

Huntingdonshire Landscape and Townscape Supplementary Planning Document 2022

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Planning Document 2022

Chapter 5 - Huntingdon SPA: Brampton

5 Huntingdon Spatial Planning Area

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Brampton

- 5.128** Brampton is located within the valley of the River Great Ouse approximately 2 miles west of Huntingdon and 9 miles north of St Neots.

Landscape Setting

- 5.129** Brampton is located within the Great Ouse Valley Landscape Character Area and its immediate landscape setting to the north and east is provided by the valley floor and gentle valley sides of the river floodplain. The village lies between the A1 to the west, Thrapston Road and Alconbury Brook tributary valley to the north, the valley of the River Great Ouse to the east and former RAF Brampton to the south. Originally, the village of Brampton was founded on a narrow shoulder of land, running east west between the Alconbury Brook and the River Great Ouse Valley.
- 5.130** The traditional Great Ouse Valley landscapes are of inherently high quality containing areas of pasture, water meadows and wetland vegetation with willow trees a strong feature. These provide a strong landscape setting for the historic core of the village and strong physical and visual links to the Great Ouse Valley and River Great Ouse giving it a strong sense of place. This is particularly noticeable on the eastern edge of the village which is still rural in nature with limited residential development along it and which looks out onto the Ouse Valley Way and Brampton Park Golf Course.

- 5.131** The village is largely segregated from the former RAF base (now Brampton Park) site to the south by a belt of open, arable land which forms a green wedge along the southern village edge demarcated by streams and a significant belt of vegetation along the northern edge of Brampton Park. Housing development since the 1970s has extended the historic core south down to one of the tributaries of the River Great Ouse providing these properties with a strong visual connection to the Great Ouse Valley. The northern and southern parts of the village are connected by a string of development along Buckden Road.

Edges and Visual Prominence

- 5.132** Brampton is visually contained and the village centre is not openly visible from the surrounding landscape or major highway network. This high degree of visual containment results from the relatively low lying and flat topography, the screening and segregating effect of surrounding transportation corridors, and established vegetation along the village edges, notably along Buckden Road and the B1514 (Thrapston Road). The exception is the residential development to the western edge of the village which is highly visible from the elevated junction of the A1 and A14, and from the distant ridge at Alconbury. The A1 and A14 form a strong western edge to the village, with development along Thrapston Road closest to the highway network.
- 5.133** Hinchingbrooke Country Park lies beyond the B1514 to the north of the village with its wetland areas and woodland combining to create a highly distinctive landscape of significant wildlife value. To the west and south west, beyond the A1, the landform rises and the character of the landscape changes to that of the Southern Wolds. Whilst the Southern Wolds do not greatly influence the character of Brampton largely due to the physical and visual separation provided by the A1 with its associated road embankments, fencing and planting, the landscape to the western and southern edges of the village lies at the junction of the Wolds and the Great Ouse Valley, and can therefore be regarded as transitional. The open agricultural land which lies to the south of the village provides the immediate landscape setting to the adjacent residential areas.

Townscape Character

- 5.134** A total of ten urban character areas have been identified (Figure 5.2 and can be viewed on the [interactive map](#)). The character of Brampton is varied, but the most notable area is the historic core defined by buildings along both sides of the High Street and to the northern end of Buckden Road. The core has several listed buildings and is designated as a conservation area with an attractive green located towards the centre of the village opposite Brampton Primary School. Notable landmarks include the church of St Mary Magdalene and Pepy's Farmhouse on the eastern outskirts.

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- 5.135** The village has since grown substantially through residential development including several estates first built to accommodate personnel from the former RAF Brampton to the south and further residential estates on the eastern, northern and western edges of the village comprising of cul-de sac layouts. Along the south and eastern edges of the village, linear development along Buckden Road including residential properties, a garden centre, golf course and car dealership has further extended the village into the Great Ouse Valley and connects this part of the settlement to the core village and Brampton Park. Brampton Park is a mixed use redevelopment of principally the northern part of the former RAF base with the remaining elements of the site still being used for housing military personnel.
- 5.136** The road layout within the village has been influenced by improvements to the A1 and A14, which have severed a number of roads which originally connected the village to the wider landscape to the north and west. The B1514 is a busy road which provides a connection to Huntingdon to the north east, and to the westbound carriageway of the A141 linking to the A1.

