

Ramsey Conservation Area **Character Assessment**

December 2005



1.	Introduction and Statement of Significance	4.	4a.	Green Fringe Character Analysis	29.
Maps:	1. The Geographical Setting of Ramsey	4.	4b.	Green Fringe Spatial Analysis	30.
	2. 1880 Historical Map of Ramsey	5.	4c.	Green Fringe Building Type Analysis	31.
	3. 1920 Historical Map of Ramsey	5.	4d.	Green Fringe Building Details	32.
2.	Historical Development	6.	4e.	Green Fringe Design Code Summary	33.
3.	The Analysis of the Conservation Area	8.	5a.	19th Century Industrial Areas Character & Building Type Analysis	34.
Map	4. The Conservation Area and its Sub Divisions	10.	5b.	19th Century Industrial Areas Spatial Analysis	35.
Plans:	1a. Abbey Environs Character Analysis	11.	5c.	19th Century Industrial Areas Building Details	36.
	1b. Abbey Environs Spatial Analysis	12.	5d.	19th Century Industrial Areas Design Code	37.
	1c. Abbey Environs Building Type Analysis	13.	5e.	19th Century Industrial Areas Design Code Summary	38.
	1d. Abbey Environs Building Details	14.	4.	Opportunities for Future Enhancement	40.
	1e. Abbey Environs Design Code	15.	Annex:	A: Building Types	42.
	1f. Abbey Environs Design Code Summary	16.		B: Key Development Plan Policies	48.
	2a. Medieval Settlement Character Analysis	17.		C: Reference Material	50.
	2b. Medieval Settlement Spatial Analysis	18.			
	2c. Medieval Settlement Building Type Analysis	19.			
	2d. Medieval Settlement Building Details	20.			
	2e. Medieval Settlement Design Code	21.			
	2f. Medieval Settlement Design Code Summary	22.			
	3a. Post Enclosure Character Analysis	23.			
	3b. Post Enclosure Spatial Analysis	24.			
	3c. Post Enclosure Building Type Analysis	25.			
	3d. Post Enclosure Building Details	26.			
	3e. Post Enclosure Design Code	27.			
	3f. Post Enclosure Design Code Summary	28.			

- 1.1** Ramsey is a town in Huntingdonshire located approximately 22km northeast of Huntingdon (see **Map 1**. inset). It is situated on a complex peninsula of higher land (Till overlying Oxford Clay) projecting for a distance of about 5km into the peat fen. The Civil Parish comprises of 6,418 hectares, and the population in 2001 was 8,120 (7,140: 1991). The origin of the town is as a settlement associated with the Benedictine Abbey.
- 1.2** Ramsey and Bury are adjacent settlements and although now separate parishes they are closely associated in their history and topography, which is why (following a recent boundary review) parts of Bury have been included within this conservation area.
- 1.3** Ramsey Conservation Area is one of sixty-three in Huntingdonshire. The Planning (Listed Building and Conservation Areas) Act 1990 places a duty upon local planning authorities to formulate proposals for conserving and enhancing conservation areas. Following consultation and approval this Character Statement will carry weight as a 'material consideration' in planning decisions.
- 1.4** Conservation Areas are designated for their "special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance".¹ This means that consideration is given to the evolution of the community as well as the physical environment within a conservation area. Street patterns, the architectural quality of the buildings, open spaces, trees and other tangible evidence relating to the social and economic development of a settlement are given due weight. In this way every aspect of the historic environment of Ramsey has been taken into account.
- 1.5** Like other market towns in Huntingdonshire, Ramsey's built environment developed slowly from the Middle Ages until just after the Second World War. New development during that period was normally contained within the existing settlement pattern, even where the changes were socially and economically significant (for example, the enclosure of the open fields in the early 19th century).
- 1.6** However, after about 1950 peripheral housing and industrial estates were developed that departed from the traditional development pattern. For this reason the character analysis for Ramsey draws on the settlement morphology prior to 1950.
- 1.7** Within the boundary of the Ramsey Conservation Area certain areas may need improvement or be ripe for re-development. Being in the conservation area will help developers and planners to ensure that improvements will enhance the character of Ramsey along the lines laid down in this document.
- 1.8** Conservation area designation also places some restrictions on minor development works that would, otherwise, be permitted without formal planning applications being made. Further restrictions may be introduced by the Local Planning Authority (or the Secretary of State); effectively withdrawing other permitted development rights in all or part of a conservation area in order to conserve the quality of the area.
- 1.9** Furthermore, all trees growing within the boundaries of a conservation area are protected and additionally permission must be sought prior to the demolition of most buildings.

Statement of Significance:

- 1.10** Ramsey is an ancient market town in association with an important medieval abbey founded in Saxon times. It has had a conservation area for nearly thirty years, first being designated on 24th November 1975.
- 1.11** The Conservation Area includes two scheduled sites, Ramsey Abbey (SAM 141) and the earthworks at Booth's Hill traditionally associated with Geoffrey de Mandeville (SAM 154). Also, there are 60 buildings of statutory designation, of which the twelfth century parish church of St. Thomas a Becket (originally the Abbey infirmary), the thirteenth century Lady Chapel associated with the Abbey, and the fifteenth century Abbey Gatehouse are Grade 1 Listed Buildings (LB1).
- 1.12** There were no tree preservation orders within the area prior to designation. Such orders only applied to trees considered to be at risk at the time and all trees within the Conservation Area are now protected. A survey of the most significant trees was made by the Local Planning Authority prior to designation.

The Recording of Spatial Information

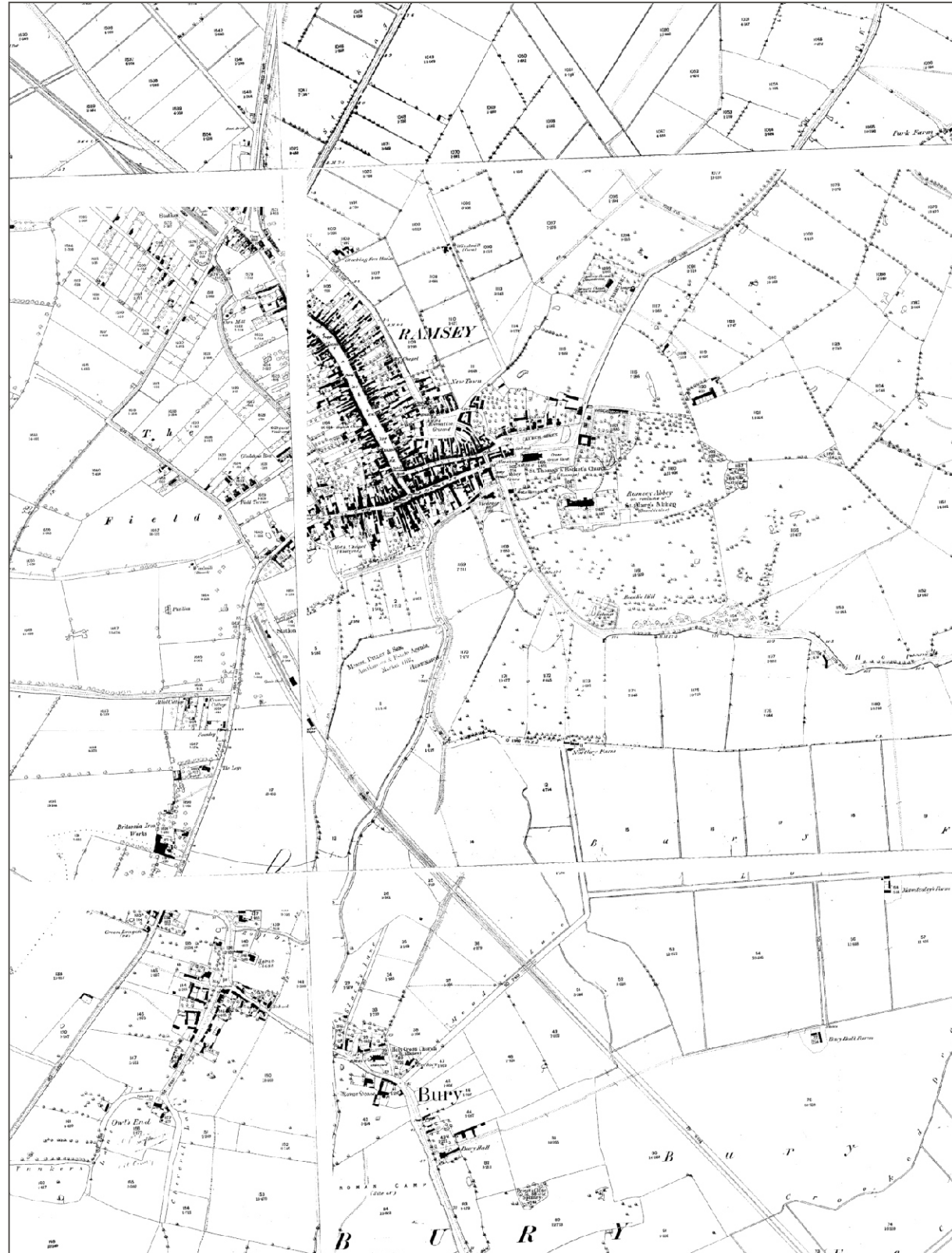
- 1.13** All the information collected on the settlements within the Ramsey district for use in this character assessment and displayed in map form have been recorded within ArcGIS. This is a Geographical Information System (GIS) that allows spatial information to be permanently stored and then displayed at suitable levels of detail and scales as required. The maps used in this document to illustrate local character have been chosen to fit the requirements of this document but may be enlarged subsequently if more detail needs to be displayed.

