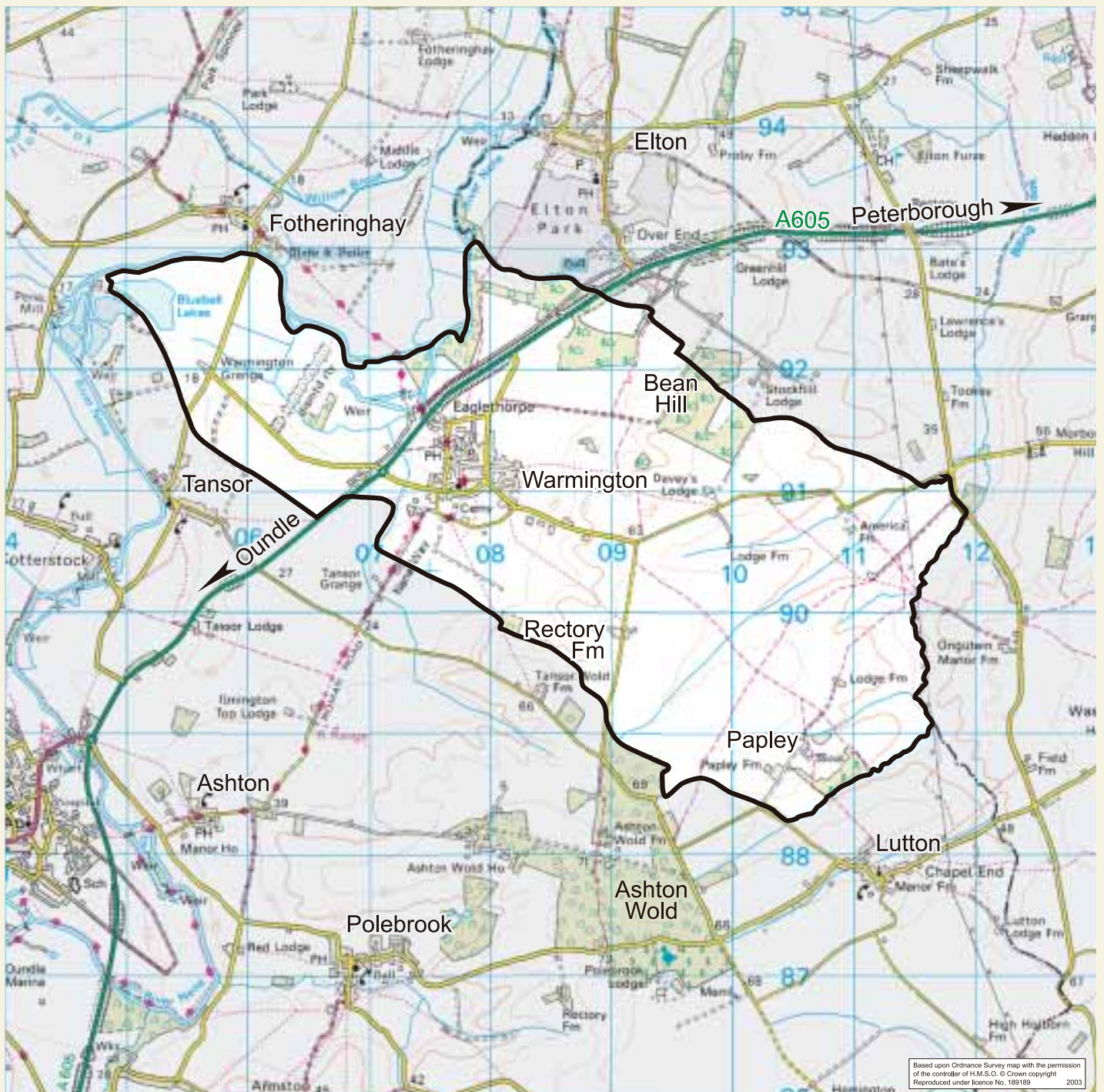
Building on Tradition
 Rockingham Forest Trust
 July 2000
www.rockingham-forest-trust.org.uk

To Those Who Build in Northamptonshire
 CPRE 2000
www.cpre.org.uk

East Northamptonshire Council
www.east-northamptonshire.gov.uk

The Parish of Warmington

- This map shows the location of Warmington in relation to Oundle to the west, and Peterborough to the east, linked by the A605. This road now bypasses the village.
- In the west, the parish boundary follows the River Nene. To the east of the village, which is built above the floodplain, the ground rises to the ridge where Rectory Farm is located. On the far eastern boundary of the Parish is the former hamlet of Papley.



Chapter 2 Character of Landscape Setting

- *The parish extends from the low-lying floodplain in the west to higher ground – an important landscape feature – in the south-east;*
- *Underlying geology is Oolitic limestone, and this has had an important impact on building styles, along with local clay deposits that supported a local brick-making industry;*
- *There are important hedges and trees, and wide roadside verges that are valued by the community;*
- *The meadows and pasture adjacent to the river provide a tranquil location, that would be lost by development in this area;*
- *The Community has developed two Pocket Parks;*
- *Views of the Church are important; and*
- *Development around the margins of the village needs to respect the existing settlement pattern.*



1	
2	
3	

- 1 *Cattle grazing in field between Taylors Green and Church*
- 2 *Rectory Farm old quarry and clay pit*
- 3 *Ridge and furrow field*

Geology and land-use characteristics

Warmington Parish is significantly larger (1,550 ha) than neighbouring Parishes. It extends from the River Nene (18 m above sea level) and its low-lying floodplain in the west, rising to include higher ground (to 68 m above sea level.) to the south-east. This higher ground is an important feature in the landscape. The underlying geology is Oolitic limestone overlain by alluvial soils and river gravels in the valley bottom. The surface soils of the higher parts of the Parish are Boulder clay, while Oxford clays are exposed on the sides of the valley. Local geology has had an important historical influence on building styles, through availability of building materials. Older buildings are predominately built in local limestone, while the local clay deposits historically supported local brick-making industry for part of the 19th century, producing characteristically dark purple-coloured bricks.

