

# Huntingdonshire Landscape and Townscape Supplementary Planning Document 2022

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

## Chapter 5 - Huntingdon SPA: Godmanchester



## Godmanchester

**5.194** Godmanchester is situated immediately south of Huntingdon on the eastern bank of the River Great Ouse.

### Landscape Setting

**5.195** Godmanchester is situated on the junction of the Great Ouse Valley and South East Claylands Landscape Character Areas. The Great Ouse Valley landscape provides the setting of the town to the west and contributes significantly to the character of the settlement. The river landscape dominates the north western side of the town with extensive flood meadows setting the landscape context between Huntingdon to the north and Brampton to the west. Portholme Meadow forms a significant feature in the landscape setting between the three settlements. Portholme is the largest surviving traditionally managed meadow in the UK, with an area of 104ha. To the northeast the A1307 cuts off views across the river valley enclosing the town much more closely and separating this side from its wider landscape setting.

**5.196** To the south west Stoneyhill Brook continues the river valley character southwards as the landform rises gently. The new A14 is mainly set down within a cutting south of Godmanchester and has little visual impact on the town's landscape setting. To the south east the landform rises and becomes much more undulating leading into extensive arable fields relating to the South East Claylands.

### Edges and Visual Prominence

**5.197** The western and north western edges of Godmanchester largely blend into the Great Ouse Valley landscape with gardens providing a soft urban edge. Long distance views across Portholme give the town limited visual prominence from this side. The north eastern side of Godmanchester is closely constrained by the A1307 which provides an elevated, heavily planted artificial edge to the town largely preventing links to the countryside beyond. Much of this side of the town can be seen from the vantage point of the A1307 as can the flooded gravel pits and countryside beyond to the north of the A1307.

**5.198** The south western edge includes a series of small scale pasture fields associated with Stoneyhill Brook. Ancient hedgerows, primarily of hawthorn, bound these and Silver Street creating an enclosed rural feel to this edge of the town. The landform rises significantly such that the urban edge is clearly visible from points along Silver Street. The south eastern edge of the town is again set on rising land around the A1198 reaching a summit just north of Wood Green Animal Shelter. The character of this edge is evolving as development progresses at Romans' Edge.

### Townscape Character

**5.199** Godmanchester has an asymmetrical urban form due to its riverside location. The town has a highly distinctive historic core generated by the pentagonal Roman street layout and narrow lanes, fine historical buildings including well preserved timber framed houses and an attractive riverside setting with views from Causeway across the river to the Chinese Bridge, recreation ground and flood meadows beyond. There are numerous historic farm buildings which generate a village rather than town character and the most important historic gateways to the town remain intact. The quantity and quality of heritage assets is reflected in two Conservation Areas having been designated within Godmanchester. Areas of modern housing estates are located to the south and east of the historic centre. The A1307 flyover and the large warehouses at Cardinal Park have a significant impact on the setting of the town when approached from the north east.

**5.200** Ten character areas have been identified (Figure 5.3 and can be viewed on the [interactive map](#)) reflecting the long history of Godmanchester and extensive development in the 20th and 21st centuries. The main urban node is located at the junction of Cambridge Street and Causeway adjoining the 16th Century Queen Elizabeth School and the Chinese Bridge leading across from the town to the recreation ground and beyond to Portholme meadow.

## 5 Huntingdon Spatial Planning Area

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

- 5.201** The town has many buildings of historic interest, particularly on Earning Street, West Street, Post Street and Old Court Hall, all roads which broadly align with the outskirts of the Roman town. Significant housing growth took place from the mid-20th century onwards, initially to the east of the historic centre and then southwards. Situated to the east of the A1198 the Romans' Edge development forms a 21st century expansion further to the east and includes Godmanchester Bridge Academy and shops alongside a variety of new houses and flatted development accessed via the A1198 and south of the A1307.