Map 1. The Geographical Setting of Ramsey

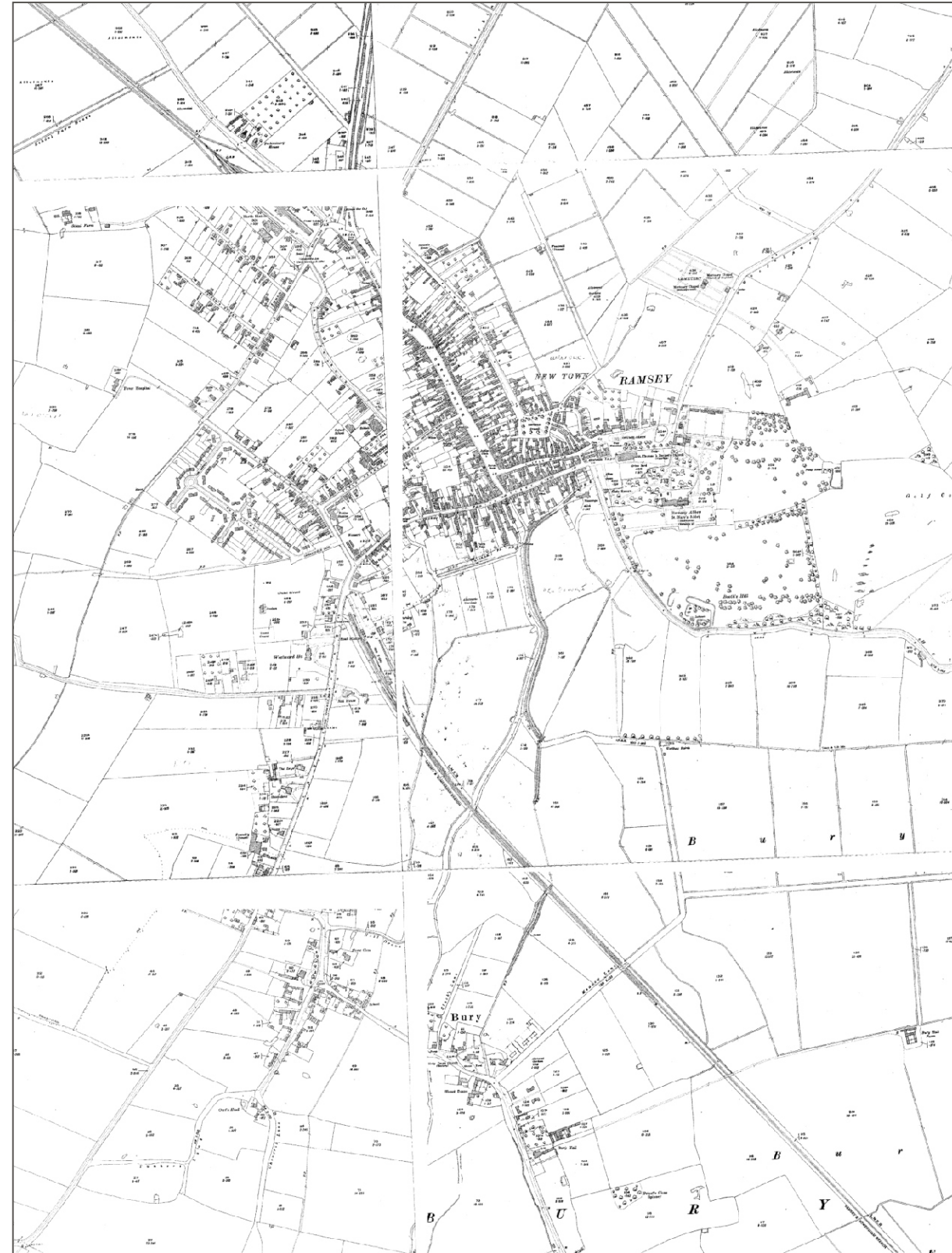


1: Department of the Environment, Planning Policy Guidance 15, 1.4 1994

Map 2. 1880 Historical Map of Ramsey



Map 3. 1920 Historical Map of Ramsey



- 2.1** Medieval Ramsey was a small trading centre within an economy that depended largely on its agricultural wealth and the commercial enterprises that the abbey attracted. The town never attained borough status, always being subordinate to the abbey (until its dissolution) or the secular estate that superseded it. This history outlines the processes by which the urban core developed from its origins to the historic settlement we know today.
- 2.2** There are four principal themes in the making of Ramsey and its relationship to its landscape, these are:
- The establishment of the Abbey in late Saxon times (re-enforced by its re-establishment following the conquest);**
- 2.3** The abbey was founded in 969 by Ailwin. It received further grants of land from King Edgar (Ailwin's foster brother) who confirmed its privileges in 975. Although, today, the material remains of the abbey appear to be clustered within the grounds of Abbey School its actual impact on the surrounding countryside was considerable and reaches beyond the present conservation area.
- 2.4** For example, besides the granges at Biggin and Bodsey, the medieval abbey had a park occupying the area around the present day Park Farm, and the remains of its boundary can still be discerned. Cnute's Dyke is reckoned to be a navigation way, rather than for drainage, and may have been built to transport stone and other goods to the abbey from the Peterborough area. If so it is possibly of 10th century origin.
- 2.5** During the Anarchy, in the reign of King Stephen, the regional significance of Ramsey Abbey attracted the attention of Geoffrey de Mandeville who occupied the abbey between 1140 - 1144. Tradition has it that Boothe's Hill was constructed at this time as a motte and bailey castle (only later being converted into a garden feature with an ice house).
- 2.6** The original Saxon settlement would have grown up in association with the abbey, possibly along Hollow Lane. It is not mentioned in Domesday, either because it was associated with another place (possibly Bury), or because the settlement at Ramsey was exempt as part of the abbey immunity.
- 2.7** As the settlement extended along High Street it eventually gained a market, about 1200. The market place lay between the High Street and the Little Whyte, east of the Great Whyte.
- The secularisation of the Abbey Estate following the reformation;**
- 2.8** At the dissolution of the monasteries Ramsey abbey was sold to the Cromwell family who established a secular estate and built themselves a new mansion on the site of the abbey precinct.
- 2.9** Although the town continued to expand and develop it still did not attain borough status. Gradually the occupation of the Great Whyte was intensified, taking advantage of the navigation along the waterway that ran open to the sky along its length.
- 2.10** When the abbey disappeared so did the mechanism for education and other social service functions that it had performed for the community. As a consequence schools and almshouses were established eventually, and these institutions became important for the town.
- 2.11** There were a number of fires in Ramsey over the years. One of the more serious ones happened in Little Whyte in 1636 and another in the High Street in 1731. These events probably helped to hasten the use of fire resistant building materials, either for new houses or to face up the remaining timber framed ones. Consequently, although many of the older houses have timber-framing Ramsey is typically a town of brick.
- The drainage of the Fenlands and the enclosure of the common fields;**
- 2.12** Monasteries were good at developing the economy of their environments and the monks of Ramsey did so too. Although the fen drew close to Ramsey in the Middle Ages, the Abbey exploited it both for its natural resources and as a source of new agricultural land.
- 2.13** Thus the drainage of the fens began, no doubt in a rather small scale way at first. However, by the 17th and 18th century much greater drainage solutions were sought and the first large scale and systematic ventures were initiated. By the 19th century all of the fenlands, including Ramsey Mere were drained.
- 2.14** The movement for the improvement of agriculture, which underlay the fen drainage, also encouraged landowners to look for other improvement. One of these was to take the great Common Fields, which had been the basis of Ramsey's farming procedures since the Middle Ages, out of common ownership and divide them up permanently into private farms. Enclosure in Ramsey took place by Act of Parliament in 1842.
- The enlargement and economic development of the town as a result of 19th century industrialisation.**
- 2.15** Many of the smaller stakeholders in the Common Fields were given allotments as their share of the land on Enclosure. These were located nearest the town along what is now Newtown Road and Blenheim Road. Eventually they mostly became building plots as the town expanded during the course of the 19th century. The tendency was for them to be developed piecemeal, which accounts for the rich variety of styles to be found in these areas.
- 2.16** The availability of new building land became essential during the course of the 19th century as the population rose from 1,900 in 1801 to 4,600 in 1851. This was the period of maximum expansion and in the second half of the 19th century the population rose very little. However, Ramsey did maintain its population when other Huntingdonshire markets towns (notably St. Ives and St. Neots) had declined.
- 2.17** Ramsey prospered because it managed to maintain its agricultural industry during a time of general agricultural decline in Huntingdonshire. This prosperity encouraged the establishment of processing plants and two steam mills were established whose produce were transported by rail.

Ramsey Conservation Area Character Assessment

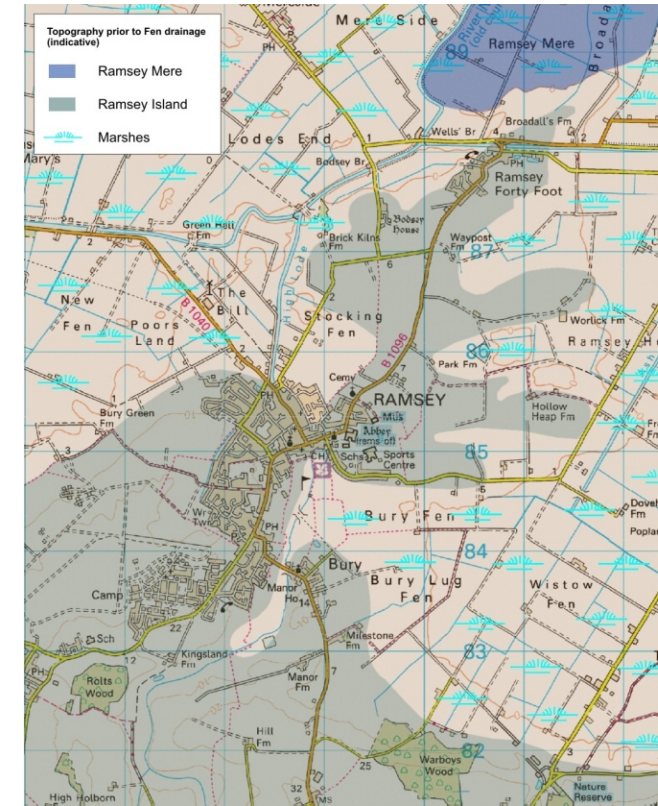
- 2.18 Ramsey came to be served by two railway lines. The Great Northern Railway opened the first as a branch line off its main line from London to the northeast in 1863. A second station was added (Ramsey East) on the opening of the Great northern and Great Eastern Joint Railway line from St. Ives (opened for passenger travel in 1889).
- 2.19 After its expansion during the 19th century, Ramsey changed very little until the post Second World War expansion that has affected many of the market towns of Huntingdonshire. Even so, the town has not seen the massive enlargements experienced elsewhere and for this reason the historical integrity of the town and its setting within its landscape gives it a specialness of its own.



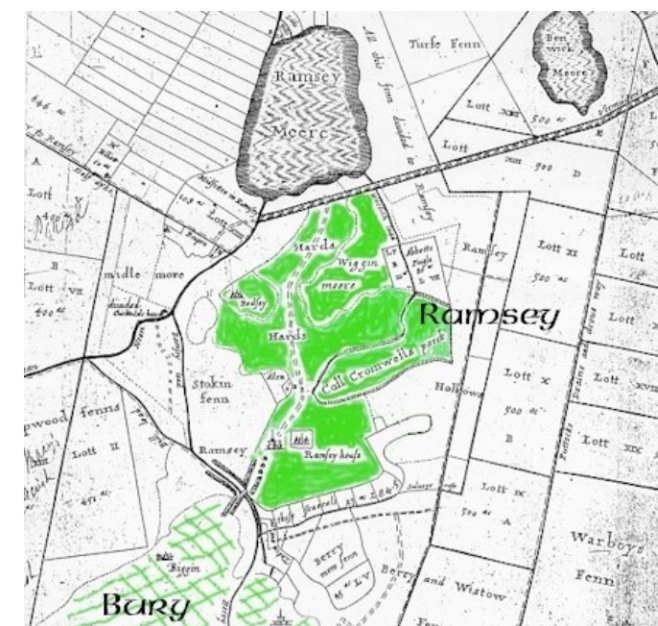
Ramsey Estate Map c. 1873

Conclusion:

- 2.20 Taken together these four events made and moulded historic Ramsey into the place that existed up to the middle years of the twentieth century, prior to the post Second World War development regime. How the conservation area boundary embraces these different aspects of historic Ramsey is looked at in the next section.



Topography pre-fen drainage projected on modern map



Part of Moors Map c. 1684

3.1 Because of the historic elements that have gone into the growth of Ramsey there are now quite different types of development within the town, which give rise to a variety of neighbourhoods. The overall sense of place is derived from the interaction of these elements.

3.2 When the first conservation area was designated for Ramsey it principally encompassed those neighbourhoods with the oldest buildings, the Abbey grounds and the principal medieval streets. The new conservation area has been expanded to include the most significant elements of those neighbourhoods that reflect the growth and development of Ramsey since the 18th century.

3.3 This results from a major re-assessment of the town and a re-appraisal of the architectural and historic merits of many aspects of the settlement. The resulting boundary is quite broad and now requires dividing into identifiable localities, which are based on those identified in the Huntingdonshire Landscape and Townscape Assessment. These localities also largely correspond to the historical phases in the development of Ramsey (referred to in the history section above). See **Map 2**, page 10.

A general description of the locality

3.4 Table 1 lists the localities shown on map 2 and how they are subdivided into neighbourhoods within the conservation area.

3.5 This includes a written overview of the general character of each locality as a context for the character analysis, building type analysis and design code for each of the neighbourhoods within it.

3.6 What follows this section is an analysis of each of these localities based on a series of plans summarising the main issues for that locality.

3.7 The analysis is structured under the following headings:

Character analysis

3.8 A plan based analysis giving a graphic description of each locality. The symbols used on the maps are described more fully in **Figure 1**, Page 10.

Spatial Analysis

3.9 Within each locality the most significant relationships between built and open spaces are analysed in terms of their key spatial features. This includes building lines, green features and mass etc.

The main building types

3.10 These are illustrated on the accompanying plan for each locality. The building types help to define the character of each of the neighbourhoods and need to be taken into account when planning enhancements and future development. A full description for each type of building is given in **Annex A**, Page 32.

Building Detail

3.11 For each locality examples of significant architectural features are reproduced to illustrate the existing historical built form.

An outline design code for each locality and its neighbourhoods

3.12 The intention of the Design Code is to establish a generic set of 'principles' that underpin the built character of the different historic localities within Ramsey. By identifying detailed information on characteristics in a quantifiable way it is possible to use this information positively in the design of new development.

3.13 The study areas correspond with the 'localities' and 'neighbourhoods' within the Character Statement.

3.14 The Design Code does not contain an exhaustive set of design 'rules' but it does identify defining characteristics. These characteristics if used in new development will help to reinforce the historic character of the Conservation Area.

3.15 The Code is developed in a series of categories, and each neighbourhood is looked at in the following way:

Grain. This is an overview of the pattern of development. It looks at the general characteristics of an area's layout, particularly the arrangement of building plots. This will, at a glance, identify some of the fundamental layout issues that contribute to the place's character.

Plot. Having established the general characteristics of the area, the plot analysis looks in more detail at the individual streets and building plots. Two pieces of information are presented here: firstly, the ratio of building height to street width (which gives an impression of the street's narrowness or openness). Secondly, the typical dimensions of plots in the street and the typical position of the building within that plot (for example, set forward, set back, filling the width of the plot or detached within it etc).

Form. This category starts to bring in more detail about the built form itself, what the dimensions are of the building footprints, and the height of eaves and ridges. The findings are drawn together into a simple, summarised form. The measurements present a range of typical dimensions, rather than an average.