The light soils of the river valley have produced much evidence of prehistoric and Roman settlement, although this is now mainly visible only from the air.

The landscape is typical of northern Northamptonshire. Virtually all the Parish is actively farmed; The Elton Estate here practises a number of aspects of wildlife friendly management according to Game Conservancy guidelines. There remains some pastureland in the Parish, which is grazed primarily with sheep and cows. The presence of farm animals close to Warmington is a feature much valued by villagers.

Hedges and fields

Hedges generally bound fields, although with the historic change from mixed to arable farming, there is now little incentive for regularly laying hedges to maintain stock-proof boundaries. Many hedges within the parish are now inappropriately managed. This is to the general detriment both of the visual landscape and of hedgerow-dependent wildlife. In contrast, hedges along Taylors Green and Broadgate Way have been minimally managed in recent years. This has resulted in wildlife-rich field-boundaries much valued by villagers. The association of tall hedge and a protected wildflower verge along Taylors Green is especially notable.

Field shape and type vary widely within the Parish. On the Nene floodplain south of Fotheringhay, fields are bounded by ditch systems (alongside hedges) and are generally permanent grassland. There are relatively few pastures in the Parish showing historic ridge and furrow features. Those that remain are not formally protected. However they are of historic importance as relicts of the former open-field systems.

On the north side of Big Green, the narrow fields behind the properties are important as they represent the ancient “yardlands” of the householders who lived there in mediaeval times.

Chapter 2 Character of Landscape Setting

'*Building on Tradition*', a Countryside Design Summary prepared by Rockingham Forest Trust, and adopted as Supplementary Planning Guidance, notes: "In the landscape immediately around settlements there are more enclosed areas of pasture, with smaller field sizes, a better defined hedge structure, a greater number of trees and overall a more intimate character, than in the surrounding open countryside." In Warmington, this is particularly prevalent adjacent to the river, by Big Green and either side of Taylors Green. This needs to be recognised when planning future development on the margins of the village, and appropriate features incorporated to soften the transition from the 'natural' to the 'built' environment.

The regular winter flooding of meadows and pastures close to the Nene has inhibited development in proximity to the river. Accordingly, the area around Warmington Mill and its millpond has experienced little development pressure and this quiet area remains important for informal recreation by villagers and others, as well as having important wildlife and landscape values. Further development in this area has the potential to result in the loss of this tranquil setting.

Trees and woodland

There is relatively little woodland within the Parish, in contrast to Parishes further west, and towards Ashton to the south. The only woodlands of any significant size are poplar plantations close to the Nene and near Elton, and deciduous plantations near Elton and at Stock Hill, together with the isolated Papley Coppice in the east. This last is the only ancient woodland (existing before 1600) in the Parish.

While there are few significant blocks of woodland there are a number of important individual trees within the village (see map). Elsewhere, the very large willows bordering the road running south of Fotheringhay are of particular note.

There are relatively few 'veteran trees' of great age within the Parish — the very old oak next to Warmington Church being especially notable, together with an ancient willow close to Taylors Green.

However, the planting of trees and hedges adjacent to new development will help to soften the impact when viewing the village from afar.

Road verges

Wide road verges are traditional within the region, the grass historically being used to provide grazing for stock being driven long-distances to markets. These wide verges are important in maintaining the rural character of the village. Where they remain, they are often rich in wildflowers having been subject to little, if any, fertilisation or spraying with pesticides. For example, orchids are found on the broad verges of the drove road between Rectory Farm and Ashton Wold. It is important that these verges are maintained as open grassland and trees are not planted within these areas. To this end, any future tree-planting should be carefully planned to avoid damage to existing nature conservation and landscape values.

The verges of Taylors Green are designated by the County Council as a Protected Wildflower Verge.

Pocket Parks

There are two Pocket Parks in Warmington, opened in 1998. In the Old Orchard Pocket Park, the aim is the traditional management of old varieties of fruit-trees, including recent new plantings. At Big Green Pocket Park, the main aim is its use as an outdoor classroom, with strong involvement of the local school in the design of the Park.

Ponds

A series of spring-line ponds occur at the edge of Warmington village at the base of the hill-slope to the east. All probably contain protected Great Crested Newts and their maintenance is thus important.

Warmington Village

Structurally, Warmington village can be considered in three 'tiers':

- n The area close to river (effectively the hamlet of Eaglethorpe);
- n The main village; and
- n The small number of properties on higher ground to east.

The higher ground properties lie along a ridge that runs to the east of the River Nene. This local topography results in long vistas from the village to the surrounding undeveloped landscape. Views into the village from the higher ground to east of Warmington are especially important.

There are strong visual connections between different parts of the village and surrounding areas. Residents especially value views of surrounding open ground from within the village and developments that obstruct these views should be avoided. Likewise the Church is a visual focal point for the village, with the high spire visible from much of the surrounding countryside and from many approach roads. These important views of the church should be taken into account when consideration is being given to the location and design of any new development.

