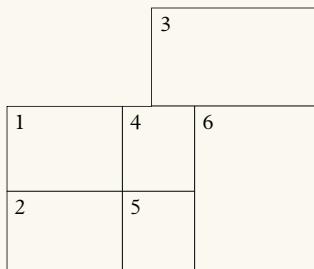




- 1 Church
- 2 The Red Lion public house
- 3 Cottages in Stamford Lane
- 4 Eaglethorpe House



- 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 purpley 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

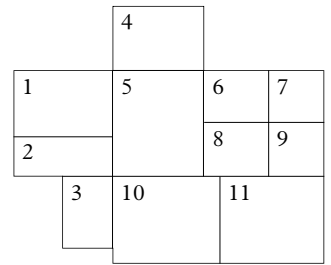
Bats in Buildings
Bat Conservation Trust 2001

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
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- 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.

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- 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.

- The 'rubble' stone is hard and shelly with subtle colour variations;
- Stones are roughly squared, although corners may be rounded;
- The face is dressed flat with characteristic vertical chisel marks;
- Lime mortar is dirty white with coarse sand including bits of charcoal and flint;
- Parallel courses of stones are even, and run from one end of the wall to the other;
- Coursing is never broken by 'jumpers'; and
- 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:

- Stones must be roughly (but not perfectly) rectangular and vary in length;
- Courses must be continuous and parallel with varying thickness;
- Obvious repetition (i.e. matching the blockwork inner leaf) should be avoided;
- Ideally, 'stone' quoins should be irregular; and
- 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:
 ■ Avoid light pollution;
 ■ Be appropriate to the location;
 ■ Avoid creating a ‘suburban’ feel to the village.

2 The lighting columns and lanterns should:
 ■ Be of a design and location that is unobtrusive in the street scene; and
 ■ 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:

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

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

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- 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.

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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