Material. This illustrates the range of materials most commonly used, and those which are historically appropriate. It will show where material choice is limited and where more variety may be used.

Detail. This presents some of the architectural detail relevant to each area, for example the most common window and door details present. As with the materials sheet, the details shown are not intended to be exhaustive but they will help to show the degree of variety available. It will also show where traditional or modern details predominate.

3.16 Each locality is summarised in turn to highlight the similarities and differences between each part of the Conservation Area as a whole.

Ramsey Conservation Area Character Assessment

Table 1. Localities & Neighbourhoods within the Conservation Area

Locality	1. Abbey Environs	2. Medieval Settlement	3a/3b. Post Enclosure Settlement	4. Green Fringe	5a/5b. 19th Century Industrial Areas
Neighbourhoods	Abbey Green, Church Green and St Thomas 'a Becket Church Hollow Lane Abbey School grounds and Ailwyn Community School	High Street and Little Whyte Great Whyte	Newtown Road (west side) and Newtown Green Whytefield Station and Blenheim Roads Bury Road and Biggin Lane	Cemetery Fen Margin Designed Green Space Bury Parish Church Environs	High Lode Ramsey East Station Site
Overview	This is one of the memorable areas of Ramsey and would for many visitors epitomise the town. Abbey environs contain the best examples of high status architecture in Ramsey. It attains a visual unity through the contained greens either side of the parish church and the mature planting of the pleasure grounds surrounding the mansion. This is emphasised by the discreet housing along the curve of Hollow Lane to the southwest and south.	This is another of the memorable areas of Ramsey and occupies the site of the medieval settlement. The junction of its two principal streets, High Street and the Great Whyte, forms a key structural element for the town (a 'pivotal' corner).	With the enclosure of the Common Fields there was the opportunity for building outside the town centre. Enclosure influenced the development that followed. Smaller allotments created nearer the town centre were the subject of small speculations. Further out larger enclosures were subdivided into plots upon which were built the villas of the middle classes. The result is an unsystematic infilling in a wide range of styles with the housing becoming lower in density further out from the town centre.	The Green Fringe has a variety of open landscapes, including the clay ridge upon which Ramsey cemetery is sited, dropping to the fen level south of the Abbey before rising again the other side of Bury brook towards Bury Church. It is rich in variety and there are extensive views out of the town to the south over the fen to the clayland hills beyond. Reciprocally, there are important open views into the town from the vicinity of Bury Church and from favoured parts along the Bury Road.	Two areas within Ramsey became the focus for major industrial and transport development in the 19th century. Neither was very extensive, but they both illustrate the economic success of the town at a time when other rural areas were of Huntingdonshire were in decline. Both sites came to depend on the railways for their viability, and both have suffered dereliction on the withdrawal of the railway services during the 20th century.
Enhancements	Generally speaking the Abbey environs is an area requiring maintenance rather than enhancement, although there is a 'space leak' to the west over the bowling club at the north end of Hollow Lane. As elsewhere in Ramsey, street signage and parking are issues. Abbey Fields and Abbots Close are examples of post 1950's housing built within the original Conservation Area and which are of an acceptable, if not ideal design. With the new design code any similar future development will be even better.	Generally this area of Ramsey would benefit from further enhancement. Better parking solutions and improved street furniture and paving is one of the issues. Another is enhancement to existing facades, concentrating on the style and scale of business signage. Particular care should be taken to ensure a high architectural standard in the design of any further instill.	The general impression of this area is of greenness. This is a result of the ubiquitous front gardens to the houses and the occurrence of mature trees and green open spaces. The urban spaces here both preserve the seeds of their origins and form an important spatial setting to the areas of older settlement.	This is the settlement edge least compromised by later 20th century residential development and forms the best possible setting for the town. This stretch of open land is an important rural link with Bury as well as being a setting for Ramsey. Therefore, its preservation is essential to the maintenance of the conservation area and any future development within this sensitive area would need exceptional justification.	Both the Ramsey Northern Gateway and Ramsey East Railway terminal sites are in need of redevelopment rather than enhancement. This, however, should be done with some sensitivity in order to preserve the physical grain given to the sites by their history and the working atmosphere that still pervades them.

Map 4. The Conservation Area and its Sub Divisions

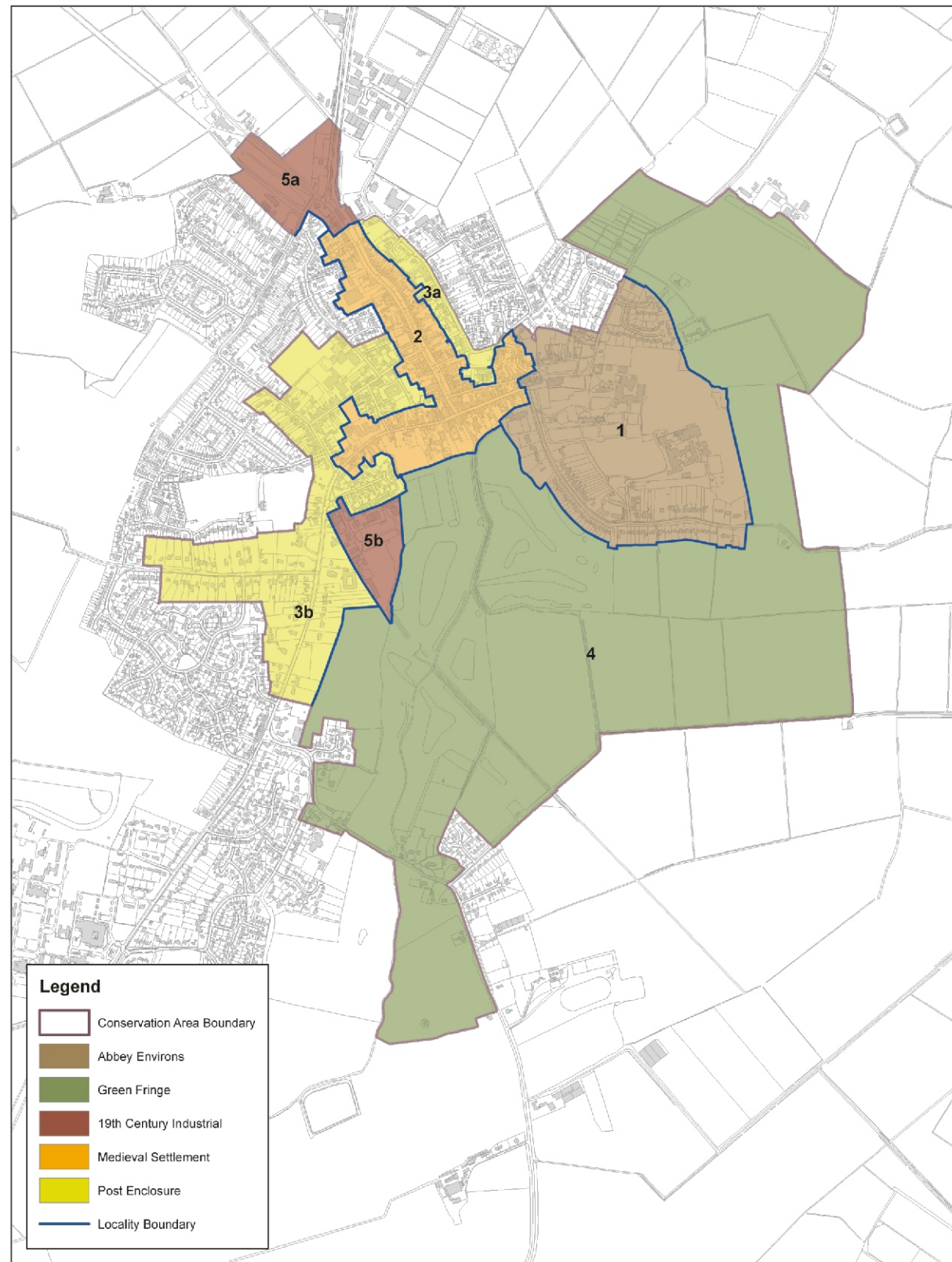
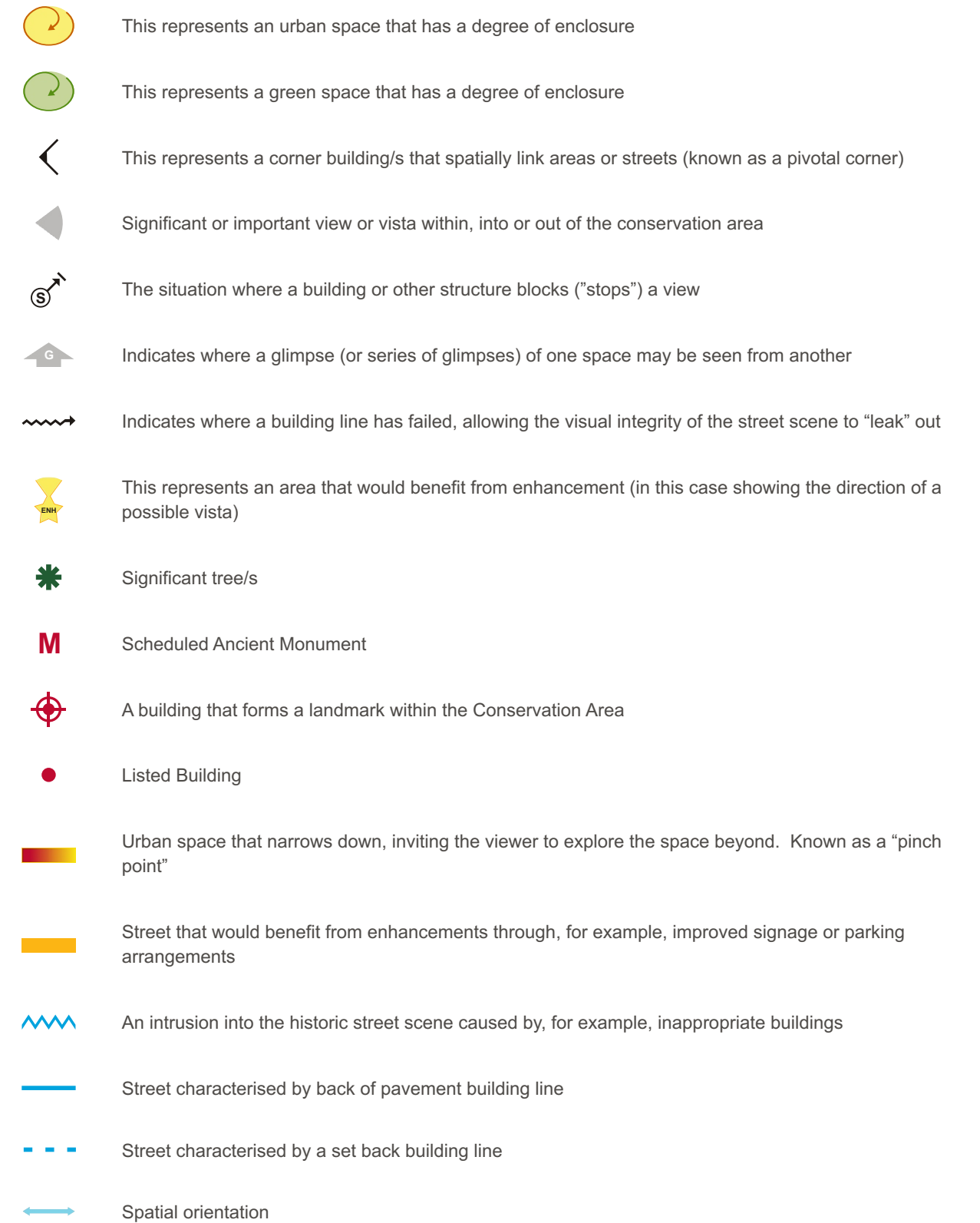


Figure 1. Symbols used on the analysis plans



1a. Abbey Environs Character Analysis

Hollow Lane marks a boundary between the reclaimed fen and the polite cultivation of the Abbey grounds, each of which may be glimpsed between the houses on either side of the lane. Where a clear view over the fenland is possible the result is spectacular, as at (A).

This is a green and open area with a very special atmosphere created by a number of carefully planned elements. Approached from Hollow Lane the mass of the Abbey Gatehouse 'pinches' the view before it opens out to Abbey green itself. The green is reminiscent of a rather small-scale cathedral close with the mass of the parish church and the semi-formality of the almshouses and similar buildings (C).

The Parish Church forms a visual link between the Abbey environs and the medieval settlement (D), emphasising the contrast between them, where openness and mature planting gives way suddenly to the close textured townscape of the High Street and Little White (E). Conversely, emerging from the High Street into Abbey Green the view is stopped by the Church. The mass of the almshouses to the left forms a 'pivotal' corner, inviting excursion into Church Green.