The areas around the margins of the existing village are sensitive to new development, unless it respects the existing settlement pattern, and uses appropriate building materials. '*Building on Tradition*' noted: "More recently, however, this (the settlement's edge) has been eroded by the advent of modern development along approach roads, which has changed both the views and approaches into some villages. The introduction of culs-de-sac and small estates on village edges has created a very different character, which does not provide the same inter-connections with the village centres."

References

Natural Areas: Nature Conservation in context.

English Nature 1998

Natural Areas in the East Midlands Region (Warmington is located in West Anglian Plain [No: 52])

English Nature 1999

www.english-nature.org.uk

Countryside Character Initiative (Warmington is located in Northamptonshire and

Leicestershire Vales [No: 89] – see also Rockingham Forest [No: 92])

Countryside Agency 1999

www.countryside.gov.uk

Structure Plan for Northamptonshire

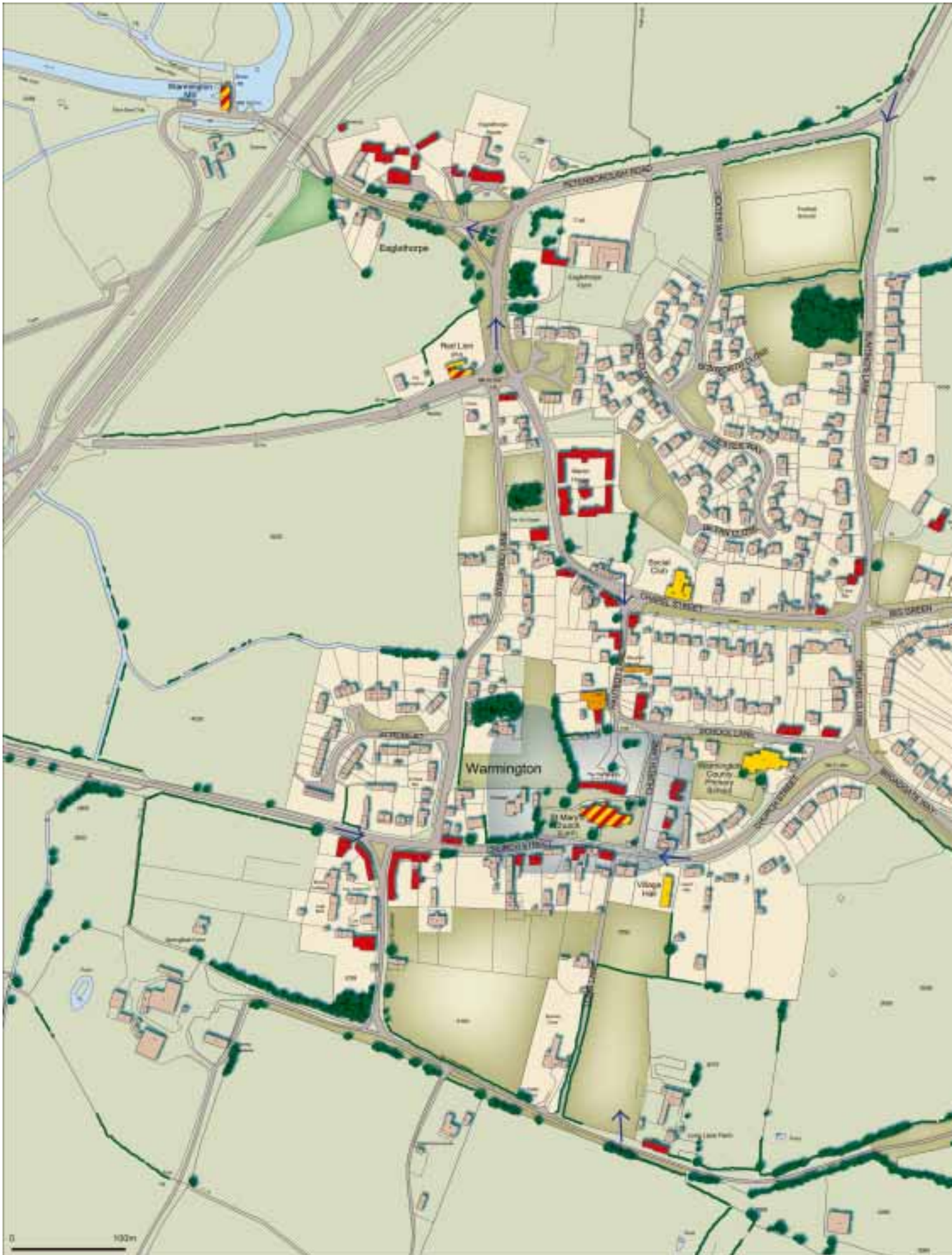
The General Strategy for Development in Northamptonshire Northamptonshire County Council

www.northamptonshire.gov.uk



- 1 Taylors Green
- 2 Long Lane Farm and spring-line pond
- 3 Warmington Mill and millpond
- 4 Papley Coppice ancient woodland
- 5 Ancient willow tree, Taylors Green
- 6 Warmington village from Bean Hill

1	2
3	4
5	6





The Village of Warmington

-  Listed and Recorded Buildings *
-  Principal Public Buildings
-  Shop
-  Pocket Park
-  Open Spaces
-  Visually Significant Trees
-  High Hedgerows with Occasional Trees
-  Important Views
-  Setting of St Mary's Church

