



# GLINTON VILLAGE DESIGN STATEMENT

Glinton thy taper spire predominates  
Over the landscape - and the mind  
Musing - the pleasing picture contemplates  
Like elegance of beauty much refined

JOHN CLARE 1793 - 1864

Section	<b>CONTENTS</b>	
1	Introduction	
	What is a Village Design Statement ?	Page 1
	Who is it for ?	
	How does it work ?	
2	Planning Policy Guidance	Page 2
3	The Evolution & History of Glington	Page 3
4	The Village Community Today	Page 4
5	The Present Environment	Page 5
	Landscape Character	
	Open Spaces	
	Footpaths and Cycling	
	Roads and Traffic	
	Post War Estates	
	Infill Development	
6	The Built Environment	Page 7
	Architecture & Space within the village	
	Map of Glington Village Development Zones	Page 11
7	Conservation Area	Page 12
	Planning Powers	
	Conservation Area Character	
	Architectural Features	
	List of Listed Buildings	Page 16
	Map of Glington Conservation Area	Page 18
8	Design Guidelines within the Conservation Area	Page 19
9	Design Guidelines outside the Conservation Area	Page 20
10	Community Guidelines	Page 21
	Social	
	Environment	
	Footpaths and Cycling	
	Roads and Traffic	
	Archaeological Appraisals	
11	Acknowledgements	Page 22

## **INTRODUCTION**

### ***What is a Village Design Statement?***

A Village Design statement (VDS) describes the distinct visual character of the village and its surrounding countryside that makes it a special place to live. Village residents have been involved in its production and their views are set out in guidelines that indicate to residents and builders how local character, distinctiveness and Glington's existing historic features can be both protected and enhanced under future development.

The VDS covers design issues that relate to the character of the village's built and natural environment. The guidance it contains aims to create a reference point for future village development, either in new buildings or modifications to existing buildings, that is in harmony with the village setting and local environment.

It is the statutory Local Plan and decisions taken by elected members which determine whether or not development should take place; a VDS cannot express views on such planning matters. The primary objective of a VDS is therefore to manage and protect, but not to prevent change to what already exists in Glington.

### ***Who is it for?***

The VDS sets out design principles and guidelines as an advisory document, demonstrating to village residents, builders and architects how the visual impact of development should be considered to ensure that no matter how big or small it fits in with its surroundings.

### ***How does it work?***

A VDS provides guidance in the form of a written local parish statement to be read in conjunction with Peterborough City Council's Local Plan.

When agreed and adopted by Peterborough City Council as Council Approved Guidance it will be taken into account by when determining planning applications for all future development within Glington.

Planning applications will therefore need to demonstrate that proposals for development are in accordance with the relevant guidance of the Village Design Statement.

**PLANNING POLICY GUIDANCE**

DESIGN and AMENITY

- DA2: The Effect of Development on the Amenities and Character of an Area.
- DA3: Materials
- DA8: Design of Extensions and Alterations
- DA9: Protected Spaces and Frontages in Villages

CONSERVATION OF THE BUILT ENVIRONMENT

- CBE3: Development affecting Conservation Areas
- CBE4: Demolition of Buildings in Conservation Areas
- CBE5: Demolition of Listed Buildings
- CBE6: Alterations, Extension or Other Works to a Listed Building
- CBE7: Development affecting the Setting of a Listed Building
- CBE8: Sub-Division of the Grounds of a Listed Building
- CBE9: Change of Use of Listed Buildings
- PPG15 Planning and Historic Environment

OFFICE, INDUSTRY AND WAREHOUSING

- OIW10: Employment Uses in Villages

TRANSPORT

- T1: The Transport Implications of New Developments
- T10: Car and Motorcycle Parking Standards

LANDSCAPE AND THE NATURAL ENVIRONMENT

- LNE4: Layout and Design to Safeguard Landscape Character
- LNE6: Buffer Zones for Development Bordering the Countryside
- LNE7: Areas of Historical Landscape or Parkland

### THE EVOLUTION AND HISTORY OF GLINTON

Scatters of worked flint from the Mesolithic age, about 7000 years ago, show that people have long found this area a good place to live in. There is evidence of Iron Age field systems, and excavations for the roundabout on the bypass just south of the village revealed the remains of a Romano-British farm complex.

By the time of the Domesday book (1086) Glinton's land was mostly owned by Peterborough Abbey and its knights. There were two mills, twelve ploughs and about 100 acres of meadows. Peakirk and Glinton formed one parish, and our church, begun in the 12<sup>th</sup> century, was a chapel of ease with a curate, subject to the rector of Peakirk. Glinton only became a separate parish in 1865. By 1291, Glinton was one of the Abbey's richest manors, although several fields were very marshy and subject to flooding. Traces of the medieval ridge and furrow field systems can still be seen immediately to the north of the village.

