

Huntingdonshire Landscape and Townscape Supplementary Planning Document 2022

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

Chapter 8 - Ramsey SPA

8 Ramsey Spatial Planning Area

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- 8.1** Ramsey is situated to the north east of Huntingdonshire, equidistant from Peterborough to the north and St Ives to the south.

Landscape Setting

- 8.2** Ramsey is located mainly within the Fen Margin Landscape Character Area. Bury is located on the northern edge of the Central Claylands Landscape Character Area and overlooks the Fen Margins to the east. Ramsey is closely associated with the Fen landscape which extends to the north and east of the town. Given its flat nature long distance views can be gained across the landscape from the edge of the town in many places, field boundary hedges and trees and agricultural buildings being the most common vertical features. Wind turbines to the north of Ramsey can be seen from many angles.
- 8.3** To the east of Ramsey the golf course and Bury Brook form an important green corridor connecting Ramsey to Bury. The valley sides of Bury Brook create an attractive green wedge between the main village to the west of the brook and the cluster of homes around Holy Cross Church to the east. The landscape has a very open character giving a memorable approach to Bury. To the west of Bury the landscape is dominated by the level plateau of Upwood Airfield. Heading to the west of Ramsey the land falls gently from south to north with mixed size field patterns almost entirely in arable use. The elevated landscape of the Central Claylands to the south and west, combined with the lack of significant vegetation allows extensive views both to and from the settlement

Edges and Visual Prominence

- 8.4** Ramsey is predominantly on the Fen Margin and surrounded by low lying land, as a result much of the town is only visible in limited glimpses from the wider landscape except where this rises onto the higher ridge of the Central Claylands. The northern edge of Ramsey is influenced by linear industrial and commercial developments along St Mary's Road and High Lode/ Stocking Fen Road where some large scale buildings are prominent in views from the surrounding Fen landscape. The northern eastern edges of Ramsey contain largely recreational uses, the cemetery and Ramsey Rural Museum which give the area a relatively open, green character forming an effective transition from the town to the surrounding countryside. Further round to the east the edge of Ramsey running down to the eastern edge of Bury is dominated by the open green landscape formed by Ramsey golf course. This land is more undulating as it transitions into the Central Claylands Landscape Character Area. There are expansive views to the south.
- 8.5** The southern and eastern edge of Bury has limited hedgerows to soften the edge of existing development, particularly around Valiant Square and RAF Upwood. The hangars at RAF Upwood are particularly prominent in views from footpaths to the west of the village and from the approach to Bury along Ramsey Road.
- 8.6** The western edges of Ramsey are relatively well contained visually in the landscape by a local ridgeline. However, the built up area here typically involves relatively straight boundary lines with limited vegetation to soften them. Residential developments begun in 2018 include landscaping schemes which may assist with a softer transition between residential development and the open countryside. The northwestern edge of Ramsey around Star Lane has a very abrupt edge between homes and the agricultural landscape which has a rigid field pattern with very little vegetation to interrupt long distance views across the Fens. The area is highly visible from the approach to Ramsey from the B1040.

Townscape Character

- 8.7** Ramsey was founded around the Abbey in AD 969 and although a relatively small town serves a large rural area. Bury lies to the south and is a small settlement with strong links to Upwood Airfield, which has developed on the south-western edge of the village. Originally two distinct settlements linked by the B1040, Ramsey and Bury have now merged as a consequence of recent residential development to the south west of Ramsey and along Upwood Road north east of Bury.
- 8.8** The settlement lies along the B1040 on the edge of the Fenland landscape. Historically Ramsey developed around the Abbey on the eastern side of the town with the Gatehouse and Church of St Thomas a Becket remaining forming part of a landmark group. The town centre is now defined by the High Street and Great Whyte, the junction of which provides the main urban node. The High Lode Industrial Area defines the northern edge of the town.
- 8.9** Bury is a separate parish from Ramsey although the townscape is now contiguous. It falls into two distinct areas, one clustered broadly between Upwood Road and Owls End and the second east of High Lode focused around Holy Cross Church. Most of the built element of RAF Upwood is also situated within Bury parish. The junction of Upwood Road and the B1040 forms the main urban node and defines the point at which Ramsey and Bury merge. When approached from the south east along the B1040 a number of older houses at 'The Cross' define the southern gateway into the village. The character of Bury is dominated by recent housing development to the east of Upwood Road and the Upwood Airfield to the south west.
- 8.10** A total of fourteen individual character areas have been identified (Figure 8.1 and can be viewed on the [interactive map](#)), reflecting the complex small scale pattern of growth of Ramsey and Bury. The Historic Centre of Ramsey is defined by the buildings and streets of the High Street and Great Whyte, and to the north the Abbey Greens represent one of the most unique features in Huntingdonshire. Few medieval and post-medieval buildings remain as a result of extensive damage caused to the town by fires during the 17th and 18th centuries. The Abbey Greens area sees a diverse range of building types and ages including Georgian, Victorian and Edwardian houses as well as more recent development from the 19th and 20th century which is demonstrated through the mix of diverse building materials (buff, slate and red/brown plain tile, red brick and white cream rendering to the corrugated iron of the industrial warehouses). Post 1950s, Ramsey and Bury grew substantially with several distinct estates forming expanding the built edges and joining the two settlements with the High Lode Industrial Area defining the northern edge of the town and former RAF Upwood the southern end.