* Recorded Buildings from RCHM
Architectural Monuments in North
Northamptonshire ISBN 0117009962

- *The street pattern in Warmington clearly shows the earlier pattern of linking streets. Development in more recent times in Acremead, Pierce Crescent/Drapers Close and Nene Pastures (Dexter Way, Short Close, Bosworth Close and Bevan Close) have introduced culs-de-sac and circular routes.*
- *The importance of the area around the Church, with many older and significant buildings is clearly shown, together with the listed houses in Eaglethorpe. In addition the map shows the way that agricultural land comes into the village, emphasising the rural nature of the community.*
- *One of the characteristics of the village, that is clearly shown on the map, is the wide verges alongside many roads, including Taylors Green.*

Chapter 3 Buildings

- *There are a variety of building styles in the village that reflects the different dates of building;*
- *Within the village there are important buildings that are crucial to maintaining the community spirit;*
- *The following are the important design features that need to be respected:*
 - *Street layout, positioning and massing;*
 - *Height and form of buildings*
 - *Range of colours and materials used;*
 - *Roofs;*
 - *Chimneys;*
 - *Windows;*
 - *Dormers;*
 - *Doors; and*
 - *Walls.*
- *Buildings provide important habitats for wildlife.*



Introduction

Warmington's charm is the fact that it does not conform to a traditional pattern. Older buildings, whether modest or grand, exhibit regional features, and later developments are largely sympathetic in material and self-contained in layout. There is a variety of styles reflecting the different dates and purposes of the buildings; this mix of styles gives the village its character.

Within the village there are important buildings that are crucial to maintaining the community spirit. As well as the Parish Church, these include the School, Village Hall, Social Club, Pub and shops. Their various roles in providing a focus for community activities is vital, and the current uses of the buildings need to be safeguarded if at all possible. In particular the Parish Church, as a Grade 1 listed building, and the surrounding churchyard and surrounding buildings, must be properly maintained to ensure that future generations are able to enjoy this wonderful building. The School and Red Lion Pub are also fine buildings located in important settings that need to be respected.

Street layout, positioning and massing

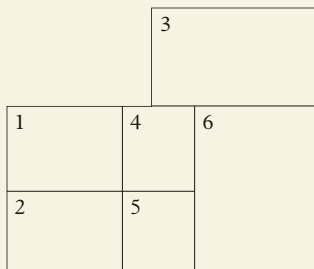
In some parts of the village the building frontages are immediately behind the footpath. In others, houses are set back with front gardens and driveways. Sometimes, such as opposite the vicarage, there is a setback. Some buildings are terraced, while others are detached and widely spaced. Outbuildings may be grouped around courtyards or drives. This layout (complete with inconsistencies) provides the sense of place that distinguishes the village of Warmington from a town or suburb. These features also provide historical clues to the older village: the curving line of houses to the north west of Big Green marks the edge of the former green.

Height and form of the buildings

Parts of the village consist mostly of bungalows and chalet style houses, and others are characterised by workman's cottages. Despite these very different forms, traditionally houses are mostly single storey, two storey or 'storey and a half' high with dormer windows. Larger buildings are rare and invariably set in gardens of a similar scale.



- 1 Church
- 2 The Red Lion public house
- 3 Cottages in Stamford Lane
- 4 Eaglethorpe House



- 1 Houses in Church Street fronting onto the footpath
- 2 New development in Chapel Street illustrating 'storey and a half'
- 3 New housing in Nene Pastures
- 4 Freestone
- 5 Red brick
- 6 Grey brick used at the Acremead development



Range of colours and materials used

Two colours predominate in Warmington: Stone greys and Brick reds.

Freestone is palest, smooth textured and cream or magnolia. 'Rubble' stone ranges from buff (less usual) to neutral, and has a sprinkling of pinkish tones. The grey brick used at Acremead, which has a sandy texture and a pinkish hue, is a particularly good match for the colour of weathered stone, especially in distant views.

Great care is needed in using the right building material in the right way. In both Warmington, and neighbouring villages, there are examples of individual houses built in styles and materials that are completely different

in appearance from the surrounding properties and do not blend well. This is a pity because quite good results can be obtained with a suitable material laid in traditional style. At Nene Pastures, for instance, the range of material is said to have been developed specially and it is certainly a good colour and reasonable texture match.

Red bricks range from dark, almost purple Victorian, to light salmon 'flettons'. These are often used to provide contrast in arches or quoins.

There is considerable variety in treatment of woodwork. White is always appropriate and practical, black isn't popular but would have been widely used in the past, as would cream, bottle green and burgundy.

Chapter 3 Buildings

Roofs

Roofs on older buildings are simple, usually pitched and shallower the newer the building (as a general rule, the older the building the steeper the pitch). This reflects the characteristics of the roofing materials traditionally used. Where the covering material has been thatch, the roofs are typically pitched at least 50 degrees. Only two thatched examples remain, although there were many more within living memory. The other materials used are Collyweston and Welsh slate (both real and synthetic), pantiles, concrete interlocking tiles and, rarely, plain tiles. Some older buildings are hipped, but half-hipped and mansard roofs are not traditional styles in the region.

Where real Collyweston is used, this may incorporate the traditional details of swept valleys and hips, executed with soakers or lead ridges instead of half round tiles. There are fine examples of such roofs in the village. It is rare for builders to attempt these details in synthetic stone slate.