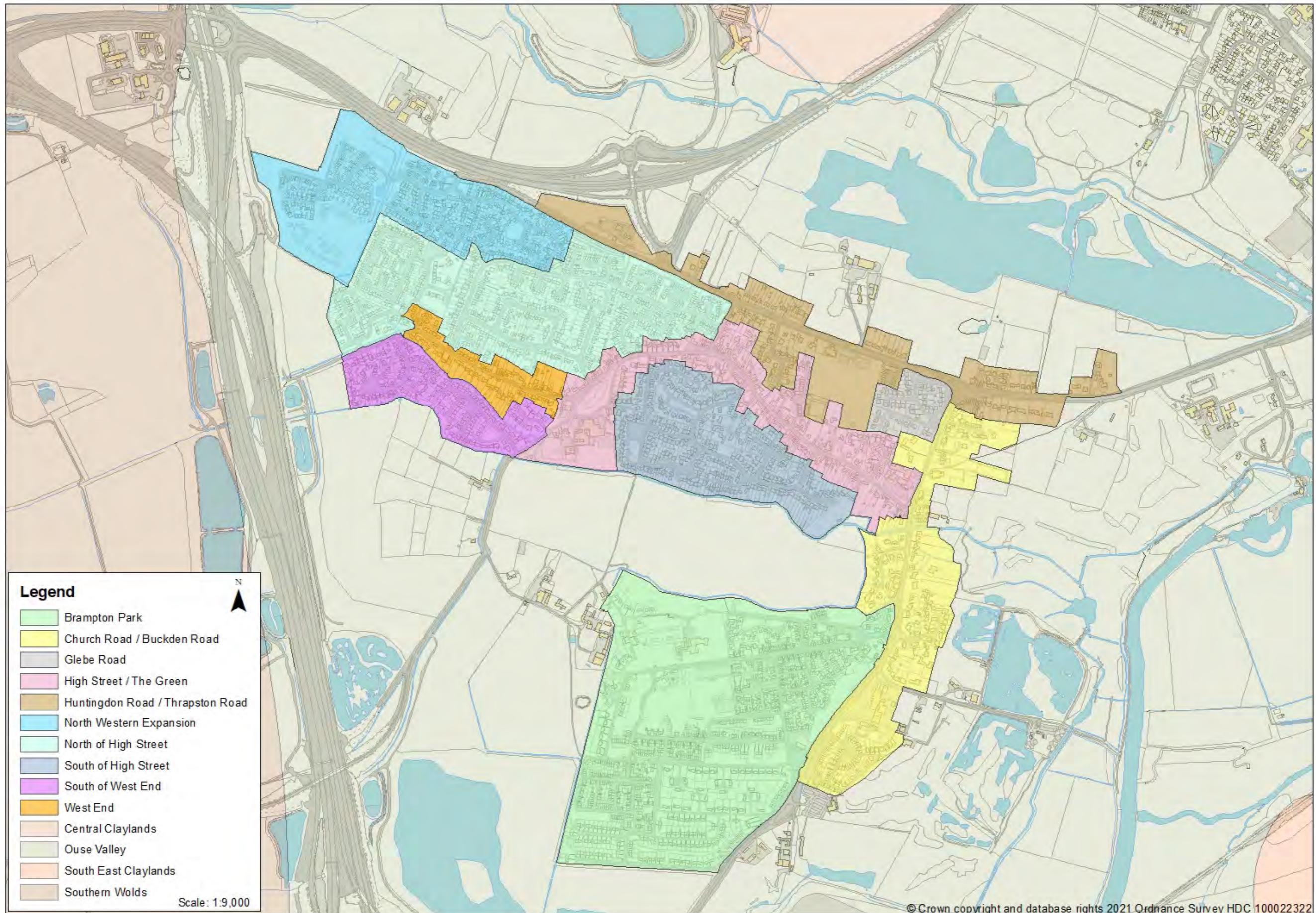


Figure 5.2 Brampton Character Areas

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Key Features

Historic routes	The High Street and the Green
Historic gateways	Along West End to the Green and High Street
Landmarks	St Mary's Church, Pepys Farmhouse and the Green
Memorable areas	High Street and the Green
Key views	To east over the Great Ouse Valley and to the north towards Hinchingbrooke Park



Thatched cottage facing The Green



St Mary Magdalene Church



View from Thrapston Road to the Great Ouse Valley



Brampton Park is a redevelopment of the former RAF base

Brampton Character Area 1: High Street/The Green



The Manor care home set amongst mature trees



High Street streetscene at the junction with Horseshoes Way

5.137 The character area broadly follows the boundary of Brampton Conservation Area. It includes the High Street which runs into the centre of the village to the Green. It is roughly semi-circular in shape with some elements extending irregularly outward to include in depth development and the development of back land accessed via the High Street, for example Walnut Tree Grove and Garner Close. The area includes some of Grove Lane as the buildings here relate most closely to the High Street, for example the grade II listed Glen Cottage. This character area is predominantly residential with local services and civic buildings including public houses, a post office, convenience shops, care facilities, places of worship, a church hall and a sports and social club.



Shops along the High Street

5.138 The approach to the village from the eastern edge has an enclosed and leafy nature where significant tree planting and hedgerows have been maintained, resulting in buildings being well screened from pedestrians and vehicles. The Manor care home located on the junction between Church Road and the High Street is an example of this. This character area has largely retained its original townscape value, however, there has been some modern infill development of varying styles. From the High Street, there has been some in depth modern infill developments, for example Manor Close with large detached mock Tudor and red brick properties and some tile fronted ones from the 1980s and Garner Close with terraced development built in the 2010s. As a result, the character area has a variety of building types ranging from 1B, 2A, 2B, 2C, 2E, 3A, 3D, 3E, 3F, 5B, 6B, 7A and 7B.

5.139 No. 115 High Street, also known as the Grange is not listed but is an imposing red brick Georgian building in its own fairly substantial grounds in a prominent position with the street scene (building type 2E). A low front brick wall defines the frontage with several mature trees on site. Vehicular access is arranged in an 'in and out' arrangement directly from the High Street. It was converted into 12 flats and maisonettes in 2016.

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5.140 The High Street contains a wide range of property types and sizes drawn together by the predominant buff brick building material interspersed with a few red brick and rendered properties. The prevalence of mature trees is a strong feature at either end of the High Street with buildings set further back from the road frontage than in the central stretch. The Brampton Institute forms a landmark building and is a striking example of late Victorian civic building. Adding further interest is 107 High Street. This is a mid 19th century grade II listed cottage of octagonal plan and one storey with gardens to all sides with a low boundary wall up to the pavement. It was originally an infirmary erected by Lady Olivia Bernard Sparrow, a prominent local figure who lived in Brampton Park House.