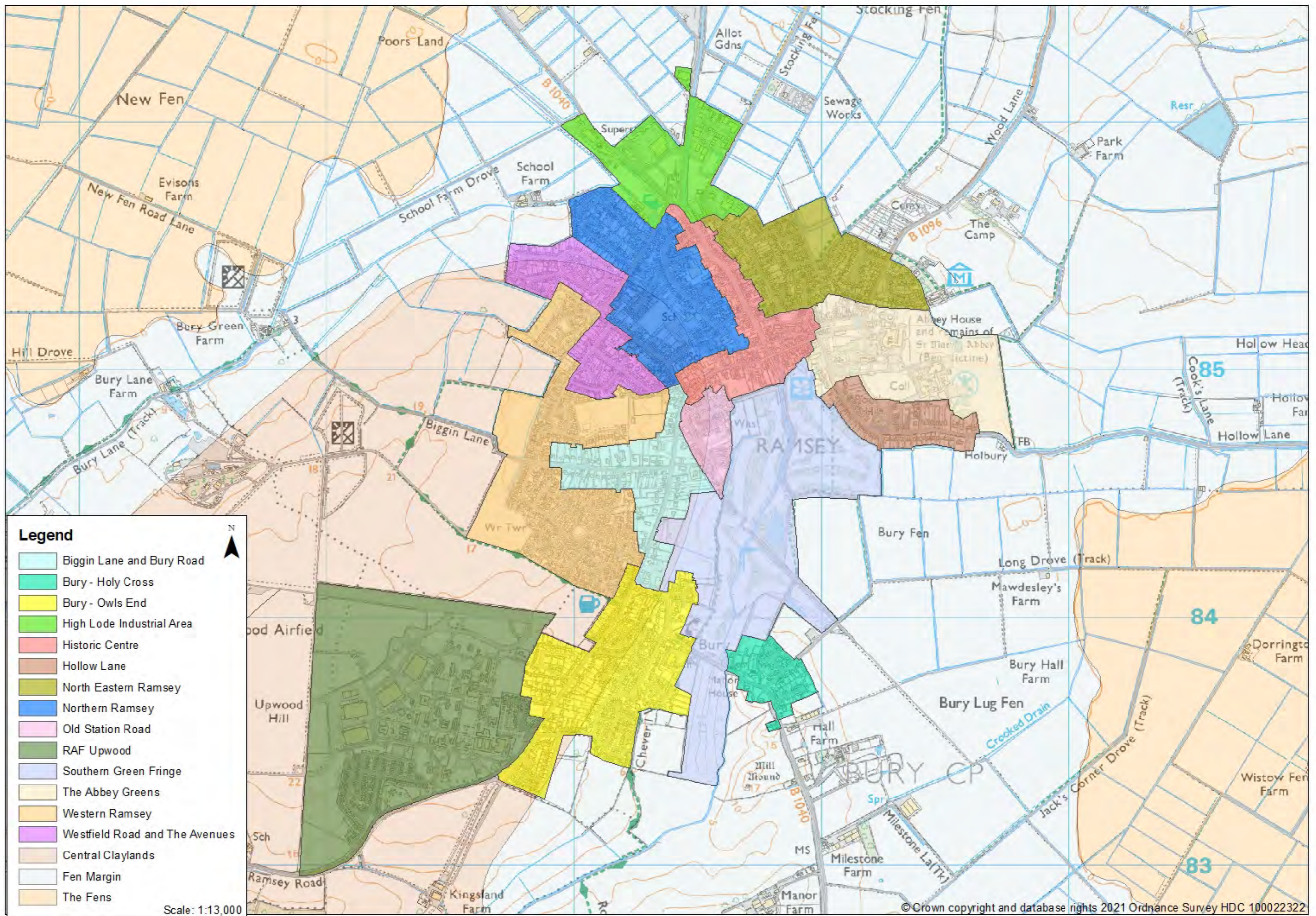


Figure 8.1 Ramsey Character Areas

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Key Features

Historic route	Wood Lane, High Street, Great Whyte
Historic gateways	Gatehouse by Hollow Lane, eastern approach into the Abbey Greens, northern approach into Great Whyte by High Lode and Mill Basin
Landmarks	The Abbey School, Church of St Thomas a Becket, Ramsey Abbey Gatehouse, Salem Chapel, Cemetery Chapel, Holy Cross Church at Bury, Rivermill apartments
Memorable areas	The Abbey Greens and pond, the High Street and Great Whyte
Key views	Along High Street and Great Whyte, Wood Lane at Church Green, St Mary's Road to north



The Grade I listed Ramsey Abbey was built as a country house in the early 1600s and modernised in the early 19th century provides a sense of grandeur



Ramsey historic centre looking north with its distinctive Jubilee Clock



The oldest properties in Bury are concentrated on Owls End



Ramsey golf course provides extensive semi-rural green space south of the High Street and north east of Bury

Ramsey Character Area 1: The Historic Centre



High Street contains numerous historic buildings constructed of a wide range of materials



Great Whyte contains an attractive mix of building types with pastel render being a strong feature interspersed amongst buff brick

8.11 The Historic Centre is characterised by the two major routes through Ramsey, the High Street running east to west and Great Whyte running approximately north to south. Great Whyte is an exceptionally wide street having originally been bisected by the navigable High Lode (Bury Brook) with buildings set back either side of the bank. The brook was culverted in the 19th century resulting in the current spacious layout. In contrast the High Street is narrower with a relatively enclosed character. The eastern end of High Street terminates in a view of St Thomas's Church connecting the commercial centre of Ramsey to the Abbey Greens area.

8.12 Great Whyte includes a number of listed buildings and prominent at the southern end of the road is no. 11 which is a two storey mid-19th century house in gault brick with stone dressings occupied until 2016 by Barclays Bank. Also listed is the cast iron clock tower erected in 1888 which forms a key feature in the street scene. The Windmill Bakery at 34 Great Whyte is a listed 17th century property with a late 19th century shopfront. It now forms a distinctive feature in the townscape since completion of a colourful mural on the northern side of the building in April 2019.



Street art mural

8.13 The area has a well-established street pattern enhanced by a high proportion of back of pavement buildings, high density and mixed use. Ramsey's historic and commercial heart contains a wide diversity of building types further highlighting the historic nature of this core area though the variety of individually built properties. Some parts along Great Whyte can be dominated by traffic and car parking which impacts on the quality of the street scene.

8.14 Buildings include 18th century town houses, 18th and 19th century terraced houses, ecclesiastical buildings and Victorian and Edwardian civic buildings (building types 2A, 2E, 6A and 7A). Some incorporate commercial use on the ground floor with a mixture of residential and commercial upper floor uses. The older properties are interspersed by 20th and 21st century redevelopments. The dominant colour palette is of buff brick and pale painted render with a small number of red brick buildings interspersed in the area.



Pale render on Great Whyte

8.15 The area continues to present opportunities for new development through the renovation of redundant properties, improvements to the public realm and reduction of the dominance of car parking on the street scene along Great Whyte.