In 1541, after the Dissolution of the Monasteries, the manor was granted to the Dean and Chapter of the Cathedral, who sold it to John Wyldbore in 1650. After various changes of ownership, from 1863 it formed part of the endowment of the Dean and Chapter.

The Lady Chapel of the church was used as a school from 1711, when Anne Ireland left £100 to help found the school. John Clare, the early 19<sup>th</sup> century poet from Helpston attended here, and later celebrated the church in his poem "Glinton Spire". The great love of his life, Mary Joyce, whom he used to meet by the bridge on North Fen Road, is buried in the churchyard. The Primary School moved to its present site in 1845.

The later 18<sup>th</sup> and early 19<sup>th</sup> centuries would seem to have been times of prosperity for Glinton's farmers, as evidenced by the building of several substantial and attractive houses. The village covered 1380 acres, and its population rose from 314 in 1801 to 407 in 1871. Some of the main 19<sup>th</sup> century landowners are remembered in our street names, for example, Webster's Close, Scotts Road, Vergette Road, Neaverson Road etc.

During the Napoleonic Wars, Bleach House was used as a militia barracks. The bleach pond, used to bleach linen, has disappeared, although after heavy rain it tends to reappear briefly!

Many new developments have taken place during the 20<sup>th</sup> century, including the building of Arthur Mellows Village College. The non-conformist chapels have gone, and the Methodist one is now used as a village hall. Old buildings have disappeared and many new ones have been built. The village emphasis has shifted from being predominantly agricultural to being chiefly a dormitory village for Peterborough and even London, but its rural character remains, making it as good a place to live as it must have been 7000 years ago.



Glinton in Winter.  
A view of the  
Church from North  
Fen Road

### THE VILLAGE COMMUNITY TODAY

Glinton lies just off the A15, 10 kilometres north of Peterborough. It is a pleasant community with some attractive cottages and imposing houses built from Barnack ragstone in the older conservation part of the village. In broad terms, there has been a new housing development every decade since the late 1940's, each one being very different from its predecessors, and each adding to the village character, not least in providing homes for new families and thus a constant supply of children for the primary and secondary schools. A striking feature of the conservation part of the village is the church of St Benedict with its graceful spire, a landmark for many miles around.

As a detached village separated from Peterborough's urban development, Glinton has retained a range of self-supporting community based facilities. These include the parish church, a village hall, a post office and village store, a butcher's shop, a modern health centre, a pharmacy, two public houses with attached restaurants, extensive recreation areas, and a filling station with forecourt shop close to the village on the A15 roundabout. Peakirk cum Glinton primary school teaches 200 local children, and Arthur Mellows Village College teaches 1385 pupils from a 500 km<sup>2</sup> (200 square mile) catchment area. This is a community school offering facilities to many organisations, including youth sports teams, fitness groups, adult learning classes, uniformed groups, the local Horticultural Society show, dances and Gang shows. At the other end of the village, Clare Lodge offers secure accommodation and support for 16 young females aged between 10 and 17 who would be at risk in other types of accommodation.



North Fen Road in Springtime

All these amenities have given Glinton a long established and strong community spirit with a number of organisations set up to cater for local interests. In 1980 the former Methodist chapel was converted into a village hall. The hall is very well used, by everyone from pre-school children to senior citizens. The Women's Institute and the Glinton Horticultural Society both meet regularly at the hall, as does the Parish Council, and its use by other organisations and residents gives Glinton a facility it can be proud of.

The village is predominantly residential, with 650 dwellings and a population of 1750. In the past it was mainly agricultural. However farming could not provide sufficient employment following the expansion of the village that began in the 1950's. There are two working farms and a few small businesses, but most of Glinton's working population travels into Peterborough, or even further a field, with some commuting to London or Cambridge from Peterborough railway station. There are good, well used bus services into Peterborough and Stamford, and to the villages north of us.

A magazine, called "The Village Tribune" is published and circulated free of charge to all the homes in the seven parishes of Glinton, Northborough, Peakirk, Etton, Maxey, Deeping Gate, and Helpston, which now make up the C of E Benefice. Its aim is to keep each community in touch with current local activities and topical news items, and give a calendar of events for the six village churches.