Brampton Institute

5.141 Further west from the High Street is the Green. The Green forms a distinctive element of this character area. It has substantial mature trees around all sides with places to sit and enjoy its peaceful nature. This is an attractive part of the village with its diverse range of properties and architectural detailing adding further historic interest and distinctiveness to the character area.



Methodist Church and thatched cottage facing the Green

5.142 There are a few 17th century timber framed thatched cottages facing onto the Green, some of which are listed buildings. Other properties include several Victorian houses and a Methodist Church with red brick detailing above windows and doors and ornate chimneys. Some mid-19th century properties have 'OBS' carved onto their frontage referring to Lady Olivia Bernard Sparrow who commissioned them and represent building type 2C. Typically properties built during the 20th century are set back further from the road with generous front gardens behind a low brick wall or fence. The village primary school faces onto the southern edge of the Green. The original Victorian school building faces onto the Green along with some hard standing and car parking; the site also contains modern extensions. This diverse range of properties and uses are all drawn together by their situation fronting onto the open space.

5.143 There are limited opportunities for new development within the character area, future development should seek to enhance and conserve the existing character of the area.

Development proposals should:

- Enrich the character of the area by reinforcing and acknowledging its historic character.
- Conserve or where appropriate enhance the significance of heritage assets including any contribution made to significance by their settings.
- Promote high standards of design and architectural detailing to enhance the historic character of the area.
- Protect the existing mature trees and hedgerows where these contribute to the character of the street scene.
- Reflect the existing materials and colour palette of red and buff brick, timber framing, white and pastel painted brickwork and render. Plain gault clay tiles, slate and thatch.
- Support initiatives for the retention of existing or creation of additional services and community facilities.
- Conserve and reflect the intimate scale of the compact historic centre through the control of shopfront design and building renovations.
- Conserve and maintain the village green.
- Enhance and support initiatives for rights of way throughout the village to key services and to the wider countryside.

Brampton Character Area 2: Church Road/ Buckden Road



Black Bull Public House and the pastel rendered Manor Cottage



Housing in River Lane relates to the surrounding countryside

5.144 Church Road and Buckden Road is a historically important area within the village, and with the High Street they form a sideways 'T' shape in the road layout. It is predominantly residential with some community facilities and services such as a parish church, church hall, public house, Frosts Garden Centre and access to a golf club. Properties are of mixed ages including bungalows and two storey properties. Infill development has occurred over time providing a variety in design along Buckden Road. Consequently there is a variety of building types in this character area ranging from 1B, 2A, 2B, 3A, 3B, 3D, 3E, 3F, 6A and 7A.

5.145 It is a characterful area with several listed buildings. A key landmark is the grade I listed St Mary's Church. A parish church was mentioned on the site in the Domesday Survey of 1086 but the chancel is 13th century and the nave, north and south aisles are 16th century with the west tower built in 1635. Others are located in close proximity to the Parish Church such as the grade II listed nos. 19 and 21 Church Road which are a pair of 17th century timber framed single storey with attic cottages of plaster render with thatched roofs and a shared red brick ridge stack. Another is the grade II listed Black Bull Public House which is a late 16th century (possibly earlier) timber framed and roughcast rendered house of three bays and lobby entry plan. It had a carriageway but was filled in with a window in the 20th century. Other non-listed buildings such as the Church Hall add diversity and interest to this area.



St Mary Magdalene Church

5.146 Over the last century several in-depth residential areas have taken place demonstrating building types 3D, 3E and 3F. For example along Church Road with Pepys Road (a short road with mid-20th century bungalows) and also further down along Buckden Road with Allen's Orchard and St George's Close. Allen's Orchard is located on the western side of Buckden Road and consists of large detached 1980s homes. They connect the village at the southern point of the High Street and the northern point of Brampton Park and overlook the green wedge that dissects the village. St George's Close is a similar development located on the eastern side opposite Brampton Park at the roundabout.



St George's Close

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5.147 Baker Close, a 21st century addition to the village is unusual as it is set within a farmyard style courtyard reflecting the previous use of the site as part of Manor Farm. It complements the style and nature of the historic centre and conservation area and benefits from views out across the Great Ouse Valley. From the High Street, the development creates a strong terminating vista. Finally, the most recent major addition to this area has come at Sarazen Gardens with a mixture of housing types including large detached homes, short terraces and a block of flats in its southern western corner. They benefit from views out over Brampton Golf Course.



Sarazen Gardens

5.148 The character area has a close relationship with the Great Ouse Valley landscape character area with many properties containing substantial mature trees adding to the character of the area and emphasising this relationship. River Lane also relates strongly to the Great Ouse Valley with well spaced properties benefiting from extensive landscape views and dense shrubbery and tree planting creating a rural feel separated from the main village. There is also a plant nursery located along here. The extensive grounds of Brampton Golf Course provides additional openness and enjoyment to the wider landscape. The location of Frosts Garden Centre here complements this relationship through its horticultural nature. Due to its location within the Great Ouse Valley and the extensive networks of tributaries and water bodies to the east of the area, the area is in parts at higher risk of flooding.

5.149 There are limited opportunities for major new development in this character area as a result of its connection to the surrounding landscape and flooding constraints.