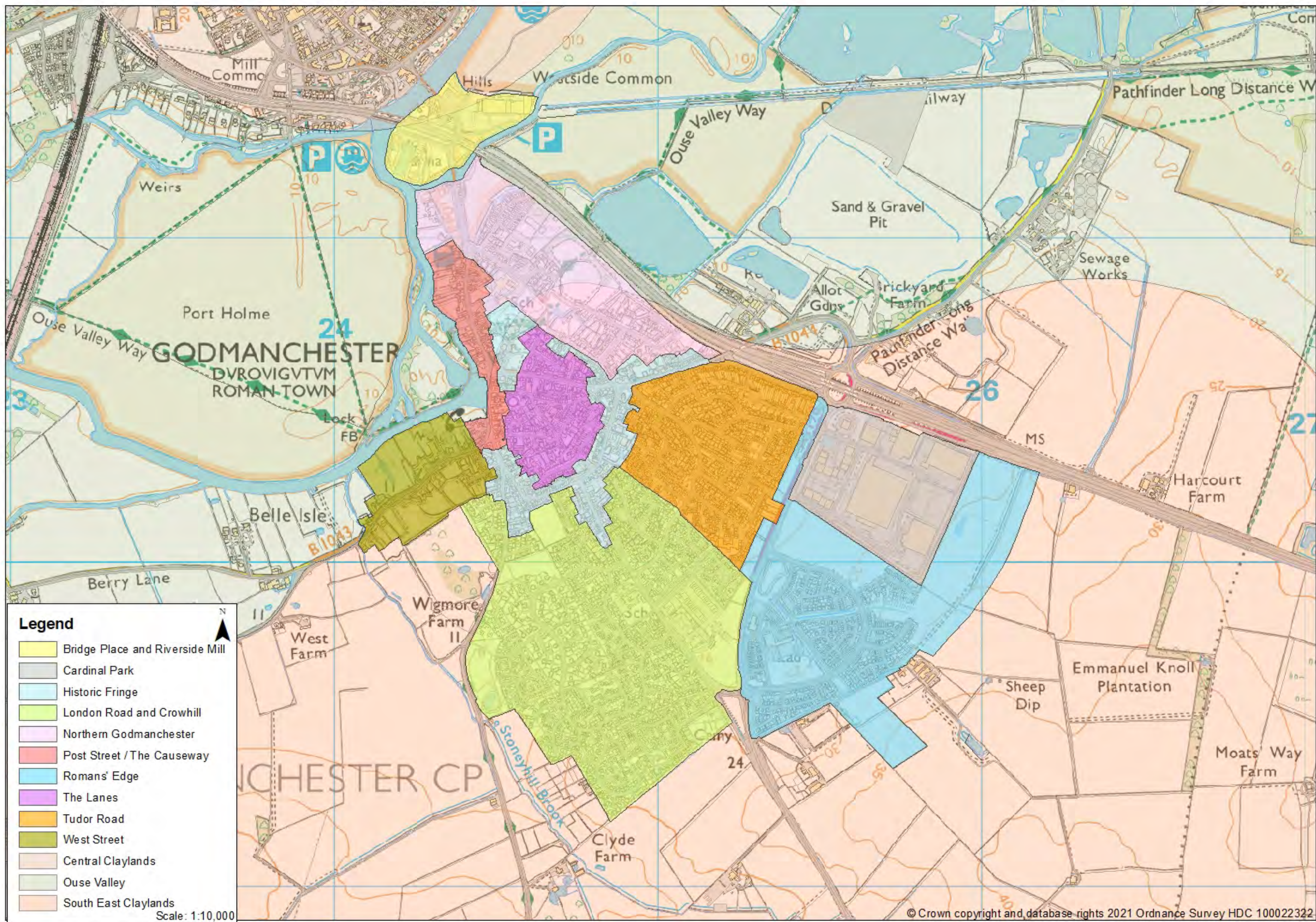


Figure 5.3 Godmanchester Character Areas



**Page left intentionally blank**

## Key Features

Historic routes	The Avenue/Post Street, Cambridge Street/Cambridge Road, London Road, Earning Street
Historic gateways	Post Street, West Street, Cambridge Road, Silver Street, London Road
Landmarks	St Mary's Church, Chinese bridge, Farm Hall, Tudor Farm, Island Hall, Queen Elizabeth School, Town Hall
Memorable areas	Causeway, Post Street, Earning Street
Key views	From the Causeway to the Chinese bridge and riverside park, from Farm Hall towards the river, east along Earning Street, along West Street



The spire of St Mary's Church is a key landmark which can be seen from many parts of Godmanchester



Island Hall faces Post Street opposite Godmanchester Community Academy; it has a symmetrical front of red brick and extensive gardens down to the river including its own island



The Chinese Bridge provides access past Queen Elizabeth School and the Town Hall to the recreation ground



The White Hart on Cambridge Road is mainly of 17th century construction with an 18th century brick extension

# 5 Huntingdon Spatial Planning Area

## Godmanchester Character Area 1: Post Street / The Causeway



The Causeway has buildings on one side only facing onto the water which leads to the mill race



Post Street contains a range of properties of distinctive character with gaps providing glimpses to St Mary's Church

**5.202** Post Street and the Causeway are key roads in the historic part of Godmanchester and reflect the town's close relationship with the River Great Ouse. This is the commercial and community heart of Godmanchester containing many landmark and historic buildings. There is a mix of uses including residential, offices, shops, public houses and restaurants. Linear development defines the routes into the central area with significant historic character generated by a wide diversity of building ages and heights. Post Street contains many listed buildings such as the former Rose and Crown now the Quaker Centre dating from the 18th century with its distinctive mansard roof forming a focal point on the eastern side of Post Street. Immediately north of this is Halton House a two storey timber framed 17th century house. On street parking presents challenges within this character area. Mill Yard car park is screened by shrubs from Post Street and provides access to the weir and Mill Steps area.



Post Street

**5.203** This area contains several impressive and imposing historic buildings with Island Hall being the prime example. Island Hall is a grade II\* listed building dating from the mid-18th century constructed in red brick with stone dressings, its central portion is of three storeys set prominently in the street scene behind iron railings. Also prominently located at the foot of the Chinese Bridge is the grade II listed Queen Elizabeth School which is a high single storey red brick building built around 1560 as a school with a steeply pitched plain tile roof that now provides community meeting halls. Further north along Post Street The Holme is a substantial gault brick property with strong red brick detailing built directly onto the back of the pavement. All of this area falls within Godmanchester (Post Street) Conservation Area.