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Development proposals should:

- Conserve or where appropriate enhance the significance of the heritage assets including any contribution made to significance by their settings.
- Promote renovation or redevelopment of redundant buildings.
- Enrich the area by reinforcing its special qualities and local character.
- Promote high standards of design and support creativity in architectural detailing.
- Reduce the visual dominance of parking within the town centre, in particular along the Great Whyte.
- Seek to introduce tree planting or open up sections of the culverted High Lode watercourse in the central space.
- Reflect the existing built forms and local relationship with the street in any new development.
- Support provision of facilities which encourage active modes of transport within and to the Historic Centre.
- Reflect the area's colour palette and building materials of buff brick and pale render to promote a cohesive appearance.

Ramsey Character Area 2: The Abbey Greens



Church Green is fronted by 18th and 19th century properties of varied design



Ramsey Abbey gatehouse

8.16 Located on the north eastern fringe of Ramsey, the Abbey Greens is a highly distinctive character area centred around Church Green which contains many of Ramsey's landmark buildings and unique historical features. The area contains a high concentration of listed buildings indicative of the quality of its townscape. The original Benedictine Abbey around which development was focused is no longer extant. However, the late 15th century Gatehouse faces onto Abbey Green and Wood Lane. Grade I listed it is a two storey building with an octagonal north turret. The adjoining grade II* listed Precinct Wall from the original abbey forms a strong historic feature running along the eastern and southern sides of Church Green and Abbey Green. The Church of St Thomas à Becket originates from the 12th century in part with the western front and tower forming a focal point from the High Street.



St Thomas à Beckett Church

8.17 Abbey Green and Church Green with its pond are complemented by the extensive churchyard open space and mature lime trees lining Wood Lane creating a village-like appearance in contrast to the more formal planned landscape around Ramsey Abbey and the extensive playing fields associated with Ramsey Abbey College and One Leisure Ramsey.

8.18 Church Green is lined by listed buildings on the northern side. Dating from the 18th and 19th centuries these are mainly constructed from a mixture of red and yellow brick and were originally built to support the Ramsey Abbey estate. Abbey Green is overlooked by both the Almshouses built in 1839 from reused abbey stone decorated by a stone plaque with the Fellowes family crest and the 1848 Elementary School surmounted by a bell turret. Ornate windows, chimneys and brickwork are a strong feature of properties facing both the greens. The historic buildings in combination with the green provide a rich environment with a green and peaceful character.



Former Elementary School

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8.19 The extensive grounds and playing fields on the eastern edge associated with Abbey College and One Leisure reinforce the green setting of the eastern part of Ramsey. Ramsey Abbey itself is grade I listed with the main house originating from around 1600 having been built on the site of the Benedictine Monastery with several phases of extensions in the early 19th century. A combination of three and four storeys it is built in ashlar stone and features diamond patterned lead light window ranges on the north side. The use of Ramsey Abbey as a country estate shaped the townscape and landscape of the surrounding land resulting in several 19th century buildings which are now listed such as the former stable and coach house and the walls and gateway surrounding a one acre recently restored Victorian kitchen garden.



Ramsey Abbey

8.20 Beyond the school and leisure centre buildings in the area are predominantly residential with most homes being of Georgian and Victorian date and represent building types 2B and 2C. The colour palette for materials is very locationally specific with clusters of stone, red, gault and yellow brick all present in different parts of the character area.



Church Green pond with variety of historic homes

8.21 The Abbey Greens character area is the most distinctive part of Ramsey and represents a sensitive environment within which there is little potential for development.

Development proposals should:

- Maintain and enhance physical and visual connections to key buildings and landscape views, including protecting views of the Church of St Thomas à Becket from the High Street.
- Conserve or where appropriate enhance the significance of the heritage assets including any contribution made to significance by their settings.
- Protect the open, historic character of the existing greens and buildings fronting them.
- Support the retention of the row of lime trees along Wood Lane.
- Reflect the existing built forms and local relationship with the street in any new development.
- Ensure retention of the playing fields associated with Abbey College and One Leisure.
- Reflect the varied building materials and colour palette including buff and dark buff brickwork with slate and brown tile as well as red brick to contribute to the areas distinct character.

Ramsey Character Area 3: High Lode Industrial Area



High Lode links Ramsey into the surrounding Fen landscape with High Lode industrial estate



Former mill building converted to apartments retaining the historic character of the northern end of Great Whyte

8.22 The High Lode industrial area is a large area of degraded land that extends northwards from the junction of Great Whyte and Field Road and extends into the landscape of the Fen Margin. There are extensive views from the Fen Margin landscape to the north due to its flat topography and poor boundary treatment. These contain several groups of windmills with Ramsey wind farm off St Mary's Road being a key focal point in the landscape beyond the character area due to the height of the turbines in the low lying land.



8.23 The area has limited historic character which developed within the context of the disused railway and the High Lode. The area hosts a variety of uses including scrap yards, a plant nursery, industrial buildings, a supermarket and recent housing conversions at Rivermill Apartments (building types include 5A and 5B). As a result of these uses, there is a relatively harsh colour palette ranging from dull grey and brown building materials to yellow and blue signage which highlights the mix of uses and character of the area.

Wind turbines north of St Mary's Road

8.24 Ramsey is experiencing significant growth, a large supermarket opened at the north of the town along St Mary's Road in 2010 adjacent to the High Lode Industrial Estate (building type 5D). Residential developments are also moving forwards on parts of this urban character area on Huntingdonshire's Local Plan to 2036 site allocations RA1 and RA2, with construction having started in 2020. Allocation RA3 has yet to gain planning permission with the viability of retaining the Northern Mill which forms a local landmark still to be determined. These will bring significant numbers of new homes into the area and extend the residential elements to complement existing retail and commercial premises.



Tesco superstore

8.25 The area has already undergone significant change and is capable of accommodating further development.

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Development proposals should:

- Respond positively to the opportunities available within the area by promoting environmental improvement schemes to restore areas of derelict and vacant land.
- Promote high standards of design and support creativity in architectural detailing.
- Support the provision of renewable energy where visually appropriate and electric vehicle charging points.
- Ensure adequate provision of car parking to promote highway safety.
- Maintain and where possible improve views to the adjoining Fen Margin landscape character area whilst providing localised screening to the northern edge.
- Provide screening to industrial premises through improved planting and fencing to site boundaries.
- Seek improved pedestrian and cycle linkages into the Historic Centre and to local services.