Development proposals should:

- Conserve or where appropriate enhance the significance of heritage assets including any contribution made to significance by their settings.
- Protect the existing mature trees and hedgerows where these contribute to the character of the street scene.
- Protect the landscape setting of the Great Ouse Valley and maintain existing views out across it.
- Reflect the existing materials and colour palette of red and buff brick, white and pastel painted brickwork and render. Plain gault clay tiles and slate.
- Ensure extensions and alterations to existing properties are of an appropriate size and scale to the original dwelling and do not detract from the surrounding area.
- Promote opportunities for wildlife and conservation within the Great Ouse Valley.
- Enhance and support additional opportunities for public rights of way throughout the Great Ouse Valley and to the wider countryside as well as services located in the main village.
- Support initiatives for the retention of existing or creation of additional services and community facilities.
- Consider the impact of potential flooding from tributaries of the River Great Ouse on new development and how careful design can mitigate this.

Brampton Character Area 3: South of High Street



Lenton Way tile hung property with a spacious setting



Horseshoe Way includes a cluster of detached bungalows providing variety to the housing mix

- 5.150** Since the 1950s Brampton has expanded rapidly around its High Street. The residential development to the south of the High Street is a distinctive area within the village based on the types of houses and its relationship to the Great Ouse Valley and the green wedge that dissects the village separating the main village from Brampton Park. The area has several green spaces and grass verges allowing for planting which in combination with the lower density form of development and many single storey properties provide the area with an open and leafy character. There are small footpaths in between properties increasing permeability to the High Street.



Hilary Lodge

- 5.151** The building type found in greatest abundance is type 3D. The principal road is Horseshoes Way which slopes downwards from the High Street. Properties in this area were mainly built in the 1960s and 1970s, whilst containing a mix of bungalows, semi-detached and detached homes the styles have common features including tile hung fronts, weatherboards and large windows. They typically have shallow or moderate depth front gardens separating properties from the street scene often with relatively narrow pavements. Hilary Lodge is a large building which contrasts the general style of the area albeit utilises the same materials. It is located along Horseshoes Way near to the High Street ideal for residents to access local services and shops. It contains 28 self contained retirement flats and bungalows built in 1960.

- 5.152** Properties along the southern edge of the area along Horseshoes Way and Lenton Close are set in long rectangular plots, the gardens are generous and extend to a tributary of the River Great Ouse and overlook the green wedge that dissects the village to the south. These properties are at a significant risk of flooding due to their location. Long range views from this part of the character area are somewhat screened by tree and hedgerow planting through which Brampton Park can be seen as well as wider countryside views.

- 5.153** There are limited opportunities for further significant development within this character area so are generally limited to extensions and alterations to existing properties.

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Development proposals should:

- Protect the existing trees where these contribute to the character of the street scene and consider ways of increasing vegetation cover where space and service restrictions permit.
- Ensure extensions and alterations to existing properties are of an appropriate scale and design to the surrounding area.
- Reflect the existing materials and colour palette of buff brick, white and pastel painted brickwork and render. Plain gault clay tiles and slate.
- Promote opportunities for enhancement of amenity green spaces to provide increased opportunities for recreation and nature conservation and to help provide distinctive local landmarks.
- Where possible increase tree and vegetation planting to screen the impact of development on the Great Ouse Valley landscape.
- Consider the impact of potential flooding from tributaries of the River Great Ouse on new development and how careful design can mitigate this.
- Where visually appropriate seek to incorporate renewable energy options.

Brampton Character Area 4: West End



Lavender Cottage is one of the older properties along West End



21st century infill Carrington Place off West End

5.154 West End is a linear character area that diverges from the Green and has a mixed but locally distinctive nature. It is residential with a wide range of house types ranging from 1B, 2A, 2B, 3B, 3D, 3E and 3F. Despite the range in house types and the occurrence of vernacular cottages, there are no listed buildings in the character area, however, some cottages are still locally significant in the street scene. Materials vary from thatch, pan tiles, buff brick, red brick and rendering. House types vary ranging from bungalows, semi-detached, detached, terraced to cottages. The southern side in particular tends to include properties with mature trees. The properties on the southern side also have more varied plot lengths as these end at the brook which runs through this area, resulting in some having very long narrow gardens.

5.155 The building line is varied with some properties fronting directly onto the footpath while others have some front gardens and boundary markers such as low hedges or walls to clearly mark out public and private space. Typically later properties have this greater separation than those from the 19th century and earlier. Some older properties also vary which elevation fronts onto the road, some have side and front elevations that run along the road, whereas later properties have a more conventional front elevation facing the road. Some properties have as a result limited on plot parking and cars are parked on street. As well as a varied building line, the roof lines also vary greatly, this is attributed to the variety of building styles but also bungalows found along West End and providing further diversity in the types of housing.

5.156 Several properties stand out within the area. Lavender Cottage is an example of a thatched roofed rendered vernacular cottage found along West End, there are several other examples which are also thatched but constructed from brick. There is also a small terrace of Victorian properties with a distinct flat roof with prominent chimneys. They contrast the general pattern of detached homes in this area. Modern infill development has in some cases occurred through the subdivision of large plots, such as in the corner plot 3 West End.



Flat roofed terraces

5.157 The largest recent infill development is found in the north western edge of the character area at Carrington Mews and Carrington Place. These are examples of 21st century infill development that add greater variety in the types of homes within the character area. While utilising modern design principles they also reflect the materiality, design and style of properties found within the High Street. Larger properties have symmetrical proportions with dormer windows. These are a mixture of terraced properties some of buff brick others of white render exterior. Properties have modest front gardens with boundary makers clearly separating public and private space. Those facing onto Carrington

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Mews have access to a rear parking court with residential use above providing a small break in the street scene. Opposite this infill development several large white rendered detached properties have been built which broadly reflect elements of the mixed styles, materials and designs found along West End.