## THE PRESENT ENVIRONMENT

### *Landscape Character*

Glinton's character is essentially rural, even though it is very close to urban Peterborough. Influenced by large flat, arable farmed fields that completely surround the village on all sides, there is a strong sense everywhere in the village of being close to the countryside. The main environment surrounding the village is open flat fen with straight dykes and watercourses, and wide hedge lined field boundaries, but with few trees, in contrast with the village itself where trees are a striking feature.

It is very important that the open countryside surrounding the village envelope is retained, and in particular the "green wedges" as defined in the Local Plan should always be maintained and protected as a physical separation between urban Peterborough and rural Glinton. Similarly, the open countryside that separates Glinton and Peakirk should be retained, to preserve the separate village identities.

### *Open Spaces*

Within Glinton there are many areas of open space. There is a public village playing field, as well as playing fields attached to the two schools, and the remains of the village green around St Benedict's Church. Extensive open areas have been created within all the post war housing estates, and all these should remain intact for the enjoyment of local residents.

### *Footpaths and Cycling*

Access to the countryside is provided by a network of public and permissive footpaths. These routes are generally sited away from public roads and provide a footpath link with surrounding villages. Consequently, as all residences are so close to pleasant walks into the open countryside it creates a well used opportunity for recreational walking, and interaction with neighbouring villages. Glinton is also on the well established Green Wheel cycle route which encircles Peterborough and links to the National cycle route network. On a summer weekend or evening the Green Wheel attracts many groups, including families, cycling through and around the village, often making the Blue Bell the lunchtime stop of choice.

### *Roads and Traffic*

The A15 bypass was constructed to the West and South of Glinton in the 1980's. Its purpose was to relieve the village of increasingly heavy through traffic, and it has largely achieved that, although village roads become very busy at the start and finish of the school day, when several school buses from Arthur Mellows Village College have to thread their way through the traffic calming scheme and narrow access roads, taking students from or to surrounding villages.

Following the opening of the Glinton bypass, the former A15 through the village was downgraded to a local access road, but it is still known as Lincoln Road. To the south of the village it links to a roundabout on the A15 bypass. This roundabout provides the principal route to Peterborough city centre with all its facilities, and directly onto the Peterborough parkway system that gives easy access to Peterborough industry, and all arterial routes to the North, South, East and West.

Northward out of Glinton, the Lincoln road links to the village of Northborough, and then to the Deepings. Market Deeping is a small Lincolnshire market town with an expanding range of facilities and housing. Further north into Lincolnshire is the fast expanding town of Bourne, and to the northwest, the ancient stone town of Stamford.

*Post War Estates*

Glinton has expanded rapidly since the end of the 2nd World War, from a population of about 650 to approximately 1750 today. The expansion came about with the development of estates around the perimeter of the conservation area. In chronological order these are : the estate built by the council at the end of the 1940's, now known as Scotts Road estate, the Jelson estate built in late 1950's and early 1960's, and in the 1970's Websters Close, followed by St Benedicts Close, then at the turn of the century, the Willows and Clarendon estates.

*Infill Development*

Although post war expansion of the village has been substantial, the effect on the village has not been intrusive, leaving the historic parts and perceived character of the village undisturbed. Apart from the post war estates, there has been small-scale infill development within the village envelope.



Permissive footpath on  
Whitton's Farm

St Benedicts Close. A  
1980's estate built with  
a spacious play area.



## THE BUILT ENVIRONMENT

### *Architecture and Space within the Village*

The attached map entitled “Glington Village Development Zones” shows the layout of the village. The Conservation Area is shown in light green, the post war housing estates in brown, open space in dark green, and housing other than that on estates or in the Conservation area in white.

A Conservation Area is an area of special architectural or historic interest, the character of which it is desirable to preserve or enhance. Conservation Areas are typically centred on listed buildings, groups of buildings, public and private spaces and a historic street pattern which contribute to particular views and make up our familiar local scene. All these criteria apply to Glinton Conservation Area, which has thirty two listed buildings, (see following section), but not all houses in the conservation area are old.

Although Glinton has been designated a limited growth village in the Peterborough Local Plan, it is by no means a “chocolate box” construct with zero development allowed. Each new estate, infill development, or individual house sits comfortably with its predecessors, and with the Conservation part of the village.

Generally, the modern housing estates built since the 1940’s have all been very much of their time, with on average a new estate being built every ten years. These developments have enhanced village life, making schools and businesses viable and ensuring that Glinton does not become a dormitory village with few facilities. The architecture of each development has been very different to the one preceding it, but each has been created with generous amounts of green space, as shown on the map.

The open feel of the village inside the village envelope and its outward, open views need to be retained, together with its unity and sense of scale.