Ramsey Character Area 4: Northern Ramsey



Small, bay fronted villas set back off the pavement form part of the character of this established residential area



Substantial semi-detached homes on Blenheim Road built in 1924 with bay windows and mock timber framing

8.26 The Northern Ramsey character area is an established residential area to the north west of the Historic Centre to which it is closely linked. It forms an area of older housing interspersed with a small amount of post-war and modern development. Older elements of the area and those in closer proximity to the Historic Centre contain more mixed uses including a garage, primary schools and public car parking.

8.27 There is a diverse range of building types including Victorian and Edwardian villas and 19th Century terraced housing representing building types 2A and 2B. These typically are located directly on to the back of the pavement or have small front gardens bounded by walls and hedges. Most older properties in the area are concentrated along Blenheim Road, Station Road and Whytefield Road with a small number extending out on Star Lane and Princes Lane. These streets have a strong linear pattern, with housing to both sides of the road creating a well defined street frontage with few gaps. The predominant building material is buff brick often complemented by slate roofs.



Victorian villa on Whytefield Road

8.28 Within and extending this linear pattern is a mixture of inter-war housing and more modern infill developments. Some substantial properties were built during the 1920s which strongly reflect the building features of the time with two storey bay windows to the front and mostly in semi-detached format. A range of inter-war homes of building type 3b are found in the area of which brick colours are varied with some rendered properties adding colour to the street scene. The converted former Police Station on Blenheim Road provides a feature building of this era.



Converted Police Station on Blenheim Road

8.29 Mid and late 20th century homes are also interspersed amongst the area, of types 3D and 3E. These are typically found in smaller groups having often been built on infill plots situated between the linear street pattern established by the older properties. Some extend the area out towards the adjoining Central Claylands landscape such as those at the northern end of Princes Street.

8.30 The Hankins Car Sales garage on Whytefield Road is allocated through the Huntingdonshire Local Plan to 2036 for approximately 40 homes. Redevelopment of this site will need to be sensitive to its conservation area location and will consolidate the residential nature of the street. A previously developed site at 94 Great Whyte is also allocated for residential development in close proximity to the services and facilities of the town centre.

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8.31 This is a residential area with a strong sense of character and a mix of building types and ages. There is potential for development through building extensions and urban infill.

Development proposals should:

- Respond positively to the specific opportunities available for infill redevelopment
- Maintain and enhance physical and visual connections to the Historic Centre, landscape views and promote permeability
- Reflect the dominant building pattern of terraces and semi-detached homes and the relationship with the street in the immediate area.
- Ensure adequate provision of car parking to reduce the impact on the street scene of on-street parking.
- Reflect the dominant buff brick and pale render colour palette.
- Support provision of renewable energy where visually appropriate.
- Protect existing trees where they contribute to the character of the street scene and seek to increase vegetation cover where space and service restrictions permit.

Ramsey Character Area 5: Westfield Road and The Avenues



Large semi-detached homes with hipped roofs and generous gardens typify Westfield Road



The post-war semi-detached homes create a very regular pattern of development along West Avenue

8.32 Although homes in this area were constructed in both the interwar and immediately post World War II periods they have strong unifying characteristics. The majority of homes are generously sized semi-detached properties with substantial rear gardens some of which are over 40m in depth.

8.33 The Avenue represents the oldest part of this area with the first homes built in the 1920s. Each pair has a wide frontage and features hipped roofs. The flat fronted homes typically have roofs that extend to ground floor level at either end. Others have paired end gables, some protruding forward about one metre from the central section of the properties. Almost all are finished in pale painted render. Gaps between the pairs of homes are relatively narrow with parking confined to front gardens or on-street.



Large gables feature on homes in The Avenue

8.34 West Avenue has very regular spacing and layout, again of semi-detached homes but brick built in the 1950s. Wider gaps between properties than in the earlier homes has facilitated introduction of garages and parking spaces between many homes. Medium depth front gardens are typical of the area with strong frontage building lines being clearly apparent. Low hedges separate many homes from the relatively narrow pavements.

8.35 Accessed off Field Road, Westfield Road contains homes built in an identical style to those in The Avenue although not constructed until immediately post-war. A small cluster on the south eastern limb of Westfield Road are also rendered. However, the distinguishing feature of the majority of Westfield Road is that although the same style the homes are brick finished instead. The central part of the oval formed by Westfield Road is occupied by a cluster of bungalows accessed off North and South Walks providing some diversity in the size and type of properties within the area. Allen Road contains a mixture of the same house design and layout as found in Westfield Road along with a cluster of mid-century semi-detached homes all in red brick. Further diversity is provided through a small single storey residential care home built in yellow brick.



Bungalows on Westfield Road

8.36 This is a very distinctive character area with some scope for extensions and redevelopment of existing properties.

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Development proposals should:

- Enrich the area by reinforcing its special qualities and acknowledging its strong local character
- Reflect the existing building materials and colour palette of red brick and pale render according to the immediate surroundings.
- Reflect the existing built forms and relationship with the street to maintain the characteristic regular layout.
- Protect and reinforce the mature boundary trees, particularly those between Allen Road and the adjoining Fen margin landscape character area and those to the north east of The Avenue providing separation to homes as St Thomas Park (Wagstaffe Close).
- Ensure adequate provision of car parking to reduce the impact on the street scene of on-street parking.
- Support provision of renewable energy where visually appropriate.

Ramsey Character Area 6: North Eastern Ramsey



The area has a substantial number of spaciouly laid out mid-20th century bungalows such as this in Abbey Fields



Newtown Road Victorian house

8.37 The western edges of this area adjoin the Historic Centre with Newtown Road having clear linkages through to premises on the Great Whyte. Older properties within this area are mainly found on Newtown Road and New Road comprising small numbers of 19th century homes of building types 2A and 2B. The area is almost all residential in use now with modern infill developments occupying former industrial sites. Buildings have a variable relationship to the street frontage with medium depth front gardens being predominant. A diversity of styles and types add complexity to the townscape with detached, semi-detached and terraced homes along with an apartment block all present representing building types 3B and 3D. Most properties are brick with a varied colour palette. The Church of the Sacred Heart and its adjoining car park present a distinct break in the residential nature of Newtown Road.



Church of the Sacred Heart

8.38 The majority of this character area is focused off Mill Lane and was predominantly built in the 1960s through to the 1980s. In the south-western corner of the area Mill House provides a cluster of low level retirement apartments. Other than these, properties include a substantial number of bungalows and family homes. Turvers Lane and Millfields are dominated by homes of building type 3D. Turvers Lane is spaciouly laid out with areas of grass and mature trees adding softness to the street scene.