**5.204** There are a variety of building types including 2-3 storey 18th and 19th century town houses, grand town houses, public buildings, some properties with distinctive Dutch gables, medieval half-timbered buildings and modern infill. The building types include 1A, 1B, 2D, 2E, 6 and 7A. Building materials include buff and red brick, white and pastel painted render and roofs of plain tiles and slate. The street frontage is well defined by back of pavement development with few properties having more than very shallow front gardens.



**5.205** There are views to St Mary's Church from Post Street and fine views across the river and recreation ground from the Causeway. The Chinese Bridge links the area to Portholme meadow and the Great Ouse Valley landscape. The war memorial forms a focal viewpoint at the junction of Post Street with The Avenue leading into Huntingdon.

**5.206** This is a distinctive area of high architectural, historic and landscape quality which is considered highly sensitive to change. The protection of the existing environment should be the key priority.



Godmanchester war memorial

### Development proposals should:

- Conserve the many buildings of historic interest, especially the 17th Century timber-framed buildings that contribute significantly to the historic character of the town.
- Conserve or where appropriate enhance the significance of the heritage assets including any contribution made to significance by their settings.
- Promote the enhancement of the historic centre as the traditional heart of Godmanchester.
- Reflect the existing materials and colour palette of buff and red brick, white and pastel painted brickwork and render, plain gault clay tiles and slate.
- Reflect the existing relationship between buildings and the street with back of pavement development or inclusion of only shallow front gardens.
- Maintain, and improve where possible, views into the historic centre from the recreation ground and Portholme and across the river from the Causeway.
- Seek improved pedestrian and cycle links through the area linking primarily residential areas into Huntingdon.
- Ensure adequate provision of off-street car parking to reduce the impact on the street scene of on-street parking.
- Support initiatives for the retention of existing or creation of additional services and community facilities.
- Seek to incorporate interpretation boards to share the historical significance of the area

# 5 Huntingdon Spatial Planning Area

## Godmanchester Character Area 2: Historic Fringes



Tudor Farm on Earning Street has exposed timber framing and dates from 1600 -1603; sympathetically renovated in 1994/5 it is subdivided into two homes



Victorian homes on Cambridge Street front directly onto the pavement

**5.207** The historic fringes are a relatively narrow character area which wraps around the Lanes character area. It is largely defined by Earning Street, London Street and Old Court Hall which reflect the outskirts of the pentagonal Roman town layout. It also extends along Cambridge Street and Cambridge Road to reflect the linear building pattern of the Victorian period. The area contains many high quality historic buildings, including several timber framed Tudor buildings, which contribute substantially to the historic environment and the character of Godmanchester more generally.



**5.208** The northern part of the area includes the grade I listed St Mary's Church which forms a significant local landmark with the spire visible from much of the town. The extensive churchyard is contiguous with open space within the Northern Godmanchester character area. Properties on the western side of Chadley Lane which terminates in the primary entrance to the church front directly onto the pavement and comprise a mixed terrace of low flat-fronted gault brick cottages with one 17th century timber-framed and plastered house forming a focal point at the northern end. The eastern side it entirely enclosed by the high brick wall encircling Chadleigh House, a large white brick early 19th century property set in a very substantial garden.

11 Chadley Lane

**5.209** Earning Street contains two high status timber framed farmhouses. Tudor Farm dating from 1600-03 is grade II\* listed and is an L-shaped timber framed property with a projecting upper storey facing the street frontage with dominant projecting gables at either end. The Gables dates from 1625, again timber framed it is finished in black and white and also has projecting gables and a projecting upper storey. The agricultural origins of The Gables is reflected in the range of listed barns and granary in its adjoining farmyard. The historic character of Earning Street reflects the variety of individually designed properties including several 18th and early 19th century listed buildings with the street forming the core of Godmanchester's second Conservation Area.. The 17th century Plantagenet House forms a strong landmark on the northern side of the street with a distinctive gabled oriel window. Building types are diverse and include 1A, 1B, 3D and 4; materials and colours are also very diverse although a soft colour palette predominates.



The Gables

**5.210** The character of London Street is more enclosed with properties on the northern side fronting directly on to the narrow pavement. These are primarily of Victorian construction although some are older, mainly in terraced form with a few villas. Roman Gate flats form a rather incongruous element of 1960s three storey flats with a dominant glass-fronted central stairwell on the corner of London Street and Earning Street. Properties on the southern side are mostly 20th century red or brown brick set back behind shallow front gardens. Old Court Hall contains a wider range of historic properties including 17th century timber-framed ones along with 18th and 19th century gault brick or rendered properties. Most are situated close to the pavement with 1 Old Court Hall being the exception as the mid-19th century large gault brick house is set back behind raised gardens forming a distinct break in the street scene. Building types include 1B, 2A, 2B, 2E and 3D.