A view along the  
ancient stone wall  
surrounding  
St Benedicts Church

North Fen Road,  
Towards Glinton  
Spire



The architecture of Glington reflects the various fashions of earlier decades. Glington has grown since the 1940's, but never in a manner that would seem to adversely alter the character of the village. There has been infill development, and some ribbon development along the Lincoln Road, Peakirk Road, and Helpston Road, but the main growth has come with each new housing estate.

**Scotts Road** is a 1940's council estate. Whilst there have been a few minor later alterations, the original estate is typical of council house build of that era. The dwellings are built to a semi detached or terrace format, all of the same brick unless rendered, with the same design of details to the eaves, no bargeboards, all built with brick gables and verges.



The estate set a trend followed in later decades of leaving plenty of green space, Scotts Road is largely built around a green quadrangle as demonstrated in the photograph .

There has not been much social housing built in Glington since the Scotts Road estate of the 1940's. Nene Housing Society saw an opportunity in 2004 to build a few bungalows for rent on some underused land on the Scotts Road Estate. The photograph shows the Nene Housing bungalows on the left, and at the back, the rear elevation of houses on the Clarendon estate



**The Jelson Estate** was built in the 1960's. The dwellings are built to a basic design, some semi-detached, some detached, all with pitched main roofs, interlocking concrete tiles, barge boards, fascias and soffits. There are no dormer windows. Garages and porches are built with flat roofs



*St Benedict's Estate* was built in the 1980's, comprising a number of standard house and bungalow types, all without bargeboards, dormer windows or flat roofs. The brick detail is contrasted with occasional rendered walls.



The buildings have soldier courses over the doors and windows, in contrasting brick to the main building. There are corner corbels and verge details to the gables. Some boundary walls are built in the brick used for the main buildings, with contrasting inset brick patterns.

The estate designers have created maximum possible public space, and have created interesting curves to the roads through the estate, thus maintaining a village feel to the estate

*The Clarendon and Willows Estates* were built circa 2000. There are a variety of house designs, and unlike previous estates built in Glington, there is a variety of house sizes, from one off mini mansions, to fairly standard modern detached houses



Most houses on Clarendon have corner corbels and verge details to the gables. The photograph opposite demonstrates the generous public space created within the development.



*Saddlers Close.*

A small development built in the late '80's, adjacent to Websters Close. Plain brickwork, some walls are tile hung, or weather board faced. The roofs have plain tiles, including porches and garages. There are no barge boards, and dark fascias. The rainwater goods are black and the windows are plain white

*Websters Close.*

A development of 30 plus houses built in the '70's, to meet the requirement for executive style homes. Plain brickwork, some walls are tile hung or weather board faced. Concrete interlocking tile roofs, some garages have pitched, tiled roofs, though most garges and porches have flat roofs. White bargeboards, fascias, windows and rainwater goods



*Arthur Mellows.*

A village college and secondary school built in the '40's. Typical post war institutional building. Plain brick walls, flat roofs, metal windows and parapets, designed with no regard for existing vernacular architecture of the village. There have been additions over the years, some with pitched roofs, some with flat roofs, but all with brick walls.

*Farthingstones*

A small development of executive/ large family houses built in the '90's. Plain brick walls with soldier courses. Pitched roofs with concrete interlocking tiles, including porches, garages, and various sized gables. The bargeboards, rainwater goods and fascias are white, as are the cottage style windows.





## GLINTON CONSERVATION AREA

### *Planning Powers*

Conservation Area status gives Peterborough City Council statutory control under the Planning (Listed Buildings and Conservation Area) Act 1990 with powers that aim to preserve and enhance the character of the important architectural and historical features within a defined area. Government Guidance is contained in document PPG15 'Planning and the Historic Environment'

### *Conservation Area Character*

It is the listed buildings which set the character around St Benedict's church, which can be described as the focal point of the Conservation Area of Glinton. Almost exclusively built in stone, most buildings are prominent whether they are large houses set in enclosed gardens or small cottages that abut the road. Earliest buildings date from the 17<sup>th</sup>C but most that do remain are either 18<sup>th</sup> or 19<sup>th</sup> C.

### *Architectural Features*

Barnack limestone, which weathers to a honey-grey colour, is the predominant material for most of the listed buildings. These dwellings are generally two storeys high with roof attics and dormer windows. There is a variety of window styles, some in stone mullion and others with large casement and sash windows. Rooflines have an interesting variety of chimney styles and dormer windows. Most are steeply sloping in Collyweston stone – a distinctive local roofing material. A small number have roofs of Norfolk thatch, Welsh slate or clay pantiles. Stone parapets can be found on several houses and some have chimneys beautifully built in ashlar stone.