Approaching Church Green from Wood Lane there is another pinch point (F1) before the road swings round into the open (F2). The impression is of an elegant urban space with rural undertones created by the large pond there.

Ailwyn Community School now forms part of the abbey site and sits comfortably within it. However, a recently devised school bus drop off zone (ENH) rather intrudes between the mansion and Boothe's Hill (M), an ancient monument that should form a visually strong link between the public highway and the pleasure grounds of Abbey House (B). Enhancement in this area could restore the lost linkage and a magnificent view of the mansion itself from the public highway (G).



C. View into Abbey Green



D. St Thomas's Parish Church and Alms house



E. View towards the Parish Church from the town



F1. Road into Church Green



F2. Church Green



G. Ramsey Abbey Mansion from Booth's Hill



A. View south across fen edge

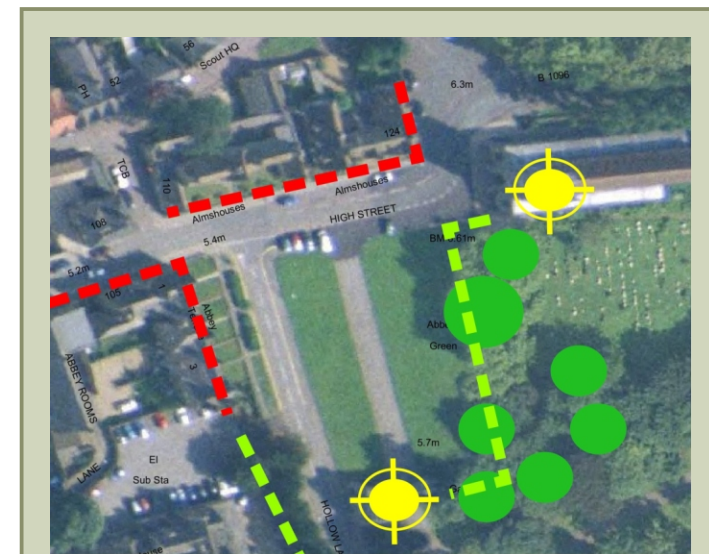


B. View of Booth's Hill, Hollow Lane



1b. Abbey Environs Spatial Analysis

There are a series of key spaces within this neighbourhood. These form the underlying structure of this part of the town and help to define its particular character. The diagrams below identify how these key spaces are formed, either by built or 'green' edges. The size and shape of these spaces and the nature of their boundaries help to define the spatial quality and character of each area..



Abbey Green. The regularity in the shape of this space makes it feel very formal, reinforced by the regular frontages of the almshouses. The landmark buildings give a drama to the space and the green edges help to soften its character.



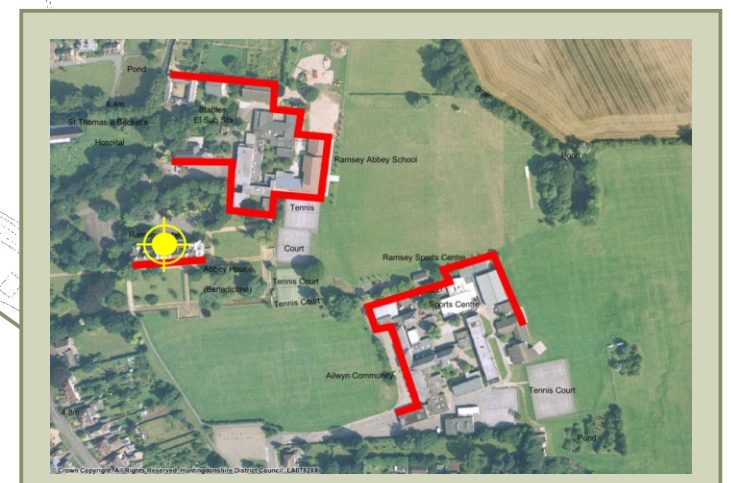
Hollow Lane. The gentle curve of the street is evident, reinforced by the broken building line of the dwellings. From the north, this space is narrowed by the mature trees; to the south, the space opens up into Booth's Hill.



Key	
	Continuous built form
	Broken built form
	Green edges
	Trees enclosing space
	Landmark buildings



Church Green. Church Green has less formality than Abbey Green, despite the regularity of the space. The built form and building lines are more relaxed, creating an intentionally 'Picturesque' townscape. The green edges to the south, east and north reinforce its edge-of-town location and the pond gives it a rural feel.



Abbey School Grounds. As the diagram shows, the existing school buildings form distinct groups within the wider landscape setting of which the Abbey Mansion remains the focus.

1c. Abbey Environs Building Type Analysis

There are some splendid vernacular buildings in the vicinity of both Church Green and Abbey Green, which together with the church and the pond contribute to the timeless and tranquil atmosphere of this part of Ramsey. The principle building types include 18th-19th century villas and semis (T4), 19th century picturesque (T5); the Parish Church (T10); and the late 20th century 'civic' buildings of Ailwyn School.

N.B. For a definition of building types see Annex A



Abbey Green, St Thomas's Church



18th & 19th Century houses, Church Green



War memorial



Inter-war houses, Hollow Lane



20th Century Villa, Hollow Lane



Ramsey Abbey Mansion



Ramsey Abbey Estate Office, 19th Century



Allwyn Community College



1d. Abbey Environs Building Details

Abbey Green and Church Green are typical of estate-led town-making of the 18th and 19th centuries. The buildings form intentional public spaces, and a richness of architecture and detailing is immediately appealing and characterful. Hollow Lane does not possess this richness, and the detailing tends to be as uniform as the layout and building form

N.B. For a definition of building types see **Annex A**



Hollow Lane. The architecture of Hollow Lane appears plain after the ornateness of Abbey Green and Church Green. However, the spacious layout of the street is essential to this area's character and the simple architecture does not detract from it.



Church Green. A neo-classical doorcase and fanlight sit alongside ornate Gothick details.



Abbey Green. The formal architecture is reinforced by the recently reinstated railings.



Abbey Green. Variety in the detailing and treatment of roofs and chimneys brings richness to the roofscape. .

Ramsey Conservation Area Character Assessment



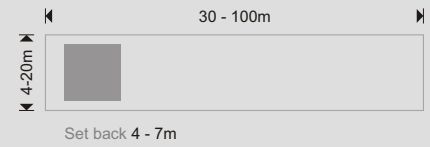
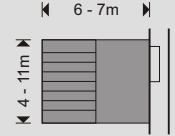
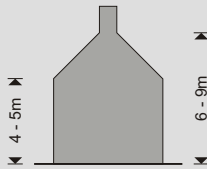
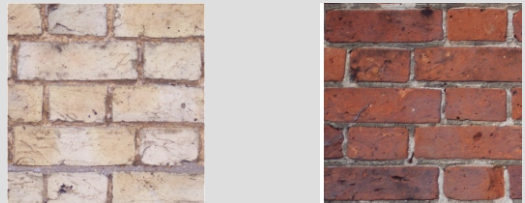

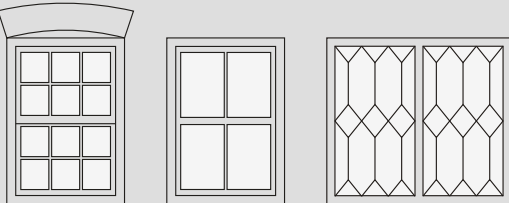
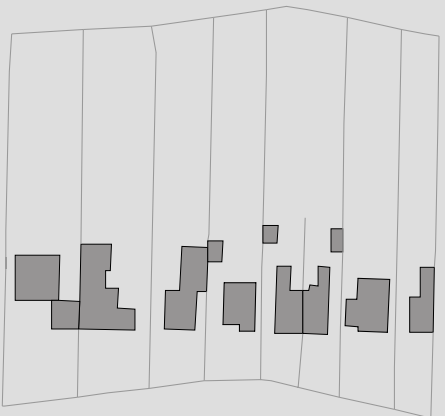

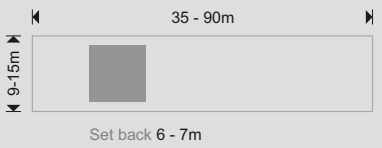
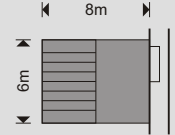
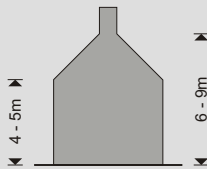



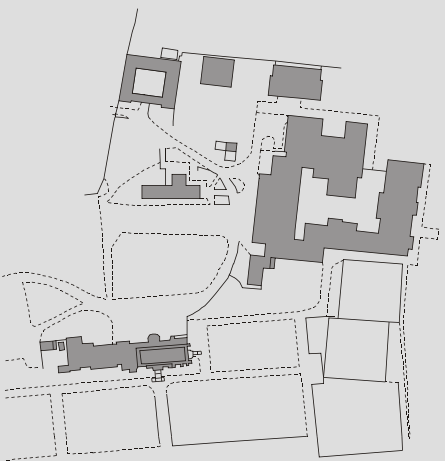
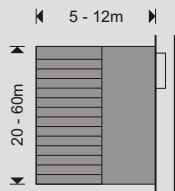
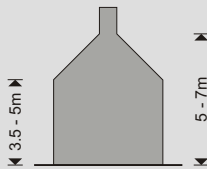
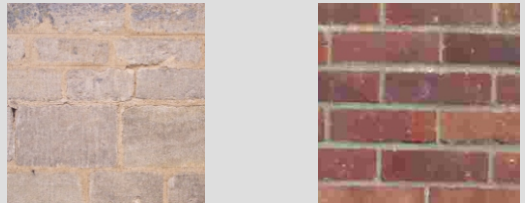




Church Green. The neo-classical 12 pane sash is mixed with ornate bargeboards of Gothick origins. The two styles, and the range of materials and scales, bring great variety and visual interest to this part of the Conservation Area. External materials include stone, in Abbey Green, to gault and soft red brick. Roof materials are the local clay peg tile mix and natural slate.



Church Green. The informal range of building styles, scales, materials and ornate details gives rise to this area's picturesque quality.

1e. Abbey Environs Design Code

Grain	Plot	Form	Materials	Details
<p>Abbey Green / Church Green</p> 	<p>Street ratio</p>  <p>1:7</p> <p>Plot layout</p>  <p>30 - 100m</p> <p>4 - 20m</p> <p>Set back 4 - 7m</p>	<p>Block size</p>  <p>6 - 7m</p> <p>4 - 11m</p> <p>Storey height 2</p> <p>Building type Detached Semi-detached</p> <p>Height</p>  <p>4 - 5m</p> <p>6 - 9m</p> <p>Roof pitch 20 - 50°</p>	<p>Wall</p>  <p>Roof</p> 	<p>Windows</p>  <p>Others</p> <ul style="list-style-type: none"> Decorative bargeboards Decorative ridges and finials Decorative chimneys Gateposts, plinths and railings Polychromatic brickwork
<p>Hollow Lane</p> 	<p>Street ratio</p>  <p>1:3.5</p> <p>Plot layout</p>  <p>35 - 90m</p> <p>9 - 15m</p> <p>Set back 6 - 7m</p>	<p>Block size</p>  <p>8m</p> <p>6m</p> <p>Storey height 2</p> <p>Building type Detached Semi-detached</p> <p>Height</p>  <p>4 - 5m</p> <p>6 - 9m</p> <p>Roof pitch 40°</p>	<p>Wall</p>  <p>Roof</p> 	<p>Windows</p>  <p>Others</p> <ul style="list-style-type: none"> Curved bays Mock Tudor timberwork Eaves brackets
<p>Abbey School Grounds</p> 	<p>Street ratio</p> <p>N/A</p> <p>Plot layout</p> <p>N/A</p>	<p>Block size</p>  <p>5 - 12m</p> <p>20 - 60m</p> <p>Storey height 2</p> <p>Building type Detached</p> <p>Height</p>  <p>3.5 - 5m</p> <p>5 - 7m</p>	<p>Wall</p>  <p>Roof</p> 	<p>Windows</p>  <p>Others</p> <p>N/A</p>