Spacious layouts in Turvers Lane

8.39 The eastern edge of the character area contains a small group of late 20th century homes of type 3E. All detached homes these are constructed in pale brick with render used to provide decorative features. Single and double garages are situated to the sides of homes giving wide plots with front gardens typically deep enough to at least park one car. Trees are incorporated into front gardens which directly adjoin the pavements.

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8.40 Much of this area has a strong relationship with the adjoining Fen Margin landscape character area with views out to trees and the wider landscape being found in many locations. The area contains two extensive green spaces which contribute to its edge of settlement context. The Tom Jones Memorial playing fields include children's play equipment and sports fields to the east of Mill Lane. The second, larger green space is that of Ramsey Cemetery off Wood Lane. This also contains the character area's only two listed buildings. The chapel and mortuary within the cemetery has an octagonal belfry and spire providing a local landmark although there are only limited long distance views to it, while the Tudor Gothic lodge building from 1865 abuts Wood Lane.



Tom Jones memorial playing field

8.41 This is a tightly developed character area with limited scope for further development other than extensions and redevelopment of existing properties.

Development proposals should:

- Enrich the varied character of the area by responding to the specific opportunities available.
- Reflect the existing built forms and relationship with the street and reinforce the pattern of integrated areas of green space.
- Ensure adequate provision of car parking to ensure new properties do not create a detrimental impact on the street scene from on street parking
- Maintain views to the existing extensive green spaces and the wider Fen margin Landscape Character Area.
- Support provision of renewable energy where visually appropriate.
- Protect the existing green spaces and mature trees within and adjoining the character area and promote improvements to key areas for public access, recreation and nature conservation.

Ramsey Character Area 7: Hollow Lane



At the south eastern end of Hollow Lane gardens adjoin grass verges with no pavement



Detached homes with wide, deep plots typify this area

8.42 The Hollow Lane character area interacts closely with the Abbey Greens area to the north and the Fen Margin landscape character area to the south. Although small it has a distinctive character compared to the adjoining areas. Hollow Lane has a low density layout with homes closest to the Abbey Greens end of the road extending east to Booths Hill dating from the early to mid 20th century and those further east being predominantly of 1960s and 1970s construction. All are united in having substantial front gardens with homes being well set back from the road with gardens deeper towards the eastern end of the area. Grass verges are found along most of Hollow Lane. Towards the eastern end pavement is only located on the northern side of the road with homes on the southern side being commonly separated from the road by hedges and grass verge.

8.43 The greatest continuity of design and materials is found at the northern end of the road with dark red brick detached and semi-detached homes dominating with limited use of pale rendering. Roofs are plain tiles, bay windows and arch doorways are frequently found decorative features. Building types present are 3B and 3D. Car parking is predominantly to the side of houses with garages often at the end of long driveways which run the depth of the house in to the rear garden. This style of building extends to Abbey Road which links Hollow Lane north to where the area transitions into the green spaces associated with Ramsey Abbey and the playing fields of Abbey College and One Leisure.



Abbey Road

8.44 Booth's Hill stands on the northern side of Hollow Lane and forms a distinct break in the townscape. This open space is a scheduled monument comprising a small 12th century motte within a moat adapted to incorporate a 19th century ice house. Largely covered in trees it contributes to the semi-rural character that increases further east along Hollow Lane. Mature trees within gardens add to the green, spacious feel of the area and contribute to separating this character area from those adjoining it.



Booth's Hill

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8.45 From the junction with Booth's Hill and Abbey Road Hollow Lane turns east and its character becomes more rural. Along this length it contains many individually designed properties leading a great variety of styles and sizes. Front gardens become increasingly deep and house types are dominated by 3D with a very few 3E. Building materials include a wide range of brick colours with pale, red and dark brown bricks all used along with limited use of rendering and timber cladding as decorative features. Mature trees are found throughout this part of Hollow Lane providing substantial screening of many properties from the road. At the eastern end the character area blends into the adjoining Fen Margins landscape character area where trees continue along the northern side of the lane into the countryside and wide views open up to the south.



Hollow Lane blends into the Fen Margins

8.46 Hollow Lane is a small established character area offering little potential for further growth beyond extensions and redevelopment of existing homes.

Development proposals should:

- Enrich the area by reinforcing its distinctive local character.
- Promote high standards of design and support creativity in architectural detailing.
- Reflect the existing built forms in the immediate vicinity to maintain the spacing of properties.
- Reflect the relationship with the street and retain the existing distinctive deep front gardens of many plots within the area.
- Protect the existing grass verges.
- Ensure adequate provision of car parking within any development plot to protect the street scene.
- Maintain and where possible improve views to Ramsey Abbey and Booth's Hill within the character area and out to the adjoining Fen Margin landscape character area particularly along the southern edge.
- Protect and add to the existing trees where these contribute to the character of the street scene.
- Promote opportunities for the enhancement of Booth's Hill to provide increased opportunities for wildlife and nature conservation initiatives.
- Support provision of facilities which encourage active modes of travel such as cycling.
- Support the retention of existing leisure, recreational and community facilities and opportunities for their expansion or improvement.

Ramsey Character Area 8: Old Station Road



Signal Road 3 storey modern homes



Fairfield Drive was the first redevelopment within the character area including mainly semi-detached and Q homes

8.47 The first relatively small group within this area is concentrated around Old Station Road and includes homes built from the 1980s to the early 21st century representing building types 3E and 3F. Formerly an industrial area, this has been largely redeveloped for housing now with a scientific instrument manufacturer remaining on the eastern edge of the area, a repair garage and a substantial telephone exchange by the junction with Bury Road.

8.48 Fairfields Drive and its associated culs-de-sac were the first area redeveloped for housing. Constructed in a mixture of red and yellow brick with pantile roofs the properties are mostly arranged as Q-homes with separate garage blocs or semi-detached homes. The Q-homes are mostly surrounded by high walls or fencing closing them off from the street scene. Car parking and garaging are a relatively dominant feature in this section. A small group of detached homes on the eastern edge with tall mature trees behind lend greenery to the character area.