### *Listed Buildings*

English Heritage listing criteria ensures that the best historic buildings are listed and protected

- Grade 1 - buildings of exceptional interest;
- Grade 2\* - particularly important buildings of more than special interest;
- Grade 2 - are of special interest, warranting every effort to preserve them.

Listed building consent is required to carry out any alterations, extensions or demolition to a Listed Building. It is likely that works within the boundary of the building curtilage may also require Planning Permission. It is therefore advisable to consult with Planning Services, Peterborough City Council, in the first instance when considering any changes to your property, listed or unlisted.

A list and location map of Glinton's Grade 1, 2 and 2\* Listed Buildings is given at the end of this section. The following is an indication of the historical quality and character of some of Glinton's listed buildings.

### *The Parish Church of St Benedict (1)*

The church is built of square rubble and ashlar limestone, with a lead and Collyweston stone slate roof. It comprises a 12<sup>th</sup>C. Chapel, with nave, clerestory and north aisle added in the 13<sup>th</sup>C, an early 13<sup>th</sup>C chancel chapel with battlements and early English and Perpendicular south windows, and a 15<sup>th</sup>C south porch moulded with carved bosses.

The chancel, north chapel and both aisles were remodelled in the 14<sup>th</sup>C and greatly rebuilt. The roof drainage system has some interesting large stone grotesque gargoyles as pipe outlets.

A 15<sup>th</sup>C west tower surmounted by a graceful, tall and slender spire a landmark for many miles around.

Inside the church is an oak pulpit standing on a wonderfully carved stone stem. At the south door is a massive square Norman stone font with a richly carved bason.

The 18/19<sup>th</sup> century low coursed *stone rubble wall (16)*, enclosing the churchyard is also listed, together with the church for its group value setting.

***Bleach House (6)***. An 18<sup>th</sup>C two storey dwelling built in coursed stone, Colleyweston stone roof with coped gable ends, built as a militia barracks during the Napoleonic wars. The adjacent two storey stone ***Bleach Cottage (7)*** has a thatched roof.

***9 The Green (8)*** is an early 19<sup>th</sup>C low pitched Collyweston roofed stone house that was formerly the church vicarage.

***Rose Cottage (9)***. The oldest dwelling in Glinton dating late 16<sup>th</sup>C, now whitewashed stone, one storey high with attic and an eyebrow dormer. It has a thatched roof with gabled ends, two 3-light mullion windows with cornices and leaded panes.

***Balcony House (12)*** Built in the 17<sup>th</sup> C as a farmhouse but largely rebuilt in the 18<sup>th</sup>C in coursed stone with a steeply pitched Colleyweston stone roof with coped gable ends. It is two storeys high, with an attic in the roof, a two storey ashlar porch with a moulded round arched doorway and stone balustrade to a balcony above, with moulded stone mullion first floor windows. There are two old hipped dormers with leaded casements, either side of large central dormer with a door to the balcony.



Balcony House



The Manor House

**The Manor House (2)** is Grade 2\* listed. It was built around 1630-40 probably by the Wildebore family and is a large two storey attic house in coursed rubble limestone and ashlar with a steeply pitched Collyweston stone roof. Its gables are ogee-shaped with ball finials at the apices and at the feet have ovals on the tops of the gables. Windows are 3-light and 4-light stone mullions. The building has large stone rusticated chimney stacks and pulvinated friezes.

The front door surround is rusticated and pedimented with a round arched doorway, keyblock and moulded impost. The porch may originally have been in the centre of the front, rather than to one end as now, implying that the house either once had a wing to the right of the porch, or it was probably planned at the time to build one later.

Surrounding buildings in the Manor House grounds are also listed for their group value. For example, the 17<sup>th</sup>C **stables (17)** built in square course stone, with a steeply pitched Collyweston stone roof, ogee-shaped gable ends with ball finials at the apex and feet, and stone mullion window with stepped head and sundial above. Also in this group is a course stone 19<sup>th</sup>C **barn (18)**, an early 18<sup>th</sup>C single storey stone **cattleshed (19)** and a two storey 17<sup>th</sup>C **Malt house (3)** detached from the Manor House but probably intended to be part of an attached wing. In the grounds north east of the Manor house is a square plan coursed stone **dovecot (20)** with flush quoins. This interesting building is dated 1789.

**Scotts Farmhouse (22)**. A late 19<sup>th</sup>C dwelling of coursed stone with ashlar dressing, steeply pitched Collyweston roof with coped gable ends. Two storey high with attic it has three hipped dormer windows. The lower windows are three bay sashes with glazing bars in moulded stone. It has a central stone porch with round arch and entablature with ball finials. Directly alongside as a listed grouping is an early 19<sup>th</sup>C two storey house at **4 Peakirk Road (23)**.