London Street

**5.211** The north side of Cambridge Road is more diverse. Listed buildings include the timber-framed White Hart public house, along with the grade II listed Dial House which is a fine example of a soft red brick Queen Anne property dating from 1714. Old brick walls enclose the back of the pavement along a significant stretch of the road behind which are set numbers 3, 4 and 5 all of which are substantial listed individual properties of building types 1A and 2E. This part of the character area also includes Victorian terraces often in buff brick and early to mid-20th century homes.



Dial House

**5.212** Across this character area building materials are very variable. Warm, earth tones dominate many properties; a variety of red and buff bricks are present along with timber-framing and render, with slate, gault tile and thatched roofs. A strong sense of enclosure is generated by back of pavement development in many parts with few gaps in the street frontage.

**5.213** This is a sensitive area containing many historic buildings of great character. There are few opportunities for development other than through building extensions and/or conversions and incorporation of wholly new development on backland plots is unlikely to be appropriate.

**Development proposals should:**

- Maintain physical and visual connections to landmark buildings throughout the area, particularly views to St Mary's Church spire.
- Conserve or where appropriate enhance the significance of the heritage assets including any contribution made to significance by their settings.
- Retain original architectural detailing, including window and door details to existing terraces.
- Reflect the existing warm, earthy colour palette of materials that predominates in the area.
- Carefully consider the visual impact on landmark buildings which reinforce the historic character of the area.
- Protect existing areas of greenspace and mature trees where these contribute to the character of the street scene.
- Seek to improve the gateway along Cambridge Street into Character Area 1: Post Street/ The Causeway, particularly along the southern side whilst supporting and retaining local services and community facilities.
- Ensure adequate provision of off-street car parking to reduce the impact on the street scene of on-street parking.
- Seek to incorporate interpretation boards to share the historical significance of the area, including the Roman origins of the street layout.



## 5 Huntingdon Spatial Planning Area

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

### Godmanchester Character Area 3: The Lanes



Pipers Lane illustrates the narrow streets and intermittent pavements of The Lanes where modern properties are successfully integrated amongst historic ones



St Ann's Lane contains typical Victorian homes using a combination of buff and red brick

**5.214** The historic residential core of Godmanchester lies on the site of the original Roman settlement within the pentagonal streets of the Historic Fringe and primarily comprises a network of narrow lanes well connected to the Historic Fringe and the Causeway. Cambridge Street runs through the area introducing some diversity of uses including shops and a social club occupying a historic civic building of type 7A. On the northern side of Cambridge Street no. 4, The Old Manor House, forms a landmark 16th century timber framed building fronting straight onto the pavement. A break in the townscape is provided by the grounds of the former Particular Baptist Chapel now laid out as an open seating area.



Particular Baptist Chapel garden

**5.215** The area is typified by small scale 18th and 19th century terraces fronting a network of narrow lanes which are often only wide enough to accommodate a narrow pavement on one side. Most properties are relatively modest in scale with clusters of back of pavement two storey terraced homes dominating areas like New Street. Small areas of modern housing are integrated notably at Pinfold Lane and Pipers Lane. The area is predominantly residential and contains homes built in a wide variety of styles including short terraces, semi's and detached. Building types include 1B, 2A, 3B and 3D.

**5.216** Pinfold Lane contains a scattering of listed buildings adding individual character to the streetscene. The 18th century red brick malthouse and malthouse provide very distinctive rooflines adjacent to the GP surgery. The single storey, gault brick Manson's Almshouses, now no. 14, form a landmark building representing building type 2C.



Converted malthouse in Pinfold Lane

**5.217** The streetscape is well defined in places by continuous building frontage and housing is often directly on to the pavement or in some places straight onto the road and on street parking presents challenges within this character area. Some stretches are defined by low walls and planting to front gardens. As a result, the area generally has an intimate scale and a strong sense of enclosure. Building materials are predominantly buff brick with some red brick and roofs mostly of slate or brown pantile.

**5.218** This is an area of historic character that remains intact despite the impact of modern residential development.

### **Development proposals should:**

- Maintain the strong sense of enclosure that characterises the area with new development replicating the groups of continuous building frontage.
- Reflect the vernacular building materials and colour palette of predominantly buff brick with some red brick, white and pastel painted brickwork, render, slate and brown pantile.
- Protect and conserve the integrity of the older residential terraces through sensitive extensions and alterations to architectural details.
- Maintain views to key historic buildings, particularly St Mary's Church spire.
- Ensure adequate provision of off-street car parking to reduce the impact on the street scene of on-street parking.
- Retain and improve the network of pedestrian links to the town centre.
- Seek to incorporate interpretation boards to share the historical significance of the area.

# 5 Huntingdon Spatial Planning Area

## Godmanchester Character Area 4: West Street



West Street blends historic dwellings with a wide variety of building materials, styles and sizes



Built in 1746 Farm Hall presents a grand symmetrical frontage to West Street with the extensive gardens screened by soft red brick walling

**5.219** This is a linear character area located along both sides of West Street and forms the main approach to the town from the south west. It is semi-rural in character with properties ranging from small thatched cottages to grand villas. It contains numerous historic houses of high architectural quality and is wholly within Godmanchester (Post Street) Conservation Area. Most properties are built straight onto the pavement, particularly on the southern side of West Street, although larger villas are often set back from the street frontage with gardens and brick walls to the frontage. Mature trees and hedges to plot frontages enhance the area's historic character. This character area has a strong relationship with the Great Ouse Valley, the vegetation of which provides a green backdrop to the north.