8.49 Redevlopments fronting Old Station Road are the most recent forming building type 3F. Two distinct clusters exist. One, centred on Armadale Court, comprises two storey apartments and two pairs of three storey semi-detached homes. Constructed in pale brick with render and timber cladding detailing these have distinctive grey window frames and a very cohesive appearance. Properties are separated from the pavement by hedging and a very shallow landscaping strip. Parking is provided in the form of a rear parking court. Of similar styling but without the grey window frames, Banks Court provides two storey homes in a variety of arrangements. Front gardens are again very shallow with parking on street in purpose designed parking bays.



8.50 The landscaped entrance to the manufacturing unit forms a distinct, green break in the streetscape separating the second cluster of 21st century homes situated at the southern end of the area, representing building type 3F. These comprise a range of two to three storey homes laid out in a variety of forms with one apartment building adding to the mix. Almost entirely constructed of pale brick some have rendered or part timber cladding finishes with occasional red brick properties adding to the colour palette. Efficient use of land is made by use of private drives to incorporate some homes set to the rear of others. Front gardens are shallow with some variety in depth responding to the street



Pirate Park provides local play opportunities

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geometry, some immediately adjoin the pavement whilst the southern part of the area has shared use access surfaces. Rear gardens vary from around 8 to 15m with garages and parking typically arranged to the rear of homes either accessed by a short service road or underneath coach-house properties to a parking court. A well landscaped green with an equipped play area connects the area to mature trees in the adjoining Southern Green Fringe character area.

- 8.51** This is a small character area based on redevelopment of industrial uses where some scope remains to continue this.

Development proposals should:

- Reflect the existing materials and colour palette to reinforce the more cohesive appearance of the more recent elements of the area.
- Maintain and enhance physical and visual connections to the adjoining Southern Green Fringe landscape character area and the Historic Centre.
- Promote high standards of design and support creativity in architectural detailing.
- Ensure adequate provision of car parking to reduce the impact on the street scene of on-street parking.
- Retain the existing tree belt to the eastern edge of the area.
- Support provision of renewable energy where visually appropriate.
- Support opportunities to improve the gateway between Old Station Road and Bury Road.

Ramsey Character Area 9: Western Ramsey



Wagstaffe Close in the St Thomas Park development offers a range of sizes and types of homes



Homes in Dayhorse Road include mock Tudor detailing and a mixture of brick colours

8.52 The western edge of Ramsey contains development primarily from the late 1960s onwards and includes land being developed as of 2021. Although building designs vary depending on date of construction the area is unified by its dominance by detached houses with front and rear gardens and on-plot parking arrangements.

8.53 Working from north to south through the character are there are five sub-groups of development.

8.54 The first homes at St Thomas Park off Field Road were built during 2018 and the estate was completed in 2020. This was allocated in Huntingdonshire's Local Plan o 2036 as site RA4. This sub-group contains a mixture of 1 and 2 bedroom apartments in small three storey blocks and two storey 3 and 4 bedroom homes. The colour palette is dominated by dark buff bricks and grey roofs and feature window frames. Pale rendering is used to add detailing and diversity. The building type is wholly 3F. Homes have shallow front gardens with a mixture of garages and on-street parking bays integrated into the scheme. A 35m tree belt defines the north-western edge of the area separating it from the adjoining Central Claylands landscape.



Wagstaffe Close, St Thomas Park

8.55 Park Road and the north-western section of The Malting contain the oldest group of properties in this area being a small cluster of type 3D mid 20th century homes. Canberra Court is a small cluster of type 3E higher density homes arranged as 3 storey apartments, and two storeys semi-detached and short terraces of houses. Built in pale brick they feature red brick detailing with projecting front porches with concrete pantiles forming a strong design feature. Again of type 3D, mainly detached homes on Queen's Walk and Fellowes Drive maximise the benefits of their outlook onto a large open recreation ground which serves the wider area. The remainder of the sub-group contains semi-detached and short terraces of homes of type 3D finished with coloured render panels and a small number of detached bungalows and houses. A distinctive element of this section is the presence of grass verges separating pavements from the road in most instances and/ or deeper front gardens.



King George V playing field, Fellowes Drive

8 Ramsey Spatial Planning Area

- 8.56** East of Westfield Drive the majority of The Malting forms a cohesive estate of type 3E homes with a series of culs-de-sac leading off The Malting. The colour palette is diverse with a range of buff, brown and red bricks used with pantile roofs throughout. Detailing is provided through use of render, gable windows and a limited use of mock-Tudor panels. The density is relatively low and areas of amenity green space are dispersed through this sub-group where many homes have established planting to front gardens providing a sense of greenery. Houses are primarily detached with a wide variety of arrangements to the road frontage particularly within the culs-de-sac reflecting their accessibility to the road. Garages are frequently found to the side of homes with the layout of housing giving some extensive lengths of boundary walls and fences immediately adjoining the pavement.
- 8.57** The most recent extension to this character area is Ramsey Park which started construction in 2021 providing a range of 3 to 5 bedroom homes. Situated either side of Biggin Lane this extends to the west of the town taking the built limits further into the landscape of the Central Claylands. This is designed with homes ranging from 1 to 5 bedrooms in a wide variety of formats including bungalows, semi-detached and detached properties in buff and red brick with red, brown and grey roof tiles.
- 8.58** This is an expanding residential area with new growth being integrated and some potential for redevelopment within older areas.

Development proposals should:

- Ensure that development responds positively to the specific opportunities available.
- Reflect the existing built forms and relationship with the street of the immediate locality.
- Protect the existing grass verges and provide additional large scale planting where space and services permit.
- Ensure adequate provision of car parking to reduce the impact on the street scene of on-street parking.
- Maintain and where possible enhance views to the surrounding Central Claylands Landscape Character Area.
- Promote opportunities for enhanced landscape screening on the eastern edge of the area to provide increased opportunities for wildlife and nature conservation initiatives to enhance the area's ecological value.
- Protect existing trees where they contribute to the character of the street scene.
- Support the retention of existing recreational facilities and spaces and opportunities for their enhancement.
- Support provision of facilities which encourage active modes of transport such as cycling.
- Support provision of renewable energy where visually appropriate.

Ramsey Character Area 10: Biggin Lane and Bury Road



Trees form the dominant frontage onto Biggin Lane



Bury Road is fronted by hedges and mature trees

8.59 Biggin Lane and Bury Road are an exceptionally low density character area comprised almost entirely of detached houses set in substantial plots fronting onto long established routes. Biggin Lane brings a green corridor in from the west. Bury Road formed the original link between Ramsey and Bury with development now almost continuous along this route except for one small field on the eastern side of the road between White Arches and Low Bury which provides an important link through the Southern Green Fringe and out to the Fen Margins landscape character area.