Scotts Farmhouse

**Websters Farmhouse (26).** A late 18<sup>th</sup>C, two storey building, with attic with three hipped dormer windows, a central fielded panel door in plain stone frame with straight head, voussoirs and keyblock, rectangular fanlight with intersecting glazing bars. On the roadside are cast iron garden railings, with rusticated piers at either end contemporary with the house but the railings were restored later in the 19<sup>th</sup>C.

**The Laurels (27).** A late 18<sup>th</sup>C stone house, Collyweston roof with coped gable ends. A feature of the house is its full length, roadside, buttressed Yew clipped hedge.

**The Blue Bell Public House (28).** 18<sup>th</sup>C one storey building with attic, built in coursed stone with a steeply pitched welsh slate roof with gabled ends and a gabled dormer with 4-light casement. In front of the public house is the unlisted old engine house which is now a small pharmacy. Originally the building was used by local fireman to draw water from a long gone village pond that stood on the village green.

**8 & 10 Rectory Lane (29 & 30)** was formerly the village reading room.

**12 Rectory Lane (32)** the only listed building in Glinton that is brick. Built in the 19<sup>th</sup>C in red brick, it is two storeys high with a bay widow. The rear part of the building is probably earlier than the 19<sup>th</sup> C. The building's right window is sash controlled without glazing bars.

Alongside attached to 12 Rectory Lane is a 19<sup>th</sup>C rectangular stone rubble walled enclosure that was the old *village animal pound (31)*.

Further along North Fen Road, going outside the village Conservation Area, is a Grade 2 listed late 18<sup>th</sup>C *stone bridge (10)*. It is thought that at this bridge John Clare sometimes met after school with Mary Joyce his childhood sweetheart. Mary, who never married, features in many of Clare's love poems.

**LISTED BUILDINGS**

**Grade 1**

1. *St Benedict Parish Church*

**Grade 2\***

2. *Manor house, High Street*
3. *The Malt House, High Street*

**Grade 2**

4. *1A The Green – The Queen Head*
5. *2 The Green - Granville House*
6. *6 The Green - Bleach House*
7. *7 The Green - Bleach Cottage*
8. *9 The Green - Figtree Villa*
9. *15 North Fen Road - Rose Cottage*
10. *Stone bridge on North Fen Road*
11. *24 North Fen Road*
12. *20 North Fen Road - Balcony House*
13. *2 North Fen Road*
14. *4 North Fen Road*
15. *13 High Street*
16. *Churchyard boundary wall*
17. *Stables immediately NNW of Manor house*
18. *Barn NNW of Manor House*
19. *Cattle sheds adjoining North of stables at Manor House*
20. *Dovecot NE of Manor House*
21. *Manor House cottages*
22. *Scott's Farmhouse, Peakirk Road*
23. *4 Peakirk Road*
24. *18 Welmore Road*
25. *11 Welmore Road*
26. *Websters Farmhouse, High Street*
27. *12 High Street - The Laurels*
28. *The Blue Bell Public House, High Street*
29. *8 Rectory Lane*
30. *10 Rectory Lane*
31. *Village Pound adjoining 12 Rectory lane*
32. *12 Rectory Lane.*

The accompanying map shows the extent of the Glington Conservation Area and location of all listed buildings within that area