The Chestnuts

**5.220** There is a landmark building at Farm Hall dating from 1746 presenting a symmetrical front to the street with a substantial brick wall enclosing the mid 19th century kitchen wing and gardens. Farm Hall is grade II\* listed and sits directly opposite an ornamental brick wall associated with the house containing a small meadow with a boating access inlet linking the streetscene directly to the river. Close to the junction with the Causeway the northern side of West Street is dominated by The Beeches, The Chestnuts and Oak Tree Court which provide a range of flats and sheltered apartments all screened behind a buff brick wall and presenting a strongly decorated black and white frontage to much of West Street.

**5.221** Immediately south of West Street itself lies Corpus Christi Lane which includes a group of listed timber prefabricated agricultural workers houses built in 1948. These are grade II listed as particular examples of prefabricated homes shipped from Canada to assist in the post World War II reconstruction effort, their gardens are large and relatively open creating a very rural feel to the lane.



Corpus Christi Lane

**5.222** Building materials in this area include red and buff brick, cream and white render and painted brickwork. Roofing materials are diverse including slate, stone tiles, pantile and thatch. Building types include 1A, 1B, 2B, 2E, and 4.

**5.223** This is a distinctive area of high architectural and historic quality which is considered highly sensitive to change.



### Development proposals should:

- Respond positively to the limited development opportunities in the area through promotion of creative, individually designed schemes that reflect the area's high quality built environment.
- Conserve or where appropriate enhance the significance of the heritage assets including any contribution made to significance by their settings.
- Retain and reinforce the use of brick boundary walls to define the road frontage on West Street.
- Protect the existing mature trees which contribute to the rural character of the street scene.
- Protect the landscape setting of Farm Hall and maintain the open aspect to the river arising from its land to the north of West Street.
- Seek to improve the appearance of the junction of West Street with the Causeway.
- Reflect the existing materials and colour palette of red and buff brick, cream render, timber frame with white render to upper elevations and white painted brickwork with roofs of slate, stone tiles, pantile and thatch.
- Seek to incorporate interpretation boards to share the historical significance of the area

## 5 Huntingdon Spatial Planning Area

### Godmanchester Character Area 5: London Road and Crowhill



Red brick and Georgian style windows are typical of this area



Estates west of London Road include a high proportion of 4 and 5 bed roomed detached houses with garaging

**5.224** This is a large character area comprising of housing built from the 1980s onwards and two small business estates.

**5.225** In terms of housing style it includes a series of distinct sub-areas drawn together by being accessed from London Road. Properties are typically arranged as a series of culs-de-sac off estate access roads with footpath connections between these allowing more permeable routes for pedestrians. Also within the area is a small amount of 21st century development within Ream Close accessed off Silver Street.

**5.226** The largest sub-area is focused on Crowhill and Sweetings Road area and east of London Road including Croftfield Road and running across to Dovehouse Close. Buildings here are predominantly detached in form with a high proportion of four bedroom properties although small terraces, a few semi-detached properties and the occasional bungalow are intermingled providing more diverse accommodation. Red brick is the most common building material although some buff brick is interspersed. Mock Tudor decorative panels are found in clusters with some houses retaining the original diamond pattern windows; a high proportion of the other homes have Georgian style windows. The building type is 3E. Garaging is often a prominent feature to the front of properties. The area also includes a primary school and play areas. Immediately adjoining is Roman Way, an infill group of homes comprising building type 3F with a mixture of two and two and half storey homes built around a central green. Chord Business Park and Roman Way Industrial Estate both front onto London Road and introduce a small area of type 5B industrial, commercial and office properties. These are identified as an Established Employment Areas within the [Huntingdonshire Local Plan to 2036](#).



Footpath from Middlemiss View



Mock Tudor detailing on Fishers Way

**5.227** The remaining three sub-areas are smaller but each are distinctive in style reflecting the dates at which they were constructed. Devana Park is a group of large four and five bedroom properties accessed off Sweetings Road built in the mid-1990s. Homes are set back from the road frontage with driveways and double or triple garages a common feature. The building type is 3E. Pavements are sometimes separated from the road by a grass verge and extensive soft landscaping is integral to the area's layout. A substantial play area with a small community orchard contains a footpath link to Silver Street.



Community orchard

**5.228** Comben Drive and Stokes Drive although separate both include more diverse property sizes and densities ranging from one bedroom coach house apartments to five bedroom detached homes. The building type is 3F. The building materials are predominantly buff brick, roofing is a mixture of grey and red plain tiles. Homes in Stokes Drive frequently have weatherboard detailing. Rear and side gardens which have road frontages are frequently bounded by brick walls. Very shallow front gardens are common on most properties to provide a small amount of setback and to maximise rear private garden space.