8.60 Biggin Lane is flanked by individually designed detached homes set in extensive gardens with mature landscaping forming a spacious, leafy character. Building types 2B, 3B and 3D dominate in this character area with the individual designs using a wide range of building materials. Homes on the northern side of the road are only separated from it by grass verge and hedges with a pavement being located only on the southern side.



North side of Biggin Lane

8.61 The frontage of Bury Road is dominated by mature trees and hedges with many properties only visible through gaps for driveways. As a major route the road is relatively wide with pavements on both sides at the northern end replaced by grass verges on the eastern side as the road approaches Bury. Other than two pairs of semi-detached homes all properties are detached. A small number of homes date from the mid to late 19th century representing building type 2B. Westward House is a fine example of a Victorian grand house, building type 2E, set in a 2 acre plot just north of the junction with Biggin Lane. The Red House is a large villa of type 2B converted to a care home with a large modern block to the rear which introduces some employment use into the area.

8.62 The majority of properties on Bury Road are building types 3B and 3B with occasional older properties from type 2B. Large driveways, often with access gates, are a distinctive feature of this area. Close to the junction with Upwood Road is a small commercial cluster focused on a petrol station with a large open forecourt that introduces a small, incongruous cluster of bright colours and larger scale buildings into the area's townscape.

8.63 This is an established residential area where further development opportunities are very limited.

8 Ramsey Spatial Planning Area

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Development proposals should:

- Enrich the area by reinforcing its special qualities and acknowledging its strong, well treed character.
- Reflect the existing built form and relationship with the street.
- Promote high standards of design and support creativity in architectural detailing.
- Ensure adequate car parking to reduce the impact on the street scene of on-street parking.
- Protect and reinforce existing trees where they contribute to the character of the street scene.
- Promote improved pedestrian and cycle links to the Historic Centre and local services and facilities.

Ramsey Character Area 11: Southern Green Fringe



Ramsey golf course provides a green setting to much of the east and south of Ramsey



High Lode watercourse flows through the whole area surrounded by open space

- 8.64** This large character area is dominated by open space which abuts the Fen Margin landscape character area to the east. It is almost entirely occupied by Ramsey Golf Course and as such is distinct from the surrounding more natural or agriculturally shaped landscape character area. There is also a small pocket of agricultural land linking the area into Bury Road. The Southern Green Fringe links Ramsey with Bury and is important in providing a landscape setting to the town, particularly when approached from the east. The Golf course crosses the B1040 presenting low hedges to this element of the streetscape backed by extensive areas of grass and mature trees.
- 8.65** A watercourse known as High Lode or Bury Brook is a key influence on the character of the area as well as mature tree lines and hedgerows which obscure views to housing, reduce the impact of traffic noise and further enforce the green character of the area. High Lode is a very distinctive feature of Ramsey connecting from south to north of the town between this Southern Green Fringe area, culverted underground through the Historic Centre and out in the open again at the High Lode Industrial character area. Building materials are limited within the area with grass, sand and water forming the majority of the surfacing.
- 8.66** This is a distinctive area with an open character providing the eastern landscape setting to both Ramsey and Bury.

Development proposals should:

- Protect important trees which function as a green backdrop to the street scene of many other character areas.
- Maintain the green, open character of the area.
- Maintain and enhance visual connections to key landmarks from the public rights of way that cross the area.
- Promote opportunities for the enhancement of Bury Brook (High Lode) and the extensive Ramsey golf course to provide increased opportunities for wildlife and nature conservation initiatives to enhance the area's biodiversity value.

8 Ramsey Spatial Planning Area

Ramsey Character Area 12: Bury - Owls End area



Former RAF housing at Valiant Square has a regular layout with extensive grassed frontages and many mature trees



The mature trees such as those in Brookfield Way soften the view along many roads in Bury

8.67 Bury - Owls End area is predominantly residential with a limited range of local services including convenience shop, primary school and village hall all situated towards the northern end of this area around The Cross and Owls End itself. The junction of High Street, Warboys Road and Upwood Road forms an extensive area of road surface and parking dominating the immediate area of this entrance to the village. The Upwood Road junction is also wide but the contiguous development on the western side, along with the large scale building of the White Lion public house helps to blend the townscape into the adjoining character areas.



Bury Stores at The Cross

8.68 Bury - Owls End area retains three 16th-17th century listed timber framed cottages finished mostly in render with some brickwork. Roofs are thatched on all with a variety of heights and hipped sections making these focal points in the immediate street scene. These all represent building type 1B and have a black and white colour palette.



Julian's, Owls End originates from the early 17th century

8.69 The majority of homes in Bury date from the 1950s onward representing building type 3D and 3E with a very few interwar properties of type 3B. Older properties tend to be located around the northern part of the area. Homes are generally sparsely laid out with hedges and trees prominent in many street frontages. Housing forms vary with a high proportion of detached houses but some semi-detached houses and bungalows being interspersed throughout the area. Densities vary across clusters of housing with a group of type 3D homes between Upwood Road and Tunkers Lane being particularly low density as is Redebourne Lane. Grass verges are rare in this character area with front gardens typically immediately adjoining the pavement. Most homes have parking or garages within their plot.

8.70 The southern end of Tunkers Lane forms a particularly distinctive element of the local street scene comprising a single track route that appears like a country lane despite being faced by homes the entirety of the northern side and leading in a further distinctive enclave of housing the former RAF housing around Valiant Square. This has a very regular layout and typical house types from



Tunkers Lane

military bases across the district. The materials palette for Bury - Owls End area is dominated by brick with concrete pantile roofs being widely found. Colours vary extensively with pale, buff, red and brown bricks being found in local clusters.

8.71 The area will evolve further with the [Huntingdonshire Local Plan](#) allocating site RA7 for approximately 90 homes to the east of Valiant Square integrating 21st century design principles into the area. It is not included in the current character area but once completed will likely result in a boundary amendment.