Available synthetic stone slates fall into two categories. One consists of essentially flat concrete tiles with a gritty dressing to give texture. The other has a moulded 'stone' surface. The effect of these two is very different and while neither is particularly convincing, the moulded one looks better.

Chimneys

On both brick and stone buildings chimneys are tall and positioned flush with gable ends, or more rarely, in the centre of the ridge. External stacks are almost unknown. Stone chimneys are always ashlar, never rubble. Finer examples, such as in Eaglethorpe where a stack has recently been restored in new stone, have moulded plinths and copings. Even brick chimneys are always taller than they are wide and have corbelled copings. Plain clay pots are used.

Windows

Window openings in modest stone cottages often use timber lintels. Arches in stone and brick are usually simple camber arches with a chord ranging from almost nil to no more than 10% of the span. More rarely, gauged arches of skewed brick or freestone voussoirs are used. Plain rectangular stone lintels are rare because of the low tensile strength of local stone (and are often cracked as a result!). Synthetic stone, being more than 10 times stronger can be used like this. However, this is not authentic.

Windows in traditional houses in Warmington are usually vertical sliding sashes, either with a central glazing bar and 2 panes of glass per sash, or with 6 – 8 smaller Georgian panes per sash. A small number of houses have horizontal sliding sashes, a rare local feature.

Dormers

On traditional houses, dormers rarely involve any masonry, even if at the eaves. Usually incorporating little more framing than the window itself, dormers are usually taller than they are wide with lead or slate clad cheeks and gabled or hipped roofs. If the building was at one time thatched then the roof may be a simple slope.

Doors

There are many original Victorian doors in Warmington. Fitting a modern door into the façade of an older house requires great care. Alas many modern doors, especially those manufactured in Upvc are unsuitable, and damage the appearance of the house. Where new doors are fitted, they should be of an appropriate style that reflects the age and style of the house.

Walls

Within the village, and especially within the historic core, there are a number of old and attractive limestone walls. These need to be maintained, and where appropriate (e.g. new field boundaries adjacent to new development), new walls using the traditional material should be constructed.

Wildlife in buildings

Buildings provide important habitat for a range of wildlife, particularly bats and swifts. Expert advice is available on how design and construction can make buildings 'wildlife friendly'.

The references below will provide additional information that will help builders and architects create 'wildlife' friendly buildings.

Some species are protected by law, and further advice can be obtained from the Local Planning Authority or English Nature.



References

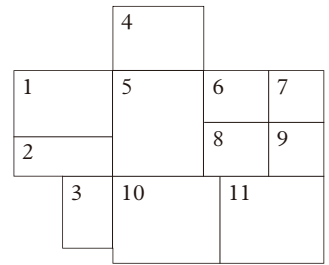
Bats in Buildings
Bat Conservation Trust 2001

Wildlife and Buildings
Technical guidance note for architects, builders, building managers and others.
National Trust 2001

Focus on bats
Discovering their lifestyle and habitats
English Nature 2003
ISBN 1 857166965



- 1 Thatched House in Church Street
- 2 Example of Ashlar stone chimney
- 3 Freestone voussoirs and horizontal sliding sash
- 4 Brick chimneys positioned flush with the gable end – note corbelled copings
Example of timber lintels
- 5 Swept valley on house in Spinney Close
- 6 Welsh slate roof on house in Chapel Street
- 7 Repaired chimney on house in Eaglethorpe
- 8 Good habitat for swifts



- 9 Rectangular stone lintels
- 10 Barn – a suitable habitat for bats
- 11 A good example of a new house with dormer windows that follow the traditional style



Chapter 4 Highways and byways

- *The original street pattern has not been recognised in the recent developments, which have introduced culs-de-sac;*
- *Future development should cater for through traffic, echoing the road loops that formed the earlier street layout;*
- *The wider grass verges in the older part of the village are important landscape features;*
- *No roads in the village can accommodate street parking and still allow two-way traffic;*
- *Parking should, as far as possible, be kept clear of the road, and positioned out of sight;*
- *Pedestrian access to the village from the surrounding countryside and within the village makes a major contribution to the sense of community;*
- *Some form of traffic-calming may need to be considered on the main routes into the village; and*
- *Street lighting should provide sufficient lighting, but not as intensive as is found in urban areas.*



Warmington lies across a Roman road that runs north-east to south-west through the parish (approximate route shown on map on page 6). The former A605 follows the line of the Roman road, from the junction with the new bypass to the end of Buntings Lane. The route of the Roman road through the village is obscure, although it seems to run along or parallel to Stamford Lane and west of Elm Farm joining the current bridleway from Springfield farm to Ashton. This section is now part of the Nene Way and used by many walkers, cyclists and horse-riders.

Road development

The initial development of Warmington's roads was from a simple cross between the Peterborough to Oundle, and Luton to Fotheringhay roads. From this simple framework a small number of spur roads or tracks developed for farming traffic with loops in the centre of the village catering for residential needs. This pattern changed little until the twentieth century.

During the twentieth century the three major housing developments (referred to in The Village Context) added new roads to the village. All have been culs-de-sac, a feature not previously present in the village. Original spurs from the through roads usually end in a track or at least a footpath. While culs-de-sac have obvious merit for traffic control they introduce dead ends into the village, making the culs-de-sac effectively a no-go area

for residents living elsewhere in the village. This has the effect of creating micro-communities within each development and a suburban atmosphere rather than helping the social integration of the village as a whole.