1f. Abbey Environs Design Code Summary

Ramsey Conservation Area Character Assessment

	Abbey Green Neighbourhood Summary	Hollow Lane Neighbourhood Summary	Abbey School Grounds Neighbourhood Summary	Abbey Environs Locality Summary
Grain	Buildings form a coherent street, fronting the green. The layout is spacious and buildings are set within generous plots. Detached and semi-detached forms maintain a separation between building blocks.	Grain is regular, with buildings placed in regular alignment and plots having a regular shape. The plots are long and narrow, and the buildings predominantly semi-detached.	The grain of this area is characterised by a few, large buildings set within generous space.	Most notable in this locality is the relatively spacious arrangement of buildings within plots. Buildings are either detached or semi-detached, set back from the road allowing soft frontage treatments. This contributes significantly to the 'greening' of this part of the town.
Plot	The street is one-sided with a wide green in front of the buildings. The plots are generous in size, with relatively common lengths but a greater range of plot widths and varying setbacks. This begins to create a variety in the streetscene.	Plots have a regular width on both sides of the road, creating a regular layout. Plot lengths are shorter on the south side of the road but all have a long strip-like proportion. Front boundary walls reinforce street edge and buildings are positioned at an identical setback, bringing further uniformity. Wide verges help to give a spacious feel.	Individual plots are not defined as they are in the urban situation so it is not possible to provide a code as such. In terms of observation, the layout of this area relates to the original use of the abbey grounds and subsequent development as a large house with its associated ancillary buildings. More recently, the school use has brought further ancillary structures within these grounds.	The streets are wide relative to the height of the buildings, creating a sense of space. The plots are also generous in terms of length and width. The buildings are set back from the street edge and have space around them. This reinforces the general impression of space.
Form	Buildings forms in Abbey Green are consistent, and contribute to its formal character. Buildings in Church Green vary considerably in scale and size, creating a pleasing variety.	Buildings are of a uniform height and block size, with regular gaps between them. Roof pitches are very similar.	There is a hierarchy to the form and size of the buildings in this area. All buildings are subordinate to the abbey itself in terms of their size, even if their overall footprint of some school buildings may exceed the abbey's. In terms of a future code for built form, the prominence of the abbey should remain the principle. Therefore, the form code sets dimensions subordinate to the abbey and at a maximum equivalent to the largest existing school buildings. It includes a preferred, minimum dimension equivalent to the existing abbey stable-block.	Church Green is home to a wide range of building sizes (both in width, depth, height and scale). The buildings are also aligned in irregular fashion. The combination of both of these factors gives a degree of variety within the street. Hollow Lane, in contrast, has a very regular layout with regular building sizes and regular set back. As a result, the character of the street is uniform in terms of building form. The School Grounds have a different set of criteria and the code sets a requirement for the form of new buildings to be ancillary to the abbey.
Material	There is a limited range of external materials. This brings a certain coherence to the streetscene, in contrast to other factors which vary significantly. Materials in Abbey Green are uniform, bringing a sense of formality and order.	There is limited variation in external materials. A common red brick is predominant with certain highlights of white render. Roof coverings are predominantly brown tile.	As with the form of this area, there is a hierarchy to the building materials. The older buildings (both principal and ancillary) are constructed in stone. More recent ancillary buildings are constructed in a range of materials, ranging from red and buff brick to weatherboard.	Although there have been some similarities in the layout of Church Green and Hollow Lane, the materials used in the construction of the dwellings immediately demonstrate a key difference. Church Green is dominated by buff brick, natural slate and clay mix tile. Hollow Lane is built solely of red stock brick and grey concrete tile, with occasional white render highlights. These differences in material underpin the age and character differences between these two streets.
Detail	There is considerable variation in the architectural detailing of the buildings, with considerable decorative or 'picturesque' detailing. This brings a richness and attractiveness to the streetscene.	The slight variation in detailing does not detract from the street's overall uniformity. Principal variations are within the window detailing, where original units have been replaced.	These further reinforce the building hierarchy in this area, differing between the high quality, ornate, stone detailing of the abbey and its associated ancillary buildings and the functional detailing of the school.	The analysis further pinpoints the differences between Church Green and Hollow Lane. Although varied, Church Green displays a selection of traditional window and doors details. Hollow Lane has a coherence in the proportion and type of windows, adding to its regular appearance.
Findings	Abbey Green & Church Green have a spacious feel and a significant range of building sizes and details contribute to a pleasing variety. The layout and quality of architecture and detailing combine to make this area one of the set-pieces in the Conservation Area, and one of its most memorable parts.	The street has a spacious, regular character, deriving from the wide verges, generous setbacks and space between buildings. The regularity of plot, form, position and materials is a characteristic of this street.	Some parts of this area cannot be as readily 'coded' as development is not so clearly structured. However, the code is able identify the importance of landscape within this area and the hierarchy of scale, materials and detailing between the buildings. This hierarchy is important to the continued dominance of the abbey building in its setting.	This locality contributes very significantly to the greening of the town. It has very significant architectural value in parts but its primary quality derives from its spacious layout. The code identifies similarities throughout this locality in terms of grain and plot, although there is much variation in form, materials and detailing.
Non-conforming Areas	None.	There are one or two plots where buildings have been extended to the side, reducing glimpse views and gaps between the dwellings. Also, the regularity of the building form and architecture begins to break down at the south end of the street.	The size, materials and detailing of many of the school buildings bring disorder, although the distinct building groups maintain the area's landscape structure.	The integrity and character of these areas remains largely intact, but they are all vulnerable to inappropriate change. The school site, in particular, needs to manage development carefully to avoid 'sprawl' into the landscape setting, and the quality of development must remain high.
Development Advice	New development should not erode the elements that contribute to its very attractive character, particularly the spacious layout, variety in building form and the range of architectural detailing.	Particularly important is to ensure that the spaciousness of the layout, including the long plots and regular spaces between buildings, is not compromised. Buildings, too, should maintain regularity in form and materials to maintain the overall character of the street.	Development should not occur more intensively to reduce the spaciousness of the area and it should also not conflict with the scale of the dominant buildings. A greater sense of unity in the selection of external materials for the school buildings would help to bring greater coherence to this area.	The biggest threat to the quality of this locality is the erosion of the spaciousness of the sub areas. Extensions, infill proposals and development that harms open views or a sense of space must therefore be considered very carefully. There should also be particular care given to material selection, where there is considerable uniformity.

2a. Medieval Settlement Character Analysis

The Little Whyte is a typical back lane to the medieval burgages that developed on the north side of the east end of the High Street (A). The land between the Little Whyte and the High Street may once have been the site of Ramsey's first market and there are a number of interesting glimpses through to the High Street back lands (K).

The High Street is narrow and sinuous with a splendid view of the west front of St. Thomas' church to the east. The lime trees of Church Green stop the view even when the church is not, itself, visible (B). To the west the High Street becomes the Bury Road and takes on the more open aspects of this post enclosure townscape (H)

Back-lands are an important feature of this part of Ramsey and contribute largely to the character of the town. Glimpses through to courtyards, gardens and beyond provide important relief to the built environment and a sense of incipient space (F). Unfortunately these have, in places, been degraded by unsuitable developments and their original purpose as spaces contributing to the quality of life of residents lost. The graduation from streetscape to open land now only really exists to the south of the High Street and particular attention should be paid to its preservation (E).

By contrast the Great Whyte is exceptionally broad (D), created when the High Lode (Bury Brook) was culverted and covered over in the 19th century. An idea of its character can still be gauged as it passes under the High Street from the south (C). In earlier times the High Lode was an open waterway along the whole length of the Great Whyte, navigable by small craft, with buildings set back from the stream along each bank.

Unfortunately, today, the lack of a positive form for the street's width gives it a forlorn atmosphere (L), not helped by a break down in the frontages near the fire station (J). Enhancement of the contained urban spaces at either end of the Great Whyte would be beneficial. Similarly, more could be done at its junction with Whytefield Road (I). The rather casual opening up of this junction is only too apparent by the loss of form. With imagination and commitment the Great Whyte could be helped to meet its full potential, as it is undoubtedly one of the best urban spaces in Huntingdonshire.



A. Little Whyte



B. View east along the High Street



C. Bury Brook



D. Great Whyte, southern end



E. View into High Street backlands to the south



F. Glimpse through the backlands from High Street



G. View of Great Whyte from the north



H. View out of the High Street, west



I. View down Whyte Field Road



J. Degraded edge of the Great Whyte



K. Glimpse into High Street yards from Little Whyte



L. View towards the mill north end of Great Whyte

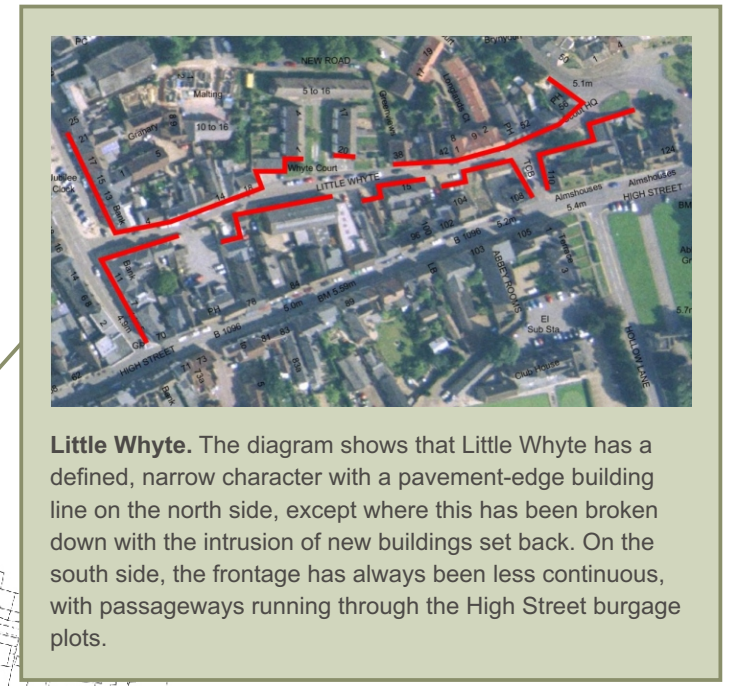


2b. Medieval Settlement Spatial Analysis

This area forms the heart of the town, structured by a series of key spaces. These have particular characteristics and help to define the urban form. Essentially, the main streets within this area have a narrow, enclosed feel, with hard edges and limited open space. The width and scale of the spaces differ, creating a hierarchy of principal and secondary streets.



Great Whyte. The street is wider than High Street but it retains the continuous frontage and edge-of-pavement built form. As a result, the space is very well defined along its entire length and its sinuous line adds interest.



Little Whyte. The diagram shows that Little Whyte has a defined, narrow character with a pavement-edge building line on the north side, except where this has been broken down with the intrusion of new buildings set back. On the south side, the frontage has always been less continuous, with passageways running through the High Street burgage plots.



High Street. The narrow, enclosed character is evident, with buildings placed at the pavement edge. The plots along the south side of the street merge into the countryside.

Key

- Continuous built form
- - - Broken built form
- Green edges
- Trees enclosing space
- Landmark buildings



2c. Medieval Settlement Building Type Analysis

There are a wide variety of building types in this part of the town. Late Victorian or Edwardian commercial buildings and facades are particularly in evidence, recalling Ramsey's economic success throughout the 19th century.

The main building types include 18th & 19th century town houses (T2) and terraces (T3); Victorian and Edwardian civic (T11a) and commercial (T11c) buildings; non-conformist chapels (T10b). Behind some of the earlier facades medieval timber framed houses sometimes survive and elements may be visible as interiors.

N.B. For a definition of building types see Annex A



Elementary School



Edwardian bank building over Bury Brook



High Street commercial premises



Salem's Chapel, High Street



20th Century house, Great Whyte



17th, 18th & 19th Century properties, Great Whyte



George Hotel, 17th Century and later, High Street



2d. Medieval Settlement Building Details

The medieval settlement is defined by a broad range of building periods. This is reflected in the range of details and materials too numerous to summarise on these pages. Nevertheless, in terms of essential character, the richness of the area is reinforced by its commercial function, introducing shopfronts and signage. Some of these are of a high quality but many are poor and need improvement.



High Street. Rare decorative ridge-tiles



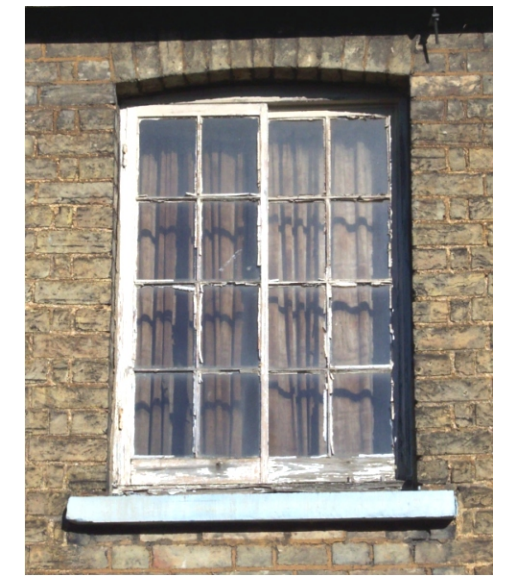
High Street. An elegant neo-classical doorcase and fanlight in a former dwelling, and a more ornate version on a commercial premises.