8.72 This is an established residential area with some scope for further development.

Development proposals should:

- Conserve or where appropriate enhance the significance of the heritage assets including any contribution made to significance by their settings.
- Protect and reinforce the variety of built forms, building materials, colour palettes and relationships with the street which characterise the evolution of individual sections of the villages.
- Promote high standards of design and support creativity in architectural detailing.
- Retain the mature trees and hedges which characterise many parts of the area and reinforce this through new planting.
- Protect grass verges where they exist and provide additional planting where space and services permit.
- Ensure adequate provision of car parking to reduce the impact on the street scene of on-street parking.
- Conserve the existing village character through protection of local services and facilities.
- Maintain and enhance physical and visual connections to the Southern Green Fringe character area.
- Support provision of renewable energy where visually appropriate.
- Support provision of facilities which encourage active modes of travel such as cycling and aid connections into services and facilities within Ramsey.

8 Ramsey Spatial Planning Area

Ramsey Character Area 13: RAF Upwood



Development of new homes on the former RAF Upwood clinic started in 2019



RAF Upwood contains a wide range of former military buildings, mostly of utilitarian architecture, vandalism and decay are damaging the historic character of the site

8.73 RAF Upwood is located at the south western fringe of Bury on elevated land and forms an extensive character area. Fencing and dereliction distinguish the area from the adjoining village and there are only limited views into the airfield due to the screening effect of boundary vegetation. There are numerous Tree Preservation Orders on site. Due to the nature of the site's previous use, the area is heavily tarmacked with many redundant buildings falling under building type T8 with a material and colour palette of grey, red and buff brick, concrete render, brown steel cladding to roofs. To the west the airfield is visually open to the landscape of the Central Claylands. The site is included in the [Huntingdonshire Local Plan](#) as RA8 for a mixed use redevelopment for approximately 450 homes, 2ha of employment land and supporting community facilities. These will create diversity in design integrating 21st century design principles whilst working to retain key elements of the military character and history of the site within the design and be supported by green infrastructure that links into existing landscaping.

8.74 A distinct area of former RAF housing is found around Canberra Road in the south western section of the character area which is the only built up part of RAF Upwood actually situated in Upwood parish. This comprises a mixture of semi-detached and short terraces of homes and comprise building types 3C and 3D. The layout is very regular with consistent spacing between properties which are well set back from the road frontages with wide grass verges continuing mature trees being a strong characteristic of the area. The areas of semi-detached homes typically have parking bays contained within wide grass verges to the fronts of properties. Other homes are arranged in an Radburn-style layout fronting onto footpaths and grassed open space, supplemented with trees and public seating areas. Rear accesses are typically enclosed by high fencing and wheeled bins. Garaging for these homes is concentrated in a large strip to the north of the homes. Building materials throughout the area are dominated by red and brown brick with brown concrete pantile roofs. Adjacent to these homes is Upwoodhill House a substantial building set in a large open area but with limited visibility from Ramsey Road.



Canberra Road

8.75 The former RAF Clinic started redevelopment in 2019 as De Havilland Gardens with a mixture of semi-detached and detached homes predominantly in red brick with grey plain tile roofs set behind shallow front gardens.

8.76 The redundant airfield offers opportunities for significant redevelopment of this character area.

Development proposals should:

- Ensure that development positively responds to the large scale opportunity available.
- Enriches the area by reflecting elements of the military history and character of the site.
- Enhances physical and visual connections to the immediately adjoining former RAF housing, the main community of Bury and to the adjoining Central Claylands landscape character area.
- Promote the retention of features of high significance to military history.
- Support provision of renewable energy where visually appropriate.
- Enhance the visual qualities of the area by incorporating a significant landscaping scheme including large scale tree planting.
- Promote high standards of design and support creativity in architectural detailing.
- Protect existing mature trees where they provide screening between different uses or add to the character of the area.
- Improve pedestrian and cycle links within the site, to Bury village and into Ramsey town centre where feasible.
- Support initiatives for the creation of additional services, community facilities, leisure and recreational opportunities within the area.

8 Ramsey Spatial Planning Area

Ramsey Character Area 14: Bury - Holy Cross area



Hill Estate homes are laid out in a regular pattern, well spaced and set back from the road



Set high above Warboys Road Holy Cross Church dominates views into this part of the village

8.77 Holy Cross Church is separated from the main village by the High Lode Bury Brook) watercourse and parts of Ramsey golf course where it crosses the B1040. The rising landform heading eastwards places Holy Cross Church on a high point which allows long distance views over the Fen Margins landscape character area and the townscape of the remainder of Bury and southern parts of Ramsey. Holy Cross Church is grade I listed; parts date back to the 12th century with the mid-13th century rubblestone tower marking a focal point in the townscape particularly on the approach from the west. The large grassed churchyard is substantially raised above the height of the adjoining pavement with its retaining brick wall forming a dominant feature in the townscape.

8.78 Immediately around the church on both sides of High Street are a small number of large detached homes set well back from the road in extensive plots. The two storey Manor House is grade II listed, dating from around 1600, it was built of rubblestone, with part timber-framing and a plain tile roof. Other properties are mostly post 1950 representing building type 3D but of individual designs and well screened from the road frontage by high hedges and trees. A small group of cottages from building type 2A closely front the road next to the listed coursed stone Bury Bridge on the western edge of the character area.



View down to High Lode

8.79 East of Holy Cross Church, Meadow Lane and Hill Estate provide a cluster of residential properties. These are predominantly semi-detached in form and contain a high proportion of bungalows. Homes are typically well set back from the road with hedges fronting many pavements. Building types include 3A, 3B and 3D. Homes are finished in either red brick or rendered in cream or other pastel shades. The Glebe comprises entirely bungalows with substantial areas of grass and mature trees forming a central feature to the cul-de-sac. This area has a strong relationship with the surrounding landscape of the Fen Margin to the north and the Central Claylands to the south.

8.80 This area has limited opportunities for development, primarily extensions and redevelopment.

Development proposals should:

- Maintain and enhance visual connections to the spire of Holy Cross Church.
- Reflect the existing materials and colour palette of predominantly yellow and gault brick and pale render.
- Reflect the existing built forms and relationship with the street.
- Conserve or where appropriate enhance the significance of the heritage assets including any contribution made to significance by their settings.
- Protect existing trees where they form a backdrop to development and provide screening from the adjoining Fen margin Landscape Character Area.
- Maintain and improve where possible views to High Lode (Bury Brook) and the Southern Green Fringe character area.