**5.229** Silver Street has a rural character with mature trees and hedgerows along much of its edge. At the northern end it leads to three culs-de-sac all containing substantial detached housing of building types 3D and 3E. Houses are notably set back behind front gardens of generally 3 to 5m depth forming a spacious layout. Trees are commonly integrated into both front and rear gardens.

**5.230** There are very limited development opportunities within this area, primarily limited to extensions and reuse of existing properties.

### Development proposals should:

- Ensure that new development responds positively to the specific opportunities available within the area.
- Reflect the existing red or buff bricks, brown and red pantile roofs and architectural detailing of the immediate locality.
- Ensure extensions and alterations to existing properties are of an appropriate size and scale to the original dwelling and do not detract from the surrounding area.
- Maintain and enhance physical and visual connections to key landmarks to promote legibility and pedestrian accessibility.
- Reduce the visual dominance of cars by promoting enhanced boundary landscaping and planting.
- Reflect the existing built forms and relationships with the street in any new development.
- Protect and enhance grass verges and landscape planting areas and provide additional street trees where space and service restrictions permit.
- Protect and enhance existing green spaces to promote their roles both for recreation and nature conservation.
- Support proposals for renewable energy with low visual impact and active modes of transport.



## 5 Huntingdon Spatial Planning Area

### Godmanchester Character Area 6: Tudor Road



Semi-detached houses are the most frequently found form in this area with most pairs separated by driveways or garages



Buff brick dominates the Bascraft Way and Walks area which combines short terraces and small three storey blocks of flats

**5.231** This area comprises a succession of housing estates built where distinct phases of building can be identified through the varied styles of homes. Cambridge Road and Cambridge Villas in the north east of the area contain the oldest housing in this area which is building type is 3B. Front gardens are typically 4 to 6m deep and some homes, particularly on Cambridge Villas, have rear gardens of up to 50m in length. All homes along Cambridge Villas are semi-detached with very regular spacing. Cambridge Road has slightly more diversity including building types 3B and 3D; the regular spacing remains a feature. Leading south off Cambridge Road homes in Meadow Way and Almond Close include a variety of bungalows and detached houses with red brick predominating as the building material.

**5.232** Further south along Tudor Road as far as The Close and Windsor Road building of 'The Tudor Estate' began in 1962. Housing is almost entirely built in semi-detached form with a few short terraces mostly on Hilsdens Drive. Entirely residential in use the homes comprise building type 3D. Red brick and plain tiles are the most frequent building materials with painted brickwork adding variety. Front gardens are commonly 2 to 4 m deep and usually separated from the pavement by low walls or hedges. Side and rear extensions have been added to many properties. Garages are often to the side of properties, frequently set well back into gardens or in blocks serving a group of homes. Pavements and roads tend to be relatively narrow and on street parking adds congestion to many streets.



Extended semi-detached homes on Fairey Avenue

**5.233** The Walks and Bascraft Way provide a distinctive, higher density area of development with homes provided as short terraces or three storey flats arranged in small, often interconnected blocks. This sub-area also includes a range of sheltered elderly person's accommodation and bungalows. Although comprising building type 3D many sections have design features in common with the Radburn layouts of type 3C. Entirely built in buff brick a high proportion of homes have front access along footpaths with parking either to the rear or in separate parking courts. Most houses have relatively shallow front gardens with few hedges or fences to provide separation, with the flats usually sitting in publicly accessible grassed areas often dissected by footpaths.



Merton Walk

**5.234** There are very limited development opportunities within this area, primarily limited to extensions and reuse of existing properties.

## **Development proposals should:**

- Maintain and enhance physical and visual connections to key landmarks to promote legibility and pedestrian accessibility.
- Reflect the predominance of semi-detached properties and support the retention of a regular street scene through careful positioning of any extensions to existing homes or positioning of infill development.
- Ensure adequate provision of off-street car parking to reduce the impact on the street scene of on-street parking.
- Be sympathetic to the materials and colour palette in the immediate vicinity.
- Protect the existing areas of greenspace and trees and maximise opportunities to enhance their contribution to the character and quality of the street scene.
- Support proposals which aid active modes of travel.
- Support proposals for renewable energy with low visual impact..

## 5 Huntingdon Spatial Planning Area

### Godmanchester Character Area 7: Northern Godmanchester



Fox Grove contains semi-detached houses built in a regularly spaced layout



Godmanchester cricket pitch provides a substantial green landscape buffer on the northern edge of the town separating homes from the A1307

**5.235** Northern Godmanchester contains two distinct clusters of homes connected by green spaces providing the cricket pitch and a landscaping buffer to the A1307 (formerly A14). The western cluster links from Post Street to Pavilion Close and includes mixed uses with Godmanchester Community Primary Academy, the Community nursery gardens and a variety of housing styles. Housing is of varied form including types 3B and 3D. The oldest houses in this area are large inter-war semi-detached properties; sitting north of these are smaller properties including sheltered apartments and bungalows. Buff brick predominates here with pebble dashing to the upper storeys of the semi-detached houses. The westernmost part of the area contains a mobile home park set behind a long entrance drive. East of the primary school lies a separate group of larger detached housing built in the late 1990s representing building type 3E. These are constructed from a brindle brick with many having distinctive arched entrance porches topped by catslide gables.