Great Whyte. Baroque detailing of a 19th century 'Flemish' gable



Little Whyte. Has more modest detailing than the main streets, and smaller scale buildings



High Street and Great Whyte. Shopfronts and signage bring interest, activity and life to the town centre. The most successful of these tend to be of a traditional character.



Materials in High Street vary, but the theme of gault brick remains strong. Where traditional roofing materials survive, they are either peg tile in Cambridgeshire mix or natural slate.

2e. Medieval Settlement Design Code

	Grain	Plot	Form	Materials	Details
High Street		<p>Street ratio</p> <p>1:2</p> <p>Plot layout</p> <p>50 - 110m</p> <p>4.5 - 8m</p> <p>Set back 0m</p>	<p>Block size</p> <p>4.5 - 6m</p> <p>4.5 - 8m</p> <p>Storey height 2 - 2.5</p> <p>Building type Terraced</p> <p>Height</p> <p>4.5 - 5m</p> <p>7 - 8m</p> <p>Roof pitch 25 - 55°</p>	<p>Wall</p> <p>Roof</p>	<p>Windows</p> <p>Others</p> <ul style="list-style-type: none"> Chimneys Shopfronts Signage
Great Whyte		<p>Street ratio</p> <p>1:4</p> <p>Plot layout</p> <p>20 - 65m</p> <p>4 - 5.5m</p> <p>Set back 0m</p>	<p>Block size</p> <p>6 - 7m</p> <p>4 - 5.5m</p> <p>Storey height 2 - 2.5</p> <p>Building type Terraced</p> <p>Height</p> <p>5m</p> <p>6 - 8m</p> <p>Roof pitch 25 - 50°</p>	<p>Wall</p> <p>Roof</p>	<p>Windows</p> <p>Others</p> <ul style="list-style-type: none"> Chimneys Shopfronts Signage
Little Whyte		<p>Street ratio</p> <p>1:1.5</p> <p>Plot layout</p> <p>20 - 30m</p> <p>4 - 8m</p> <p>Set back 0m</p>	<p>Block size</p> <p>5 - 6m</p> <p>4 - 8m</p> <p>Storey height 2</p> <p>Building type Terraced</p> <p>Height</p> <p>5m</p> <p>6 - 7m</p> <p>Roof pitch 25 - 40°</p>	<p>Wall</p> <p>Roof</p>	<p>Windows</p> <p>Others</p> <ul style="list-style-type: none"> Shopfronts

2f. Medieval Settlement Design Code Summary

Ramsey Conservation Area Character Assessment

	High Street Neighbourhood Summary	Great Whyte Neighbourhood Summary	Little Whyte Neighbourhood Summary	Medieval Settlement Locality Summary
Grain	Tight form of development. Buildings grouped along the highway edge.	Tight form of development. Buildings clustered at front of narrow plots.	Tight, terraced grain, giving a continuous frontage and an enclosed character.	Development along the town's principal thoroughfares (Great Whyte and High Street) is characterised by continuous built form at the back edge of the pavement, based on long, relatively-narrow plots perpendicular to the street. This creates a harder, more enclosed form of development.
Plot	The street is narrow, creating a feeling of enclosure. Plots are relatively long and narrow, but with significant variety in frontage widths. Buildings are set at the back edge of the pavement.	The street is wide, giving a more spacious feel than High Street. Plots are consistently strip-like: narrow in width but long. There are no set backs, ensuring a coherent and continuous frontage along both sides of the street.	The street is very narrow. Buildings are positioned at the front of the plot with no setbacks. Plots range in width but are relatively short.	Plots are long and narrow, with buildings clustered at the front of each plot.
Form	Block sizes and eaves heights vary but overall ridge heights are more consistent, giving a generally uniform feel to parts of the street. Heights are predominantly 2 storey but increase to 2.5 storeys at the junction with Great Whyte. There is a significant variation in roof pitches which provides a very interesting roofscape.	Plot widths are generally regular in width, giving a degree of regularity in the block sizes. Buildings are generally of 2-storey height, although there are a limited number of 2.5 and 1.5 storey elements.	The depth of plans is regular (due in part to the short plots). Plot widths vary giving a variety of frontage width. Overall eaves and ridge heights are lower than those in the principal streets.	The differences between Great Whyte, High Street and Little Whyte are very interesting and help to explain their evolution. Buildings within High Street generally have wider frontages than those in Great Whyte where they are more tightly packed together on more regular plot widths. Properties in High Street are shallower than they are in Great Whyte (because they have wider frontages). There is a predominance of 2-storey height in both streets although there is a grouping of 2.5 storeys at the junction of High Street and Great Whyte. Little Whyte is notable for having lower buildings on smaller plots, more typical of a 'secondary' street.
Material	The palette of materials is limited. Buff brick and slate are dominant materials, although there are areas of plain tile and render.	There is significant variety in materials in Great Whyte. Wall materials vary from buff and red brick to pink and white or cream render. For the future code, slate and plain tile are the predominant roof materials.	The range of materials in the street is limited. Buff brick and slate are predominant, with some render.	There is a relative uniformity of materials in High Street, which is predominantly buff brick, natural slate and clay mix tile, with some intrusion of brown concrete tile. Great Whyte shows a wider range of brick and tiles, although buff brick and natural slate still dominate. There is also a significant use of render, usually in white or pink. Little Whyte reflects High Street in terms of material choice.
Detail	Detailing is remarkably consistent. In particular, 12-pane sashes are the dominant window treatment.	There is greater variety in the detailing of buildings than in High Street, reflecting the activity and degree of change associated with commercial development along the primary frontages. There are some good traditional shopfronts but many outdated or garish signs	Traditional detailing varies little, with 4 pane sashes being a common window treatment.	High Street is dominated by sash windows, most of them 12 or 4 paned. Great Whyte has a greater variety of window types, although dominant patterns still emerge. There is a greater range of detailing at ground floor level in Great Whyte (and to a more limited extent in High Street) where commercial premises have developed shopfronts and signage. This brings an added interest to the street and distinguishes this zone from others in the Conservation Area.
Findings	The street has an enclosed, urban feel due to the continuous frontages. There is some consistency in overall two-storey height. A limited range of materials and detailing tends to reinforce this uniformity.	Great Whyte has a spacious feel due to the width of the street and the relatively low building heights. There is a lively appearance generated by the variety of materials and detailing.	Little Whyte has an enclosed feel. It has developed as a secondary street to High Street but not all plots to the rear of High Street have been developed. As a result, we are reminded of its original 'service' role and views to the rear of High Street are possible. Plot layouts are tight and buildings are not as large or high as those on the principal routes. Little Whyte therefore feels like a 'back' lane.	This locality is densely developed, with a harder, urban character. The code identifies particular similarities in grain and plot across the locality as a whole. There are certain similarities also in form but more significant variation in materials and detailing.
Non-conforming Areas	Only modern development sits back from the pavement edge, eroding the otherwise consistent building line. Otherwise, generally all buildings conform in design, form and scale.	There are a number of modern developments that detract from the principal characteristics of the street. There are a number of gap or under-used sites at north end of the street that dilute the street's tight grain and enclosed character.	Some of the open parking areas backing onto Little Whyte erode the tight grain of development and sense of enclosure. The Fenland Hardware store is not typical in scale, mass or design. Whyte Court detracts from the enclosure and character of the street and Longlands Court is too tall to maintain the scale of this back lane.	The traditional character of this locality is at risk from developments that do not conform with the original arrangements of the streets and their plots. Also, excessive height and inappropriate material choices will erode the character of the area.
Development Advice	It is important that the tight character of this street is maintained. New buildings should be appropriate in height, position adjacent to pavement, palette and detailing.	New development should respect the strip plot layout and the overall heights, although there is more scope for variation in materials and detailing than in High Street.	The enclosed, small scale, 'backstreet' grain and character of Little Whyte should be protected.	Development within this locality must respect the characteristics identified by the code. This will involve acknowledgement of the tight grain, the positioning of buildings in the plot and appropriate building form. Depending on the street, the degree of flexibility in material choice and detailing should also be respected to ensure that the subtle variation in street character is maintained.

3a. Post Enclosure Character Analysis

Newtown Road, which lies between the Great Whyte and the fen edge, was laid out north of a small green behind the Little Whyte (A). Its name suggests that it was intended as a planned extension of the town, but its actual development was very piecemeal. However, it has a certain charm that could be enhanced by purposeful attention. Its proximity and partial integration into the back-lands of the Great Whyte (forming as it does an edge to the older settlement) gives it a spatial significance, with important views into the backlands.

Newtown Green is a charming example of late Victorian town planning within Ramsey (B). Its scale and location makes it complementary to the much grander Church Green. A narrow passage separates the cottages on the east side of the Green from the area of Little Whyte (C).

The Bury Road and Biggin Lane found favour with the wealthier middle classes from the late 19th century for the construction of their villas, although even by 1900 this remained largely an area of agricultural fields. Openness is still a feature of the area both in terms of its public (G) and private (H) spaces. It is possible to look out across open land towards Bury church (over a rare surviving field along Bury Road).

Station Road (J), Blenheim Road and Whytefield Road (originally not connected to the Great Whyte) provided access to the closes into which the open fields were divided. Whytefield Road and the more ancient Biggin Lane were partially re-aligned at the same time. The present police station (E) is on a pivotal corner at the junction of Whytefield Road and Blenheim Road. An unassuming, but interesting house, typical of those found in Blenheim Road, stops the view along the former from the Great Whyte. From Blenheim Road it is still possible to gain glimpses through the back-lands towards the older settled areas (F). The view along School Lane from Whytefield Road to the High Street is stopped by the Gables, one of the surviving medieval hall houses (behind a later facade) (D).



D. The Gable from School Lane



E. View towards the police station, Blenheim Road



F. Glimpse through from Blenheim Road



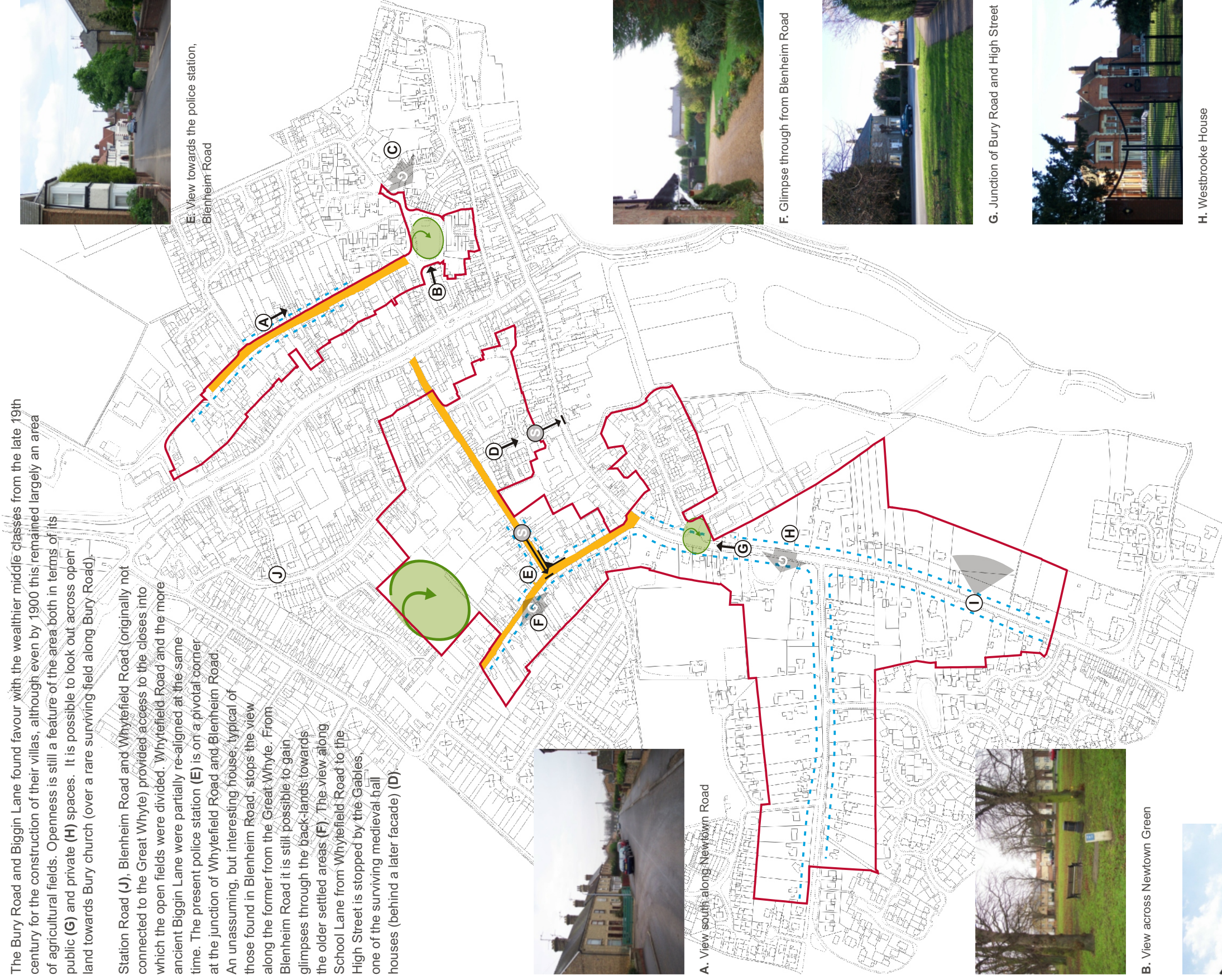
G. Junction of Bury Road and High Street



H. Westbrooke House



J. View north along Station Road



A. View south along Newtown Road



B. View across Newtown Green



C. Back Lane behind Newtown Green



3b. Post Enclosure Spatial Analysis

The analysis shows how the urban form becomes more spacious in these areas of later development, with the narrow spaces of the medieval streets giving way to less continuous built form and more generous space around buildings. Newtown Road, Whytefield Road and Station Road mark the transition between the medieval plots and 'suburban' development outside the original town core.