TYPICAL BUILDING DETAILS WITHIN THE CONSERVATION AREA



Rusticated chimney stack



Ogee-shaped gable



Cast iron rainwater pipe



Hipped dormer window



Stone mullion window



Sash window



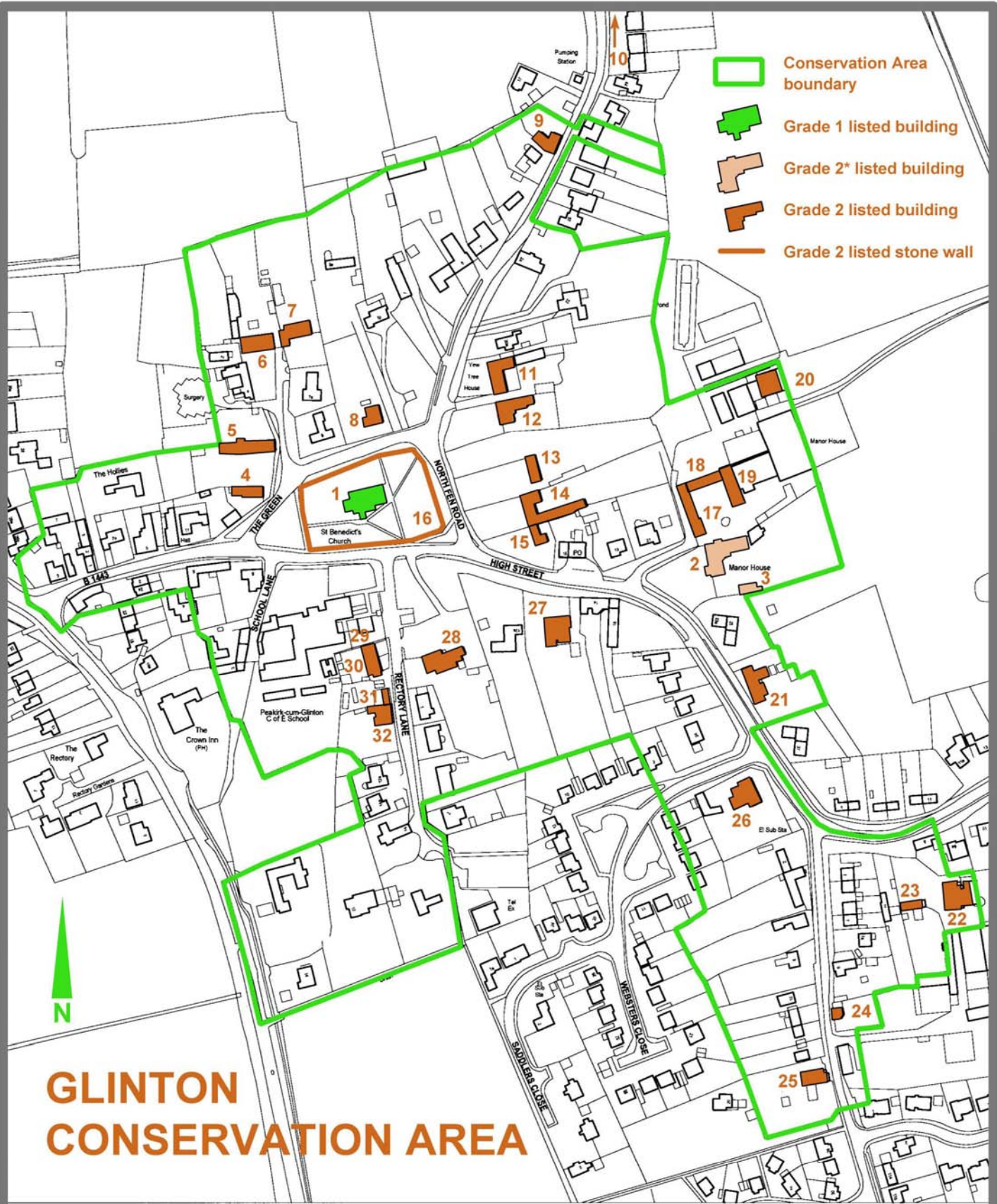
Stone door surround



Stone porch



Round-headed doorway



# GLINTON CONSERVATION AREA

This map is reproduced from or based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Peterborough City Council. LA 100024236. 2006.

**DESIGN GUIDELINES WITHIN THE CONSERVATION AREA**

- The design of any building, extension or alteration should be sympathetic to its neighbours and in keeping with the village character.
- Traditional building materials appropriate to the surrounding buildings must be used on all the buildings within the Conservation Area.
- Architectural and historic style must be maintained on extensions to protect the particular character of individual buildings.
  
- Local limestone should be used for all new buildings unless this can be demonstrated to be inappropriate in the site context.
- Collyweston roofing slate is not readily available. Except on listed buildings, or where it abuts natural stone where its retention will be required, manufactured replica slate may be considered.
- Where existing windows are beyond repair the replacement windows should match the period style of the original windows. The use of traditional materials is preferred.
- Wooden windows should always be used in preference to uPVC (particularly white), which is rarely acceptable.
- Wherever possible new roof lights in Listed Buildings should be avoided where they are detrimental to the visual character of the building and the locality.
- Cast iron or cast aluminium rainwater goods should always be used in the repair of listed buildings. On other buildings good quality alternative matching materials should be in keeping with adjoining building rainwater goods.
- Replacement external doors should be of timber construction and match the original period style.
- Chimneys should be retained and repaired. Chimneys should be a feature of any new houses in the conservation area and aim to match overall area style.
- Design of extensions and outbuildings should take into account not only views obtained from the road, but also other public viewpoints such as footpaths or open space.
- The siting of new conservatories and the materials used should be particularly carefully considered
- Old walls, railings and hedges should be preserved and maintained where practicable.
- Materials for boundaries should be sympathetic to their location; the use of traditional materials such as stone or brick walls, hedges, and iron railings is to be encouraged, particularly along road frontage boundaries and edge of village locations.
- Street furniture should be unobtrusive and road signs kept to a minimum in accordance with legal traffic regulations.
- The increasing demands of traffic and in particular vehicle street parking around the church should not be allowed to damage this vital part of Glington's historic central area and its approach roads.