- 5.158** This is a characterful area derived from the range of building types and proximity to Brampton's conservation area. There are limited development opportunities remaining apart from extensions and alterations to existing properties.

Development proposals should:

- Consider the impact on neighbouring properties and those that are locally significant to the area's character.
- Protect the existing trees where these contribute to the character of the street scene and consider ways of increasing vegetation cover where space and service restrictions permit.
- Ensure extensions and alterations to existing properties are of an appropriate scale and design to the surrounding area.
- Reflect the existing materials and colour palette of the immediate vicinity.
- Promote high standards of design and architectural detailing.
- Consider the impact of potential flooding from tributaries of the River Ouse on new development and how design can mitigate this.

Brampton Character Area 5: South of West End



Elizabethan Way semi-detached property with a side extension



Riddiford Crescent central greenspace with properties around

5.159 This is a residential character area located to the south of West End and forms the south-western built edge of the village. It has three clusters of homes within it focused around Elizabethan Way, Centenary Road and Willow Close. Building types consist of 3D, 3E and 3F. Between all three sub-areas, there are no pedestrian routes through to either which reduces the permeability of the character area as whole. Throughout are several trees protected by Tree Preservation Orders.

5.160 Willow Close is a short road accessed from Park Road consisting of 12 detached homes set in spacious plots. Materials include brick, most have either rendering or weatherboarding elements to the design, flat roofed side garages are common although some have steeply pitched roofs which line up with the property roofline adding diversity. Some properties have first floor extensions over garages. There is on plot parking with driveways and some generous front gardens allowing additional tree, hedge and flower planting creating a leafy character.



Willow Close

5.161 Adjoining these properties but on the other side of a brook are more recent properties along Centenary Way. These were built in the 1990s and consist of large detached homes. Plots again are large with on plot parking but shorter front gardens with fewer established trees or hedges although there are some low boundary hedges. Materials are a mixture of buff and red brick and rendering with a variety of house types with features such as dormer windows, double garages, dramatic gables, porches and bay windows. There is a central green space with properties organised around it along Riddiford Crescent which provides an open feel and additional play space. A tree belt forms a clear boundary between the southern edge of the development and screens the presence of properties from view to the wider countryside.



Large gables in Riddiford Crescent

5.162 The final sub-area is Elizabethan Way located to the north west of Centenary Way. Properties date from the 1970s and consist of predominantly two storey detached and semi-detached homes with the opportunity for extensions. There is on plot parking as well as some bungalows dispersed throughout adding greater diversity in housing types in this area. Vehicular access to the area is via West End. As

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with Centenary Way, there is a large central green space with established trees with properties organised around it. Plots are typically rectangular and more uniform and less spacious than the two other areas. Tree belts to the western and southern edges provide important screens to the wider countryside and follows the tributaries and brooks of the River Great Ouse.

- 5.163** This is an established residential area with few opportunities apart from extensions and alterations to existing properties.

Development proposals should:

- Protect the existing trees where these contribute to the character of the street scene and consider ways of increasing vegetation cover where space and service restrictions permit.
- Ensure extensions and alterations to existing properties are of an appropriate scale and design to the surrounding area.
- Reflect the existing materials and colour palette of the immediate vicinity.
- Promote opportunities for enhancement of amenity green spaces to provide increased opportunities for recreation and nature conservation and to help provide distinctive local landmarks.
- Where possible increase tree and vegetation planting to screen the impact of development on the Great Ouse Valley landscape.
- Consider the impact of potential flooding from tributaries of the River Great Ouse on new development and how careful design can mitigate this.
- Where possible incorporate renewable energy generation.

Brampton Character Area 6: North of High Street



Short terraces and semi-detached houses dominate the area around Mandeville Road



Waterloo Close is one of several residential streets where properties face toward areas of amenity space with fences, garages and parking spaces occupying the centre of the close

- 5.164** Since the 1950s Brampton has expanded rapidly around its High Street. Residential development to the north has taken the built up limits of the village out to Thrapston Road and extended westwards towards the A1 and A14 around West End and eastwards up to Grove Lane.
- 5.165** The area north of the High Street comprises housing built in the 1950s, 60s and 70s. Throughout the area there are verges and open green spaces with numerous mature trees, many of which are protected under a Tree Preservation Order. These create a green feel which in addition to the pockets of green space at the front and side of houses create an attractive and village like quality. There are also small footpaths in between properties increasing permeability throughout the area.
- 5.166** The building type found in greatest abundance here is 3D with some minor infill development diversifying this to include 3E and 3F sporadically throughout. Predominant materials include pale grey and dark red bricks, dark roof tiles and some weatherboarding and tile hung fronts. Housing has also evolved through later extensions and alterations to meet changing needs. Generally these have been sensitively integrated. While not all built at the same time, properties demonstrate variations in design and materials that share a consistent character. This provides the character area with many varying architectural styles creating various points of interest. The area is residential but also includes a local convenience shop and a doctor's surgery. The surgery is a distinctive flat roofed single storey building (building type 7B).
- 5.167** Miller Way is the principal road throughout the area connecting West End to Grove Lane. There are several short closes and roads diverging from it, examples include Emery Close, Waterloo Close and Spinney Close. Properties are organised around the short road facing outward with parking spaces, garages and boundary fences dominating the centre of the street scene. Properties on corner plots often face onto neighbouring closes reducing the active frontages onto the main spine road.
- 5.168** The western extent of the character area is Hansell Road which extends northwards forming Belle Isle Crescent. Properties along Hansell Road and Belle Isle Crescent predominantly consist of short terraces and semi-detached properties of buff and red bricks and occasionally some pastel coloured rendered elevations. The orthogonal road pattern within Belle Isle Crescent creates a uniform layout to the area with properties equally spaced and plots similar sizes. This style of development is continued on along Olivia Road, Mandeville Road and the western part of Miller Way although



New build on Mandeville Road

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greater diversity is observed through staggered terraces, bungalows and semi-detached homes with hipped roofs, porches and greater variation in fenestration. Most properties have on plot parking spaces but there are several examples of garage courts and parking areas.