Bury Road and Biggin Lane. The diagram shows how this area is dominated by green edges and open space. The built form is very much a secondary element in defining the space. It is not difficult to imagine the post enclosure field system into which the buildings have been inserted.



Whytefield Road. The street is reasonably well defined by its buildings, but there is much more variety in the alignment and size of buildings. In addition, areas of greenspace contribute to the streetscene.



Newtown Road. The road echoes the curve of Great Whyte. The building line is less continuous than Great Whyte, sometimes formed by terraces and sometimes by detached dwellings. As a result, it is a less well-defined space. The top end has a greener, more spacious character. The south end terminates at Newtown Green, which forms a very pleasing small urban, open space. The recent buildings at Willow are misaligned and rather detract from the otherwise regular arrangement.

Key	
	Continuous built form
	Broken built form
	Green edges
	Trees enclosing space
	Landmark buildings



3c. Post Enclosure Building Type Analysis

This is primarily a residential area of late 19th century to mid-20th century housing types. Although the more substantial properties are to be found along Bury Road and Biggin Lane, all areas share the same degree of piecemeal development. Most of the housing is detached or semi-detached, regardless of the scale of building. Building types include **T3**; **T4**; **T4a**; **T7b**; and **T6** (the occasional grand house).

Notwithstanding the residential nature of the neighbourhoods, there are a number of community, civil and commercial buildings which includes a 19th century Roman Catholic Chapel **T10b**; a school, the Police Station **T11a**; and an early 20th century garage.

N.B. For a definition of building types see **Annex A**



19th Century semi's, Blenheim Road



Late 19th Century Villas, Bury Road



Ramsey County Junior School, Station Road



19th & 20th century houses, Newtown Road/Green



Police Station, Blenheim Road



Catholic Chapel, Newtown Road



Garage, Whytefield Road



3d. Post Enclosure Building Details

Outside the medieval core of the town, the range of building details reflect the variety of materials becoming available during this period. In some cases, the architecture illustrates the standardised approach of speculative terrace or semi-detached development; in others, there is more evidence of individuality associated with the development of more wealthy premises.



Blenheim Road. 'Villas' with high quality materials and detailing.



Bury Road. One of the large, individual mansions.



Whytefield Road. 19th century architectural expression brings more visual interest and individuality to parts of the street.



Whytefield Road. Modest terraces in gault brick and slate. Unfortunately, all the original window and door detailing has now been replaced.



Blenheim Road. A slightly 'grander' terrace, with front bay, red-brick detailing and dentilled eaves.



Newtown Road. Many properties in this street have been altered to a large degree, reducing their traditional character.

3e. Post Enclosure Design Code

	Grain	Plot	Form	Materials	Details	
Newtown Road		<p>Street ratio</p> <p>1:4</p> <p>Plot layout</p> <p>25 - 75m</p> <p>6 - 18m</p> <p>Set back 4 - 6m</p>	<p>Block size</p> <p>5 - 7m</p> <p>4 - 7m</p> <p>Height</p> <p>5m</p> <p>7 - 8m</p>	<p>Storey height</p> <p>1.5 - 2</p> <p>Building type</p> <p>Detached</p> <p>Semi-detached</p> <p>Terraced</p> <p>Roof pitch</p> <p>30 - 45°</p>	<p>Wall</p> <p>Roof</p>	<p>Windows</p> <p>Others</p> <p>N/A</p>
Whytefield, Station & Blenheim Roads		<p>Street ratio</p> <p>1:3.5</p> <p>Plot layout</p> <p>20 - 30m</p> <p>4 - 25m</p> <p>Set back 2 - 3m</p>	<p>Block size</p> <p>6 - 7m</p> <p>4 - 6m</p> <p>Height</p> <p>4 - 5m</p> <p>7 - 8m</p>	<p>Storey height</p> <p>2</p> <p>Building type</p> <p>Detached</p> <p>Semi-detached</p> <p>Roof pitch</p> <p>35 - 45°</p>	<p>Wall</p> <p>Roof</p>	<p>Windows</p> <p>Others</p> <p>Victorian bay-window additions</p>
Bury Road and Biggin Lane		<p>Street ratio</p> <p>1:12</p> <p>Plot layout</p> <p>20 - 190m</p> <p>10 - 80m</p> <p>Set back 10 - 20m</p>	<p>Block size</p> <p>7m</p> <p>7 - 10m</p> <p>Height</p> <p>5m</p> <p>8 - 9m</p>	<p>Storey height</p> <p>2</p> <p>Building type</p> <p>Detached</p> <p>Roof pitch</p> <p>30 - 50°</p>	<p>Wall</p> <p>Roof</p>	<p>Windows</p> <p>Others</p> <p>Picturesque detailing to some villas</p> <p>Polychromatic brick</p>

3f. Post Enclosure Design Code Summary

	Newtown Road Neighbourhood Summary	Whytefield Road Neighbourhood Summary	Bury Road Neighbourhood Summary	Post Enclosure Locality Summary
Grain	Development is less tightly packed than in the town centre, with a range of terraced, semi-detached and detached properties.	Relatively tight form of development. Buildings clustered at front of narrow plots nearest Great Whyte and then beginning to set back from the street towards the west end of the road.	The grain is loose and dispersed, suggesting a spacious character.	Development maintains the long strip plot arrangement established in the medieval settlement but the buildings are set back from the street edge, giving a softer frontage to the street. Buildings also tend to be semi-detached or detached. The alignment of building frontages tends to be regular and the spacious layout of Bury Road and Biggin Lane establish a green and relaxed approach to the town.
Plot	The street is wide, with generous pavements and a wide range of front garden depths that set the buildings back from the pavement in irregular fashion. Plots on the west side are truncated by plots behind Great Whyte. Plots on the east side are more regular in width and are very long.	Relatively narrow street with the greatest enclosure nearest Great Whyte where plots are narrow and buildings sit at the pavement edge. Plots widen further west with limited set backs.	The street is wide, with deep front and rear gardens and wide plots. The detached buildings sit well back from the road within plots.	There is great variation in the size of plots within this locality and the position of buildings within them, although they all tend to be set back from the frontage. In Whytefield Road (closest to the town), the plots retain the length and narrowness associated with medieval settlement. In Newtown Road, this tendency remains although there is more flexibility in width and set back, giving a more informal feel. In Bury Road, plots increase to very significant width and buildings are set well back, to the extent that the gardens and frontage treatments dominate the streetscene.
Form	There is considerable variety in block sizes and height between traditional and modern forms of development. As a result, the street feels disjointed and jumbled in parts. In terms of coding for the future, closer attention to traditional block sizes would help to reinforce the street's character.	Built form is principally terraced and semi-detached. Buildings are generally two storeys in height with some repetition of semi-detached forms bringing a more regular appearance at west end.	Building sizes vary but all dwellings are detached and the spacing generous. Heights are generally two storeys.	Whytefield Road has a generally regular character and rhythm of building sizes. Newtown Road has more variation in built form although there are pockets of regularity. The large gardens of Bury Road dominate the built form and so the very significant variation in building form is less noticeable.
Material	There is reasonable uniformity in the materials of more traditional buildings. Buff brick and slate predominate. More recent buildings erode this character.	Materials are consistent with building ages that reflect the development of the street. Buff brick and natural slate or plain tile predominate.	There is variety in the materials used associated with the different ages of buildings in this street but there is a dominant theme of buff or red brick and either slate or brown plain tile.	As a result of the differing periods of construction, it is hard to establish a code that applies to each of these areas. However, it remains the case that traditional materials are dominant despite some significant variations and an influx of 'imported' materials such as brown concrete tile and brown/red bricks. In terms of future coding, it is relevant to reinforce the use of buff brick with slate roofs, although red brick and brown tile will also be appropriate to maintain an appropriate variety.
Detail	As with materials, there is some consistency in the detailing of traditional buildings, but this is eroded by recent developments which introduce alien elements. The code identifies themes that will help to re-establish a coherent character.	Some dominant details emerge despite the variety of later development. 4 pane sashes are a particular characteristic in the street.	There is variety in the architectural detailing of the dwellings. This brings a degree of visual interest.	As with materials, there are significant variations in detailing reflecting the wide range of construction periods. Some themes do emerge, such as 4-pane sashes and 2 pane casements.
Findings	The street has a softer feel due to the front garden areas. Buildings range in their size, quality and position in the plot creating a more irregular building line and limited enclosure. Building forms and styles vary significantly. Materials have some coherence but details differ significantly. The result is a street of irregular character. The code presents a means to reinforce the traditional characteristics of this street.	Whytefield Road has a feeling of enclosure, with buildings either on the pavement edge or at a consistent, minimal set back elsewhere. In places, there is regularity to the building forms bringing coherence to the street.	Bury Road's principal and most important characteristic is its spaciousness deriving from the large plots, deep front gardens and detached houses. There is some coherence in materials and details but these are of lesser importance as the buildings are discreet within their plots.	The most important characteristic that the code defines in this locality is the gradual 'loosening' of the urban grain outside the town's medieval core. This occurs in stages between the three neighbourhoods, depending on proximity to the town. In each case, buildings are set back from the frontage and plot widths increase. There is an increasing variety in building form although there are limited areas of regular building. Materials and details vary significantly.
Non-conforming Areas	As there is less overall coherence to this street, there is less of a uniform pattern with which to conform. However, the original character of the street has been eroded by various modern interventions, notably those which pull back from the street edge, introduce low rise (bungalow) forms or add-on porches.	The most significant non-conforming area is the garage mid-way along the road. The character of the street could be enhanced by development that reinstates the building line and adopts more typical plot pattern and building form.	All parts of the street conform.	
Development Advice	There is much that can be done to reinforce the character of this street whilst retaining its intrinsic variety. This will involve an emphasis on a more consistent building line, with a narrower range of built form, materials and detailing.	New development should reinforce the relatively consistent building line, typical building forms and materials.	Development should not be permitted to detract from the spacious character of the street, particularly the characteristic of deep front gardens, space around the dwellings within the plots and two storey heights.	The three neighbourhoods need to be assessed very carefully to note their particular characteristics, although in each case there will be a need to respect the specific size of plots and the position and size of buildings in a plot.

4a. Green Fringe Character Analysis

The approach to Ramsey from the north east along Wood Lane demonstrates the clear boundary between farmland and the historic built environment that was general at Ramsey before the erection of the post-1950's peripheral housing estates (A). This north-eastern gateway is graced by the 19th century cemetery with its chapel and lodge house (B). This is also an area of open farmland that forms such an important setting to the Abbey environs (C). Agricultural buildings at the Museum of Rural Life in some cases have used stone from the Abbey.

To the south of the town lies an area of reclaimed fenland, of which only a part remains in its original form (D). Along the course of Bury Brook is the golf course, a commercial designed landscape of the late 20th century (E). The resulting parkland planting adds interest and preserves the open character of the southern fringes.

There are extensive views over to Ramsey from the churchyard (G), and from nearby further views over the reclaimed fen (F)

Bury parish church of the Holy Cross is a landmark building, which can be seen from a number of points (H). There are also a number of significant historic buildings within the vicinity of the church, including Hall Farm; Bury Manor House (J); and the old Rectory (I).