**5.236** The eastern cluster of development is wholly residential with Lancaster Way, Fox Grove and Rectory Gardens providing a variety of housing types and styles, mostly 3D with a small group of 3E as a detached group from the most recent development in the western cluster. Footpath links are common throughout this area connecting north west to the Historic Fringe and south east to Cambridge Road. Most homes are of red brick with moderate front gardens often separated from the pavement by hedges.



Landscaping screening the A1307

**5.237** Between the two clusters of development and connecting the whole character area is a series of green spaces running from the Community Nursery east to Godmanchester Cricket Club and continuing to the landscaping buffer associated with the A1307 and homes at Rectory Gardens. The area includes intermittent tree and scrub planting and informal footpaths.

**5.238** The open spaces of the Northern Godmanchester character area provide a valuable buffer between the A1307 and the residential areas of Godmanchester and should be protected from development. There are significant opportunities to enhance the value of the urban edge and respond to the changing nature of the A1307 following opening of the southern route connecting Ellington to Fen Ditton.



### **Development proposals should:**

- Enrich the area by reinforcing the character arising from the series of green spaces running through it.
- Retain the existing tree belt along the boundary with the A1307 and improve screening through additional planting along the northern boundary of the open space.
- Promote nature conservation initiatives to enhance the ecological value of the land.
- Support and enhance the pitch and facilities of Godmanchester Cricket Club.
- Maintain and enhance physical and visual connections to key landmarks to promote legibility and pedestrian accessibility.
- Support proposals for which aid active modes of travel.
- Support proposals for renewable energy with low visual impact.

## 5 Huntingdon Spatial Planning Area

### Godmanchester Character Area 8: Cardinal Park



The western part of Cardinal park provides a range of smaller industrial units



Most of Cardinal Park contains large scale warehousing

- 5.239** Cardinal Park is a business and distribution park located adjacent to the A1307 on the eastern fringe of the settlement. It is identified as an Established Employment Area within the [Huntingdonshire Local Plan to 2036](#).
- 5.240** It was originally separated from the town by the A1198 but now adjoins the northernmost extent of Romans' Edge. Cardinal Park contains numerous large, high bay warehouses of building type 5B with a material and colour palette of grey and white steel cladding, buff and red brick. It also contains a group of smaller units close to the A1198 boundary. The road layout is designed to facilitate easy movement of heavy goods vehicles with strips of tree and hedge planting providing internal screening along some road frontages.
- 5.241** The site level falls significantly from east to west. Warehouses on the elevated eastern areas are highly visible from the A1307 and the wider landscape. The screen bunding, planting and native hedgerows provides a clear boundary to the south and east. The ornamental tree and shrub planting on individual sites are not generally visible from outside the site. The southern boundary adjoins the Romans' Edge character area which has reduced the impact of Cardinal Park on the approach from the south.
- 5.242** The business and distribution park is well established, there is some capacity for new units, extensions, change of use to other appropriate land uses or the renovation of older and vacant properties.

#### Development proposals should:

- Retain and reinforce the existing tree belt along the boundary with the A1307 to improve screening.
- Minimise and co-ordinate the range of materials and colours in any future development.
- Support proposals for renewable energy and the incorporation of electric vehicle charging points.
- Promote opportunities for enhanced landscape screening to the eastern and southern boundaries.
- Provide landscape improvements to the north eastern gateway to Godmanchester.
- Seek improved pedestrian and cycle links across the A1198 into the town.
- Support proposals which aid active modes of travel.
- Support proposals for renewable energy with low visual impact.

## Godmanchester Character Area 9: Romans' Edge



Homes on Butcher Drive present a distinctive design ethos



Three storey properties give variety and definition along one of the main roads within Romans' Edge and help to enclose the streetscene

**5.243** Romans' Edge is a new neighbourhood for Godmanchester situated east of the A1198 and immediately south of Cardinal Park. It is allocated in the [Local Plan](#) under HU16 (Bearscroft Farm). The first homes, primary school and local shops were started at Romans Edge in 2016. Development is expected to continue over approximately 10 years. The landform rises slightly to the south east with the southern edge of the development being bounded by the rural Bearscroft Lane leading to the football club grounds. The eastern and southern edges of Romans' Edge immediately adjoin the South East Claylands landscape character area; peripheral landscaping will gradually soften the boundary between the two.



Godmanchester Bridge Academy

**5.244** The A1198 was slightly diverted to the east to include a roundabout providing a primary access into Romans' Edge which now forms the southern gateway into Godmanchester. Romans' Edge is all accessed off a looping spine road, Gumcester Way, with Butcher Drive forming a link between the northern and southern ends of this broadly parallel to the A1198. Building types in this area include 3F, 5D and 7C.

**5.245** Romans' Edge is designed as a cohesive area incorporating a primary school, local shopping parade and public open spaces to serve the new community. To aid integration with the town sections of the development are designed to front directly onto the A1198 and crossing points have been included linking to footpath connections.