If there are future developments involving new road construction these should cater for through traffic, echoing the residential loops at the centre of the village. Control of the relatively light traffic within the village can be affected by traffic calming devices built into the design of the new and existing roads.

Nature of the road ways and byways

The roads developed prior to the 1950s did not incorporate footpaths. While some narrow pavements have been added to these roads (notably outside the almshouses) many are simply edged by buildings facing directly onto the street or by wide grass verges backed by a hedge and often mature trees. Other parts of the village have wide verges with a pavement that is set back from the road, while others have a suburban look with a pavement and narrow grass verge, or none at all.

The wider grass verges in the older parts of the village contribute to the feeling of space in the village and provide a link to its rural heritage. They are also important wildlife habitats. It is important that not all verges are

1	2	3
	4	

- 1 Route of Roman Road towards Springfield Farm
- 2 Verge & path, Broadgate Way
- 3 Connecting path in new development
- 4 Limestone wall and pavement in Church Lane



	2	
1	3	4

- 1 Long Lane looking towards the Church
- 2 Parking in Church Street
- 3 Long Lane
- 4 Taylors Green



maintained like bowling greens so that the wildlife is encouraged. Recent tree planting by villagers and the parish council has sought to replace some of the many trees lost along road verges, but it would be better to restore hedgerow trees.

No roads in the village can accommodate street parking and still allow two-way traffic. Some are single track so any parking causes difficulty. Church Street (by the church) has particular parking problems and is one of the main routes into the village. Parking is unsightly, whether on or off the street, and while parking on the street may sometimes act as a calming measure, by slowing up passing vehicles, parking should as far as possible be kept clear of the road and positioned out of sight.

Footpaths

The parish has a large number of footpaths and while they mostly follow field edges and lead out of the village, a few link parts of the village through farmland. Long Lane is a particularly good example of the latter, linking Church Street with Taylor’s Green via a track that becomes a narrow path attractively overhung by trees. The use of linking footpaths has been adopted in the recent Nene Pastures development although not in the earlier culs-de-sacs of Acre Mead and Pierce Crescent.

Pedestrian access to the village from the surrounding countryside and within the village is an important asset to the village and makes a major contribution to the sense of community.

Traffic levels

Since the building of the bypass for the A605 the volume of through traffic in Warmington has declined significantly. However, the high speeds at which cars travel on the bypass can be maintained on entry into the village via Buntings Lane and Church Street. Future traffic calming at entry points to the village would considerably improve road safety.

Street Lighting

The current street lighting has been in place for almost 50 years, and the Parish Council is gradually renewing the lights. Street lighting, by its density and type, can significantly influence the character of an area, and the challenge is to provide sufficient lighting, but not as intensive as might be found in urban areas.

Chapter 5 Guidelines for Development

The previous chapters have described the character of Warmington and the surrounding countryside. This final chapter translates that information into ‘Guidelines for Development’, but reference should be made back to the previous chapters to understand the reasoning behind the Guidelines.



General Principles

- 1 The principles set out in The Rockingham Forest Trust’s Countryside Design Summary *“Building on Tradition”* are relevant to Warmington, and should be applied in the consideration of development proposals.
- 2 The Church is the most important building in the Village – development needs to respect this.
- 3 The Village has different zones, primarily reflecting different dates of the buildings – new development needs to reflect these zones.
- 4 Developers should take ‘*design cues*’ from the immediate vicinity (in some cases, adjacent buildings may in themselves be poor examples, and thus care is needed over the choice of ‘*design cues*’). Ideally, planning applications should be accompanied by a succinct ‘Site Appraisal’ or ‘Design Statement’ of the proposal together with perspective drawings or artistic impressions. Designs for new development should provide details of hard and soft landscaping.
- 5 When new houses or extensions to existing houses are being considered, care must be taken to ensure that ‘*over development*’ does not occur. In other words, space around the building must be sufficient for the needs likely to be generated from the particular dwelling. Family homes need garden space, whilst smaller homes need amenity space and perhaps areas for drying clothes. New development will need to respect the general density applying in any particular part of the village. Only in the larger gardens should three storeys be used.
- 6 The design of new buildings should conform to the Warmington context by avoiding anonymous ‘*pattern book*’ design, or styles alien to Warmington’s locality. There should be a regional identity that is appropriate to East Northamptonshire. Equally, designs based on a confused mixture of architectural styles and decoration, that mimic but lack the integrity of genuine historic buildings, should not be considered.
- 7 Alternatives to natural materials maybe acceptable where they do not have an adverse impact on existing form and character and where they are used in context.
- 8 High-quality contemporary architecture and designs, which complement their surroundings and incorporate variations in mass and scale, will be encouraged.
- 9 Roof pitch should be consistent with the type of material used, and the location of the building. Traditional roofs with natural materials tend to be steeper than modern roofs, which use artificial slate or concrete tiles. Roofs should not be too steep, as this increases the mass effect.

1	2	3
---	---	---

- 1 Barn conversion to Offices
- 2 New development at Nene Pastures
- 3 Redundant agricultural buildings in Chapel Street



10 Design layouts should incorporate traditional local treatments of boundaries such as walls, fences, verges and planting, as appropriate to the size and type of building being built.

11 Maintenance of historic buildings should ensure that original details are retained and repaired where feasible. As far as possible, traditional techniques and sympathetic materials should be used. Particular care should be taken with the design and materials used for extensions and for alterations such as replacement doors and windows.