**DESIGN GUIDELINES OUTSIDE THE CONSERVATION AREA*****Alterations and Maintenance***

- Brickwork and stonework should match the existing materials of the main building style.
- Replacement windows and doors should match those of the existing building, or be in a style sympathetic to the building.

***New Developments***

New buildings in Ginton will generally be sited on infill plots or small developments. The design of new buildings should be sympathetic to neighbouring buildings, and in keeping with the village environment.

- The spacing and density of any new properties should be consistent with those of the area.
- Dwellings should be positioned not to overlook or dominate existing buildings and gardens or infringe on privacy.
- Off-street parking should be provided for all development.
- Materials for new walls, roof and windows should match and be compatible with existing buildings in the immediate vicinity.
- New development should add to the provision of open space and create links to existing footpaths and access routes through the village.
- Existing grass verges are a feature of many parts of Ginton roadsides, and should be retained and not used for street parking.
- Street furniture should be of an appropriate type and style and be located so that it complements the surrounding street scene as far as possible.
- Replacement lighting columns should match the existing style and standard of light.
- Traffic signs should be kept to a minimum within the village streets without impairing road safety standards.
- All new development on the edge of the village should conserve or enhance the soft landscaped edge by the provision of appropriate tree and hedgerow planting. Hard edges such as high fencing, walls or other similar style structures should be avoided.
- Existing trees and groups of trees should be preserved.

**COMMUNITY GUIDELINES*****Social***

- It is vital that the sense of community is maintained as Ginton slowly grows.
- The local shops pubs and and post office are important in serving community needs and as meeting places. This has a binding effect on the community that must not be underestimated.
- It is important that all the village community facilities are retained and developed to maintain and increase the vitality of the village.
- The Primary School is the hub of the community. Children attending the school often make friends which last through Secondary School and into adulthood, which adds greatly to the continuing sense of community and social cohesion of Ginton. It is a place where young mothers meet, reducing the social isolation of the village where so many are out working all day. Without the Primary School the social map of the village would change to the detriment of the community. It is therefore very important to the village that the school is preserved.

***Environment***

- In accordance with the Local Plan, the “green wedges” of open land surrounding the village envelope should be preserved to maintain the rural character and open views of the village.
- The open land between Peakirk and Ginton should be maintained so that the individual identity of each community is not lost.
- Public open space within the built up area of the village should be preserved, maintained and enhanced.
- Development within the village should be sensitively landscaped using planting appropriate to the location.
- All remaining hedgerows both within the village and the surrounding countryside should be preserved where practicable.
- The footpath network in and around the village should be preserved.

***Footpaths and cycling***

- Public rights of way and cycle ways should be clearly defined, signed and kept free from obstruction and overgrown vegetation.
- Land managers and the public should follow the Countryside Code.
- Residents and visitors should be made aware of the excellent tourism and cycle map produced by Peterborough City Council.
- Cycling and walking to school should be encouraged and measures should be investigated to reduce the impact and use of cars as a means of school transport.

***Roads & traffic***

- The increasing traffic within the village should not be allowed to damage the character of the village.
- A review of the effectiveness of the traffic calming measures on Lincoln Road should be carried out.

*Archaeological Appraisals*

- The village core and surrounding areas retain important buried archaeological remains that relate to prehistoric, Roman and Anglo-Saxon activity, and to Glinton's development in the medieval and early post medieval period.
- New buildings and other developments should not be constructed on important archaeological sites.
- When significant new development is proposed, archaeological appraisals and evaluations will be needed to establish whether the proposed development site retains important archaeological remains.
- Where archaeological sites are to be unavoidably damaged or destroyed by development, they first should be fully recorded to appropriate archaeological standards.

**Section 11**

**ACKNOWLEDGEMENTS**

The core team comprising:

Brenda Hirst  
Peter Leverington  
David Wragg  
Andrew Warn

Architectural Advisor

Archie Knight

History Advisor

Valerie Hetzel

All the proof readers without whose comments this would be a much thinner document

Peterborough Planning department, in particular:

Jim Daley  
Will Nicholls

Our friends on the Village Tribune editorial team