Local shops

**5.246** Homes vary from one to three storeys in height with a full range of flatted, terraced, semi-detached and detached properties. Materials include a high proportion of pale buff brick frequently complemented with sage green decorative features including weatherboarding. Some red brick is also included, particularly amongst the larger detached homes. Plain tiles are most common for roofing in either dark grey or red. The building type is consistent throughout at 3F. Spacing between properties varies considerably although most have a fairly consistent shallow set back from the adjoining pavement. Car parking is provided in a mixture of on-plot garages and driveways, parking courts and on-street.



## 5 Huntingdon Spatial Planning Area

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

- 5.247** A linear water feature runs east to west through the centre of the area providing drainage and a strong landscaping feature helping to establish local identity with some homes looking directly over this. A smaller linear grassed area runs broadly north-south connecting Godley Green past the extensive primary school playing fields with a footpath adding connectivity.
- 5.248** This is a large urban extension to Godmanchester providing approximately 800 new homes, a primary school and local shopping facilities. Once the new neighbourhood is completed there will be limited development opportunities within this area, primarily limited to extensions and alterations.

### Development proposals should:

- Facilitate visual connections to key landmarks and features, within the historic town centre particularly St Mary's Church spire, and within Romans' Edge itself.
- Reflect the materials and colour palette of the agreed design code.
- Enhance the visual qualities of Romans' Edge by incorporating trees and landscaping to reduce the sense of exposure, particularly on the eastern edge and reinforce the tree belt on the southern edge along Bearscroft Lane.
- Improve screening from Cardinal Park to the north to minimise the impact of the area's proximity to large scale warehousing.
- Support proposals which aid active travel.
- Support initiatives for the creation of additional community facilities, leisure and recreational facilities and provision of public art.
- Proposals for renewable energy generation should avoid detrimental impact on the adjoining landscape

## Godmanchester Character Area 10: Bridge Place and Riverside Mill



RGE Engineering



Riverside Mill, a converted Hosiery Mill is located on the banks of the River Great Ouse next to the historic gateway Town Bridge

**5.249** Bridge Place and the Riverside Mill form a small but distinct character area containing a cluster of high quality historic buildings separated from the main body of Godmanchester at the foot of the Town Bridge into Huntingdon. The area is dissected by the flyover carrying the A1307 across the River Great Ouse. Separated from the main built part of the area by the flyover is Huntingdon Boathaven and caravan park which connects the area directly to its riverside setting within the Great Ouse Valley landscape character area.



Barges on the River Great Ouse

**5.250** Riverside Mill (formerly Huntingdon Hosiery Mill) was built in the mid-19th century adjacent to Godmanchester railway station and converted to apartments in the early 1980s. Grade II listed, the section adjoining The Avenue is highest, originally three storeys plus attics it now accommodates five storeys plus ground floor mezzanines due to the distinctive round headed sash windows. Other sections, also originally three storeys but lower in form variously accommodate four and five storeys of apartments. The entire structure is of white brick and tiled roof and built directly up to the river on the northern side and is of building type 5A.

**5.251** South of Riverside Mill lie RGE Engineering and Bridge Place car park, jointly allocated for residential redevelopment in the [Huntingdonshire Local Plan to 2036](#) as HU14 for approximately 90 homes and the re-provision of some of the site as a car park. Previously containing Godmanchester railway station and yards this site also included Brown and Goodman's Flour Mill which was of similar styling to Riverside Mill but of seven storeys plus attics, demolished in 1969.

**5.252** On the southern side of The Avenue at the southern foot of the Town Bridge lies 3-5 Bridge Place, a distinctively shaped red brick building with a tile hung mansard roof dating from 1801. Close by and built in the mid 19th century in association with the railway is 22 Bridge Place. This is of gault brick with fish scale slates and is built in the Jacobean style with distinctive shaped end gables and is of building type 2C. The building has now been renovated into 12 studio apartments. Adjoining this is a waterfront redevelopment site previously Tyrell's Marina and boat yard.



3-5 Bridge Place

**5.253** There are some major development opportunities remaining in this character area. Its location as a gateway to and from Huntingdon and Godmanchester is a key consideration.

## 5 Huntingdon Spatial Planning Area

### Development proposals should:

- Ensure that development responds positively to the opportunities available from the area's riverside setting arising from the River Great Ouse and Cook's Stream.
- Promote high standards of design and support creativity in architectural detailing.
- Conserve or where appropriate enhance the significance of the heritage assets including any contribution made to significance by their settings.
- Seek to reinforce and improve the area's character as a major gateway into Huntingdon.
- Maintain, and where possible improve, views to Westside Common and the Great Ouse Valley landscape character area whilst protecting the existing vegetation as a green backdrop.
- Ensure the re-provision of public car parking within any development proposals for allocated site HU14.
- Ensure the provision of short stay moorings within the redevelopment of Tyrell's Marina.
- Consider the impact of potential flooding.
- Seek to incorporate interpretation boards to share the historical significance of the area.