12 The mixture of housing types in the village should be maintained. Developers must take this into account when designing new houses for the village.

13 Particular care should be taken to design the layout and density of new developments so as to ensure privacy and freedom from excessive noise for residents in surrounding gardens and dwellings. The design should avoid a 'suburban estate' effect.

14 The distinctive landscape of the Nene Valley should be maintained and enhanced.

Constructional details and Regional Features

1 Building materials, and their appropriate use, play an important part in determining local character and distinctiveness.

2 Brick Buildings

Only two types of brick, reds or greys, have really been used successfully in the village. The best way of choosing brick is to look at existing buildings, get some similar samples and then hold them up against existing stone and brick for comparison. Brick detailing in Warmington is simple, usually limited to decorative chequer-boarding or 'burnt headers' and projecting or dentilled eaves. Occasionally, regular stone quoins are used decoratively with brickwork.

3 Stone Buildings

Although there are some wholly ashlar buildings in the village, most are built of coursed dressed rubble with ashlar quoins.

- n The 'rubble' stone is hard and shelly with subtle colour variations;
- n Stones are roughly squared, although corners may be rounded;
- n The face is dressed flat with characteristic vertical chisel marks;
- n Lime mortar is dirty white with coarse sand including bits of charcoal and flint;
- n Parallel courses of stones are even, and run from one end of the wall to the other;
- n Coursing is never broken by 'jumpers'; and
- n Stones within a course vary in length (but not in height).

Quoins at corners of buildings are usually Ketton freestone, buttery yellow to pink with a smooth 'cod's roe' texture. These quoins may be quite large and their irregularity shows the desire to make maximum use of each freestone block. At window openings freestone or selected rubble may be used. Some Victorian buildings use brick quoins, arches and string courses.

Warmington masonry courses are typically 65-200 mm (2½ – 8 inches) thick.

It follows that, regardless of architectural style, natural or synthetic stone needs to be selected and laid sympathetically if it is to look in keeping. This means that:

- n Stones must be roughly (but not perfectly) rectangular and vary in length;
- n Courses must be continuous and parallel with varying thickness;
- n Obvious repetition (i.e. matching the blockwork inner leaf) should be avoided;
- n Ideally, 'stone' quoins should be irregular; and
- n Pointing mortar should be coarse and slightly recessed.

There is a huge variety of synthetic stone available. Much of this is unsuitable and even where the 'stone' is a reasonable colour and texture match, the way in which it is used is critical to the overall appearance.

Real stone is now available from local suppliers 'manufactured' in sizes suitable for cavity walling, and delivered on pallets ready for use. This stone is sawn and/or cropped by machine and is actually cheaper than reclaimed stone but more expensive than synthetic. Results can be variable. The colour range is good and the stone will weather sympathetically, attracting algae with age and darkening when wet (rather than streaking). However, in some examples the face of the stone is far too rough giving a rugged effect not found in the neat traditional stonework.

Poorer synthetic stone, by contrast tends to be too smooth or too regular and the colour is either too bland or with an obvious multicoloured effect. Other ranges have a rough texture and a very uniform colour.

Chapter 5 Guidelines for Development



Although fortunately, there are no examples in Warmington, builders in other villages have used real stone for the front elevation and economised with synthetic for the remainder. This should be avoided.

4 New Developments

Whether isolated, such as infill, or built as a group, new developments need to respect the following features as they apply to the part of the village in which they are situated:

- Street layout, positioning and massing
- Height and form of the buildings
- Range of materials and colours used
- Constructional details and regional features

Whilst this document has previously noted the importance of the community buildings (Church, School, Village Hall, Social Club, Pub and shops), it is possible that changes in the Community may mean that these buildings become redundant for their current use. However, the Village Hall and Social Club occupy very significant plots of land and any new development must take full account and comply with these Guidelines for Development.

4.1 Layout

1 The design and materials used for boundaries and street furniture, including signs, lighting and seats, should be selected with care to reflect Warmington's styles, and to reflect the rural nature of the village. Boundaries for new 'infill' buildings should be chosen so as to enhance the integration of the new with the old, rather than creating a 'stand-alone' effect.

2 New roads and pavements should be appropriate to the rural character of the village. Culs-de-sacs should be avoided.

3 Adequate off-street parking should be provided for all new developments with garages and parking spaces positioned to have a minimum impact on the street scene.

4 Frontage lines must be preserved, and new 'infill' buildings should be built at the same ground level as adjacent buildings.

5 The location of new development must be recognised. For instance, a building located on the approach to the village may need to be designed to reflect that sense of arrival. Larger three storey houses should only be built

on larger plots of land, and should not be located adjacent to properties of a contrasting scale.

4.2 Access and mobility

1 Easy, safe access by foot and bicycle should be incorporated in plans for new developments, with the objective of integrating such developments into the existing village. Hard surfacing should be of an appropriate type to blend into the streetscape. Black tarmac should be avoided.

2 When work is undertaken by Utility Companies, that involves digging up pavements, surfaces should be restored to match adjacent surfaces. (e.g. use of golden gravel where this matches adjacent paths and roads.)

3 The lanes throughout the parish should be conserved with their existing rural character and should not be provided with inappropriate urban style kerbing and street lighting. The objective should be to reinforce the village character.

Landscape

1 Entrances to the village should be visually welcoming and avoid a stereotypical suburban look.

2 Taylor's Green, Eaglethorpe and the river meadows are highly valued by the community – their character should be maintained.