- 5.169** A small group of three storey flats adds to the diversity of the street scene in Williams Close, these contrast the general form of development and provide additional diversity in housing options. The flats are also surrounded by open space and established trees.



William Close flats

- 5.170** Hanover Court in the eastern part of the character area provides greater variation in housing types in this area. It is a complex of 33 retirement flats ranging from 1 to 3 bedrooms built in 1981 arranged in four main groups. Apartments have shared gardens, residents' lounge and guest facilities and a central parking area and are within a few minutes walking distance to the High Street. Around is generous amenity space and footpaths with established trees and hedging particularly along Thrapston Road.

- 5.171** This is an established residential area with few opportunities remaining for minor infill development, instead there are greater opportunities for extensions and alterations to existing properties.

Development proposals should:

- Promote opportunities for enhanced screening to Thrapston Road.
- Reflect the existing materials and colour palette of the immediate vicinity.
- Ensure extensions and alterations to existing properties are of an appropriate scale and design to the surrounding area.
- Ensure that new development responds positively to the specific opportunities available within the area.
- Support initiatives for the provision of services and community facilities within the residential area possibly through conversion or redevelopment.
- Promote opportunities for enhancement of amenity green spaces to provide increased opportunities for recreation and nature conservation and to help provide distinctive local landmarks.
- Protect and conserve the trees protected by a Tree Preservation Order.
- Maintain and enhance where possible walkways connecting to other residential areas and areas where community services and facilities are located.
- Where visually appropriate incorporate renewable energy options.

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Brampton Character Area 7: North Western Expansion



New housing at Brampton Gate includes a variety of sizes and finishes



Detached housing at Lomax Drive is predominantly red brick and some have scope for extensions

- 5.172** The northwest of the village has continued to see residential expansion towards the physical confines imposed by Thrapston Road and the A1 since the 1980s. Housing styles are different to those from the mid-20th century with greater quantities of larger detached homes and variation in building materials such as mass produced red brick and mock Tudor panelling which were frequently used house building trends during the 1980s and 1990s.
- 5.173** Laws Crescent connects to Thrapston Road in the northernmost point of the character area while Lomax Drive is a key road connecting this later expansion area to Miller Way in the south. A pedestrian route connects to Crane Street which extends this character area to the east also connecting to Miller Way. Generally, there are few footpath connections with estate access roads restricting the permeability of the estate particularly to residential streets in the adjoining residential character area. This area includes mainly detached houses with some semi-detached and bungalows (building types include 3E). Homes are a mixture of red and buff brick with limited detailing with shallow and moderate front gardens and on plot parking. A cul-de-sac street layout predominates with some roads blocked off to reduce vehicles rat-running and few landmarks to aid navigation. There is a reasonable amount of tree and hedge planting along front gardens and to the side of properties creating a pleasant feel to the character area. Along Crane Street is a large area of open space with tree planting around its edges providing a tranquil spot.
- 5.174** There is further expansion of this residential area from Laws Crescent and Dorling Way which has secured screening, noise and pollution buffers particularly along the A1 and former A14. The site is allocated in the [Huntingdonshire Local Plan to 2036](#) under site allocation HU10. The area includes a diverse range of house types and sizes including some maisonettes and bungalows with two storey properties dominating. This range is brought together through a cohesive palette of materials and colours focusing on buff brick, pale render and dark grey plain roof tiles. A seasonal pond set in a substantial landscaping area forms the northern boundary to this area with informal open space throughout the development. The majority of the open space is situated around the edges of the site, acting as a buffer to the A1, former A14 and providing a degree of separation to the existing residential properties to the east of the site. This arrangement creates a green edge to the site, delivering a transition to the open countryside to the south and east.
- 5.175** There are limited opportunities for further significant development within this character area, however there may be some opportunity for extensions to existing properties.



Brampton Gate from seasonal pond

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Development proposals should:

- Promote opportunities for enhanced screening to Thrapston Road and A1 and protect existing landscape buffers.
- Reflect the existing materials and colour palette of red and buff brick, white and pastel painted brickwork and render. Plain gault clay tiles and slate.
- Ensure extensions and alterations to existing properties are of an appropriate scale and design to the surrounding area.
- Ensure that new development responds positively to the specific opportunities available within the area.
- Support initiatives for the provision of services and community facilities within the residential area possibly through conversion or redevelopment.
- Maintain screening from traffic noise from the A1 and A14.
- Promote opportunities for enhancement of amenity green spaces to provide increased opportunities for recreation and nature conservation and to help provide distinctive local landmarks.
- Where possible incorporate renewable energy generation.