3 Existing greens and other open spaces are important and, ideally should be preserved and enhanced. Any significant new developments should incorporate new green spaces and recreation areas.

4 Attention should be given to sensitive views within the village, for example the Parish Church and river views should be safeguarded.

5 A variety of appropriate native and local trees (Willows [white, goat and crack], oak, crab apple and field maple), hedging and plants should be used. A sustainable maintenance plan should be provided as an integral part of the design where appropriate. Future tree planting should avoid damage to existing areas of wildlife and landscape value.

6 The presence of farm animals and pastureland close to the centre of the village is valued by residents, and should be maintained in the future.



7 Existing wide grass verges, particularly those in Big Green, Little Green, Broadgate Way, Eaglethorpe and Taylor’s Green are valued and should be safeguarded. In new development, wide grass verges should be provided, with some maintained to benefit wildlife specifically.

8 Overhead power and telephone lines should, whenever possible be sited or re-sited underground, particularly in Church Street, Chapel Street, Church Lane, Hautboy Lane, School Lane and Eaglethorpe.

9 New mobile phone masts should be shared between providers, and be made as unobtrusive as possible by siting within tree lines.

10 External lighting of properties should be limited to the minimum required for security and working purposes, and shall be placed to avoid creating light pollution and a nuisance for adjacent or opposite properties.

11 Any new development outside the ‘village envelope’ must be sensitive to the landscape, be unobtrusive, and constructed of materials that reflect the local character. Good landscaping, which reflects the rural character, must be provided.

Street Lighting and Furniture

1 Street lighting should:
 n Avoid light pollution;
 n Be appropriate to the location;
 n Avoid creating a ‘suburban’ feel to the village.

2 The lighting columns and lanterns should:
 n Be of a design and location that is unobtrusive in the street scene; and
 n Respect adjacent buildings and have a sympathetic design.

3 Street furniture, including signposts, noticeboards, street name signs, litter bins, letterboxes and waymarking posts (eg. marking the Nene Way) should be of a design and location that blends into the surrounding street scene.

4 The telephone kiosk at the junction of Hautboy Lane & School Lane should be retained.

Business and Commercial Premises, and Agricultural Buildings

The General Principles noted at the start of this Chapter should also be applied to non-domestic buildings.

Where traditional agricultural buildings are being converted, the following guidelines should be followed:

- n Use existing openings to provide access and light;
- n Avoid introducing new features, such as chimneys, or dormer windows to roof pitches;
- n Avoid introducing new elements, such as garages, which are incongruous with the original outline of the buildings;
- n Avoid divisions between properties within a whole farm conversion, which do not have any relationship with the historical divisions; and
- n Retain and re-use any traditional yards, and particularly the surfacing where these relate to the surrounding buildings.

The purpose of these guidelines is to ensure that the traditional character of the building(s) is retained, whilst allowing a new use to be found.

1	2
	3

- 1 Traffic calming at Nene Pastures
- 2 Mobile phone mast and sewage works
- 3 Walkers on path below Rectory Farm

1	3
2	

- 1 Buildings at Villa Farm
- 2 Bypass at Eaglethorpe
- 3 Overhead wires and street lighting at the Old Bakery

Chapter 6 The Future

- *All those who have a role in development must play their part and accept their responsibilities, in order to successfully implement this Village Design Statement;*
- *Other businesses may, through their work, have an impact on the character of the Village – they also need to take account of the Guidelines for Development; and*
- *The Parish Council should review this Statement in 2008.*



If this Village Design Statement is to be successfully implemented in the future, it does require all those who have a role in development to play their part, and accept their responsibilities. Thus residents, builders, architects, developers and landowners, together with their Agents, need to use this Village Design Statement however large or small the proposed development may be. In addition, others who through their businesses have an impact on the character of the village need to take account of this document, when implementing work. This will include Utility Companies, Communication companies and Highway Authorities.

Guidance on implementing the principles set out in the Village Design Statement may be obtained from:

**East Northamptonshire Council
East Northamptonshire House
Cedar Drive
Thrapston,
Northamptonshire
NN14 4LZ.**

There is also a need to keep this document under review, and Warmington Parish Council will need to undertake this task certainly in 2008, but earlier if there is a recognisable need.

The successful completion of this project has been made possible by generous grants from “Awards for All”, the European Community “Leader+” programme managed by Rockingham Forest Trust, and the Esmée Fairbairn Foundation.



Glossary of Terms

<i>Freestone</i>	Fine grained stone that works easily, and thus suitable for carving
<i>Ashlar</i>	Dressed stonework with squared sides and corners, laid with fine joints
<i>Voussoirs</i>	A wedge shaped masonry unit in an arch, whose converging sides are cut as radii as one of the centres of the arch
<i>Quoins</i>	A hard stone or brick used, with similar ones, to reinforce an external corner or edge of a wall, and often distinguished decoratively from adjacent masonry
<i>Corbelled</i>	A projection, or one of a series of projections each stepped progressively further forward with height
<i>Coping</i>	A protective cap of a wall, parapet or chimney, which may be flat, but commonly sloping, double-bevelled or curved to shed water
<i>Headers</i>	A masonry unit, laid so that its ends are exposed, overlapping two or more adjacent masonry, and tying them together
<i>Dentilled eaves</i>	Small toothlike blocks forming ornamentation on the lower edge of a sloping roof