Brampton Character Area 8: Huntingdon Road/ Thrapston Road



Linear development on Thrapston Road interspersed with views through to the Great Ouse Valley



Terraces along Huntingdon Road facing onto the roundabout between Huntingdon Road, Church Road and Thrapston Road

- 5.176** Thrapston Road/ Huntingdon Road (the B1514) is located on the north eastern edge of the village and connects to Huntingdon to the east. There is a roundabout which forms a junction between Huntingdon Road, Church Road/Buckden Road to the south and onwards to Thrapston Road to the west. Buildings and properties are characterised by their relationship with the road. Building types are varied including 1A, 2A, 2B, 3B, 3D, 3E, 3F and 7C. Some of the character area falls within the Brampton Conservation Area.
- 5.177** Development along Huntingdon Road and Thrapston Road is primarily linear ribbon type development with landscape gaps looking over and into Hinchingbrooke Country Park, although for stretches of the road a fence and dense tree planting prevents longer range views to the countryside. Its proximity to Hinchingbrooke Country Park and Alconbury Brook means that parts of the character area are at higher risk of flooding. On the approach into the village from Huntingdon is Pepys House a property from the late 16th/ early 17th century with alterations made in the 18th and 20th centuries. It is grade I listed and is a distinctive timber framed building, rendered with a jettied first floor and underbuilt in brick. It is obscured from public view largely due to a boundary hedge albeit still contributes to the historic character of the village on this approach.
- 5.178** Residential properties predominantly date from the mid-20th century, some single storey but mostly two storeys mixed between detached, semi-detached and terraced forms. Further west where the road becomes Thrapston Road additional house types exist with semi-detached pairs of pebble dashed and render design with hipped roofs. Generally these are well screened from the road through tree and hedge planting. Bell Field provides an example of in depth development in this area with large detached properties with distinctive gables, render and brick work designs with steep rooflines. Low boundary walls and hedges provide a clear separation between private space and the road and footpath. Some properties have a large set back from the road increasing this separation. In contrast, the Edwardian and Victorian properties located on the corner of Huntingdon Road and Church Road front directly onto the back of the pavement.



Semi-detached properties along Thrapston Road

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5.179 The Hurdles are located at the northern boundary of this character area from the junction of Huntingdon Road and Church Street and adjoining the sports and recreation ground. The Hurdles is a modern redevelopment of a former garage site for residential use. The design of these properties has created an active frontage onto Thrapston Road and provides shared space within the site. It demonstrates building type 3F and adds diversity to the character area.



The Hurdles facing Thrapston Road

5.180 The area has several important local and community facilities. There is a community centre with a main hall, stage, entrance hall/café area, changing rooms and car park. It is constructed from brick with some metal cladding and a curved roofline. Surrounding this is Brampton Memorial Park and Garden, a skateboarding park, playground and multi-use games area. Hedging provide some screening from Thrapston Road. In the south eastern corner of the recreational field is a bowling green enclosed by planting but with access via the field and along Coronation Way via the High Street.



Brampton recreation ground

5.181 The character area extends toward another roundabout and to Meadow View Farm. This is a triangular piece of land bounded by Thrapston Road to the south, the A14 to the north and the B1514 to the east. The site mainly consists of grassland and a small cluster of agricultural buildings (some dilapidated) and a two-storey farm cottage in the south-eastern corner. The site has approval for a care home and 30 properties which will extend the building line on the northern side of Thrapston Road. The site is partially located on the site of a scheduled monument.

5.182 This is a sensitive area due to its relationship with the countryside and road network

Development proposals should:

- Protect the existing trees where these contribute to the character of the street scene and provide screening from the impact of traffic noise and sight from Thrapston Road and Huntingdon Road.
- Ensure that development does not adversely impact the road network and that safe access from Thrapston Road and Huntingdon Road can be achieved.
- Ensure extensions and alterations to existing properties are of an appropriate scale and design to the surrounding area.
- Reflect the existing materials and colour palette in the immediate vicinity.
- Promote opportunities for enhancement of amenity green spaces to provide increased opportunities for recreation and nature conservation and to help provide distinctive local landmarks.
- Where possible increase tree and vegetation planting to screen the impact of development on the Great Ouse Valley landscape.
- Consider the impact of potential flooding from tributaries of the River Great Ouse on new development and how careful design can mitigate this.
- Conserve heritage assets such as the conservation area and listed buildings in the immediate vicinity.

Brampton Character Area 9: Glebe Road



Rectory Close with hipped roofs to property, garages and porches and amenity space



Two storey properties within Glebe Road with connecting flat roof garages and open space to the front where Glebe Road connects to Church Road.

- 5.183** This is a small residential character area located on a corner between Thrapston Road and Church Road. It has been separated into its own character area as properties do not have a vehicular access from Thrapston Road and hedges provide a degree of separation from the road network. The gardens of properties running along the area's western edge border the recreational facilities within Brampton Memorial Centre. The consistency in style and materiality of the housing, its location, sense of enclosure and general spaciousness of plots has its own distinctive character.
- 5.184** Glebe Road is the central route through the character area with Knowles Close and Budge Close diverging from it. There is also access from Glebe Road to Rectory Close. These are short roads with housing on either side, the housing is mixed including bungalows and two storey detached family sized homes. These demonstrate building type 3D with buff, orange and dark brick the dominant materials along with dark roof tiles. Many properties have front porches and on plot parking. There are no physical features such as gates or boundary walls marking out public and private space. Some have connecting single storey garages which provide a break in the building line. Others' garages and porches have hipped roofs that replicate the property roofline, this is particularly seen along Rectory Close.
- 5.185** There are several green spaces and the spacious size of plots creates an open feel and trees are planted throughout adding a leafy feel to the area too. Trees from the gardens in Knowles Close provide additional screening between properties along Rectory Close and established trees along Church Road extenuate the leafy character of the area and a sense of separation from the wider surroundings.
- 5.186** Development proposals are limited to extensions and alterations to properties.

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Development proposals should:

- Protect the existing trees where these contribute to the character of the street scene and provide screening from the surrounding road network.
- Consider ways of increasing vegetation cover where space and service restrictions permit.
- Ensure extensions and alterations to existing properties are of an appropriate scale and design to the surrounding area.
- Reflect the existing materials and colour palette of buff brick, orange and dark bricks and roof tiles.
- Promote opportunities for enhancement of amenity green spaces to provide increased opportunities for recreation and nature conservation and to help provide distinctive local landmarks.
- Where possible incorporate renewable energy generation.

Brampton Character Area 10: Brampton Park



Properties along North Road with a variety of designs and materials set within attractive landscaping utilising the mature trees on site within the design



Local facilities are integral to the redevelopment of Brampton Park

5.187 This area contains two sub-areas, the northern part of the site being redeveloped as Brampton Park and the remaining site still in use by military personnel. Brampton Park had served as an RAF base since 1955 and before been used in both First and Second World Wars.

5.188 The redevelopment of the northern part of the site is allocated in Huntingdonshire Local Plan to 2036 for a mixed-use scheme. An [Urban Design Framework](#) for RAF Brampton was prepared detailing the urban form and character of the former RAF base before its redevelopment. Central Avenue is the primary route in the site from a small roundabout. The site is predominantly residential with varying forms and sizes including family sized housing and flats, reflecting building type 3F. There is a range of materials and colours used within the development including buff brick, dark grey slate tiles and timber boarding with extensive use of sage green paintwork on properties along Central Avenue. Some properties have dormer windows, sash windows and low front railings. The redevelopment has removed the security separation between the former RAF base and the main village helping to tie this growing community to the wider village. Within the vicinity of the entrance are most of the new community services and facilities built to support the growing community including a leisure hall, Co-Operative food shop (building type 5D) and care home.



Further examples of house types, design and materials along Central Avenue

5.189 Brampton Park House and its outbuildings are grade II listed and demonstrate many of the characteristics of building type 2E; there are plans to convert them to residential use. The House was built in the early 19th century for its then owner Lady Olivia Bernard Sparrow whose initials can be found on several properties in the Historic Centre of Brampton. The house was partially rebuilt in 1907 following a fire and extended in the mid-20th century and later refurbished in the 1980s. It had symmetrical parkland to provide an impressive landscape setting to the House and was later used by the RAF as the Officers Mess. The use of the House for military personnel has resulted in some damage to its historic fabric especially its internal features.



Brampton Park House

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- 5.190** There is also a grade II listed Gatehouse located on the eastern edge of the site. It has largely retained its historic features including a rustic thatched roof and rough hewn timber columns characteristic of the Cottage Ornee style. It is likely the Gatehouse is timber framed, materials present include roughcast render and a thatched covering to the roof. This is an unusual building, the closest building type it relates to is 1B. As part of the redevelopment of the site, the Gatehouse has consent to be converted into one property.



The Gatehouse

- 5.191** The site has numerous Tree Preservation Orders, these mature trees add to the landscape setting of heritage assets and create a pleasant backdrop to this predominately residential area. Development to the north of Brampton Park House has been redeveloped with a mix of house types reflecting vernacular cottages and homes set around areas of green space and mature trees. This creates a strong sense of place and demonstrates successfully how redevelopment opportunities can be tailored to address site specific characteristics such as heritage assets and mature trees. In this area is a play area and a widened and improved walkway and cycleway to the main village and primary school.

- 5.192** The remaining elements of former RAF Brampton are still used for housing military personnel in principally 2 storey, semi-detached and detached married quarters (building types 3A, 3B and 3D) with generous areas of open space and children's play areas. Most properties are set back from the road with generous gardens. There is an open and leafy nature to this sub-area due to the quantity of tree planting. Properties along Sparrow Close and Sokemans Way look out across arable fields and the reworked A1/ A14 junction. The site including the southern part is no longer closed to civilians, however, extensive tree planting and security fencing screen properties from traffic from Buckden Road maintain an enclosed nature.



Married Quarter along South Road

- 5.193** Due to the comprehensive redevelopment of the northern part of the site, limited development opportunities remain, however, opportunities may arise over time if the southern part of the site is made available for redevelopment. There maybe some scope for some extensions to existing properties.

Development proposals should:

- Promote opportunities for enhanced landscape screening out across the Great Ouse Valley and from the A14.
- Conserve or where appropriate enhance the significance of Brampton Park House and its outbuildings and Gatehouse including any contribution made to significance by their settings.
- Protect and conserve the mature trees throughout the site where they positively add to the street scene.
- Reflect the materials and colour palette of the agreed design code.
- Ensure that new development responds positively to the specific opportunities available within the area.
- 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.
- Support the retention of community facilities.
- Seek improved pedestrian and cycle links to the village centre.
- Promote opportunities for the enhancement of green space to provide increased opportunities for wildlife and nature conservation and areas of recreation.
- In the case of major development on the southern part of the site, ensure development is integrated with the wider redevelopment and that adverse impacts on the wider transport network and countryside are addressed.
- Where possible incorporate renewable energy generation.