A. View towards the town down Woods Lane



B. Ramsey Cemetery



C. View out across farmland, Ramsey



D. Reclaimed Fen edge



E. 20th Century designed landscape in Fen edge



F. Reclaimed Fen edge



G. View from Bury Church towards Ramsey



H. View towards Bury Church



I. Old Rectory, Bury

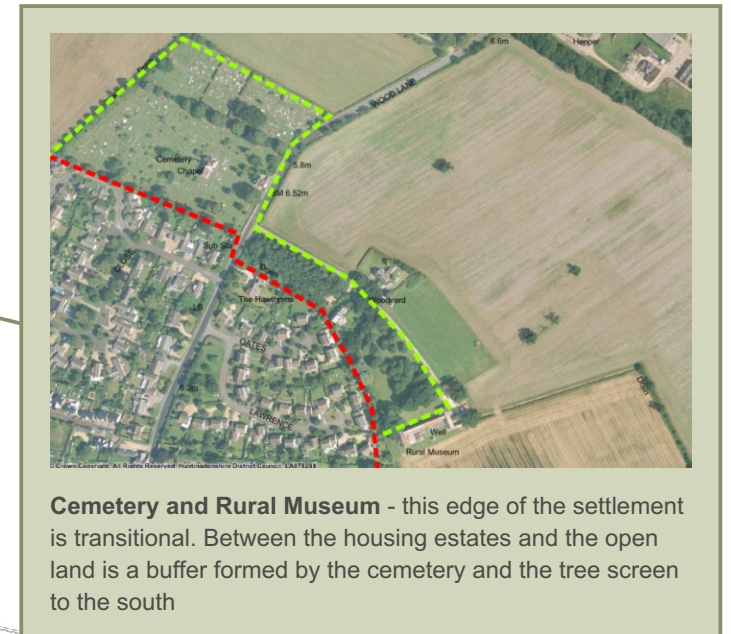
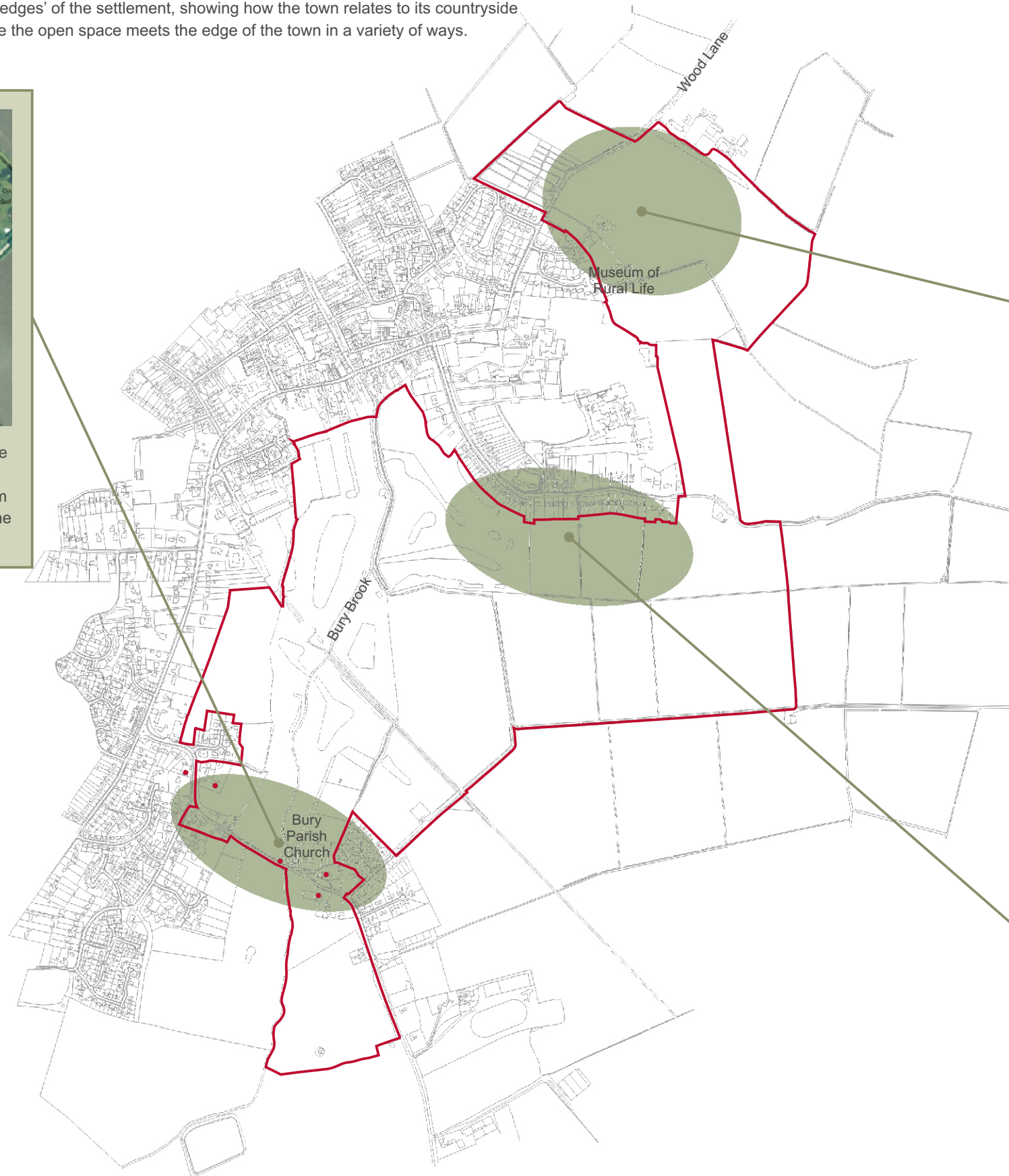


J. House at Bury



4b. Green Fringe Spatial Analysis

The spatial analysis for the Green Fringe looks mainly at the 'edges' of the settlement, showing how the town relates to its countryside setting. The inset images below are selected examples where the open space meets the edge of the town in a variety of ways.



Key

- Continuous built form
- - - Broken built form
- - - Green edges
- Trees enclosing space
- Landmark buildings

4c. Green Fringe Building Type Analysis

By its nature this is an area with few buildings beyond the environs of Bury parish church and the cemetery.

N.B. For a definition of building types see Annex A



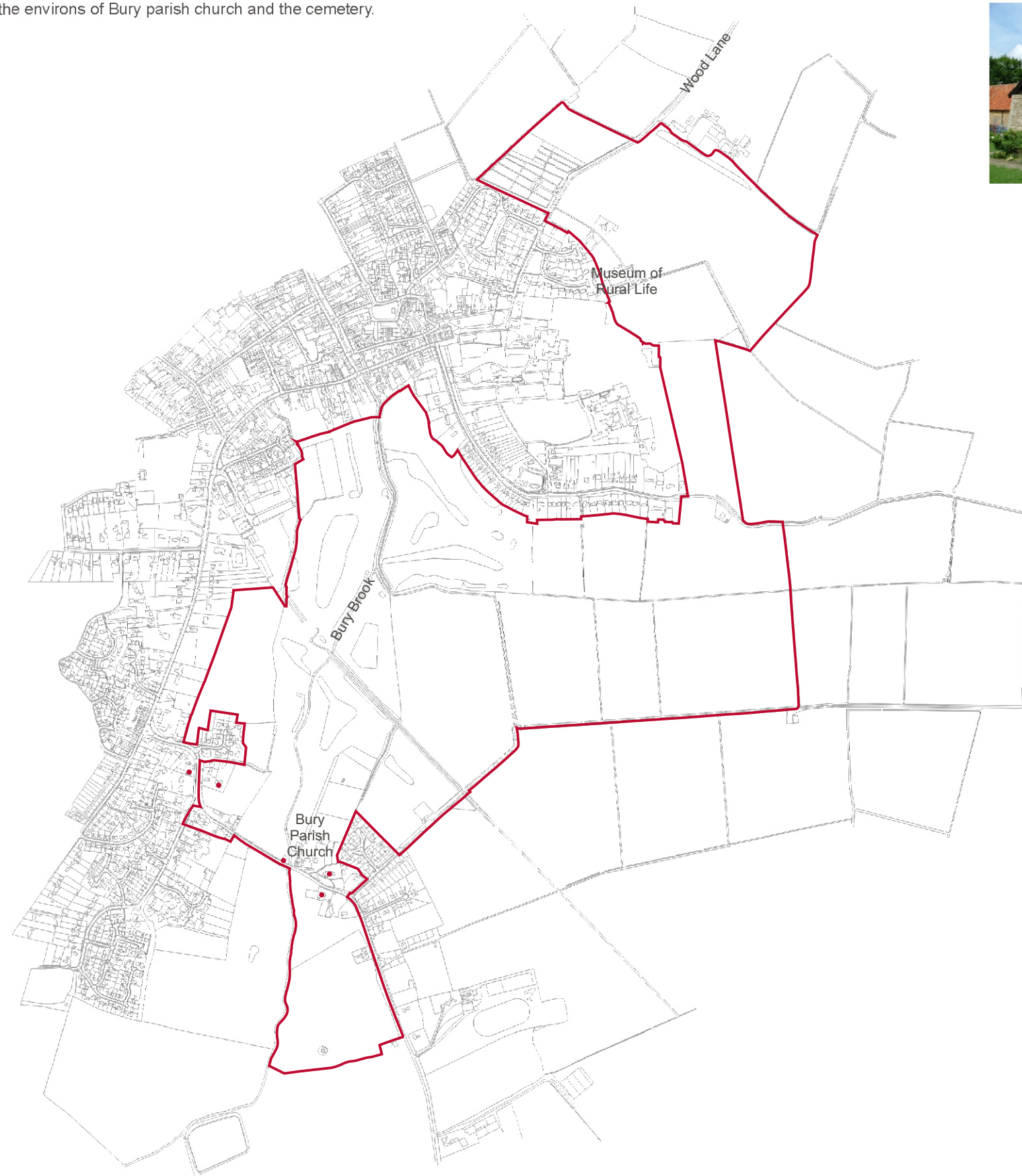
19th Century Cemetery Chapel,
Wood Lane



16th & 17th Century manor house, Bury



Holy Cross Church, Bury



Agricultural buildings at the Museum of Rural Life



Traditional village houses, Bury



19th century farm cottages



Agricultural outbuilding



4d. Green Fringe Building Details

The buildings in the farmed landscaped are of simple, vernacular form, augmented by some more modern farm structures. These buildings tend to make use of locally available materials, including clunch stone, local clay pantiles and thatch. More recent traditional farm buildings use local gault brick and slate.

Other buildings within the green fringe area are those on the edge of the settlements or isolated farm-workers cottages.



The Manor House, Bury. Local materials with some 19th century architectural details.



Cemetery. These buildings sit in the transitional area between the built-up settlement and the open countryside. The ornate Gothic detailing is typical of 19th century ecclesiastical buildings.



Rural Museum. Simple vernacular architecture, constructed in local materials to a simple detail. These clusters of farm buildings help to define the character of the agricultural landscape.



Bury. A small terrace of dwellings sitting beneath Bury church, in gault brick and slate.



4e. Green Fringe Design Code Summary

	Green Fringe Locality Summary
Grain	The grain of the area is dominated by the field patterns in all but the Designed Landscape locality where this historic structure has been eroded. There is no grain resulting from built form.
Plot	'Plots' as such are defined by the field boundaries and these delineations should be protected. The limited number of developed land parcels are small in size by comparison and tend to adjoin the developed edge of the town. Within the parcels, buildings are clustered together in inward-looking groups.
Form	The form of buildings in the green fringe area should be appropriate to its rural character. As such, structures will tend to be of a small scale, equivalent to vernacular construction methods. Building footprints will have narrow gable widths but with a long emphasis. They will generally be of single storey height with exceptional two-storey elements.
Material	Material choice is very important to the appropriateness of development in this rural area. This will include buff brick and weatherboarding, with Cambridge mix or brown pantile (not red) and slate on roofs.
Detail	The detailing of buildings is simple to reflect the rural, principally agricultural, character of this area. Overt domestic character should be avoided. Simple fenestration patterns will be required, with large areas of blank wall and uninterrupted roof planes.
Findings	The Green Fringe is the setting of the town. Its openness is its most important characteristic and the sparseness of development is essential to maintaining this character. Any development that does exist is located close to the developed edge of the town.
Development Advice	The biggest threat to the quality of this locality is to its undeveloped, open character. In addition, further erosion of the field boundaries will change the nature and scale of the landscape. The limited development that may occur in this area should reinforce local characteristics in terms of its location, building form and materials.

5a. 19th Century Industrial Areas Character and Building Type Analysis

The importance of Ramsey's northern gateway goes back until at least late Saxon times, which is the most likely date for the navigable lodes that became the chief form of commercial transport for the area. Ramsey High Lode issued from the Great Wight and remains a significant feature to this day (1&2).

By the late 19th century there was also a corn mill (at the head of the Great Whyte) (C) and a gas works in the vicinity.

In the early 20th century a second mill (B) was built west of the railway yards behind an ancient pond (3). A modern (late 20th century) industrial development now lies to the north of this site, the latest addition to the traditional land use pattern of the area.

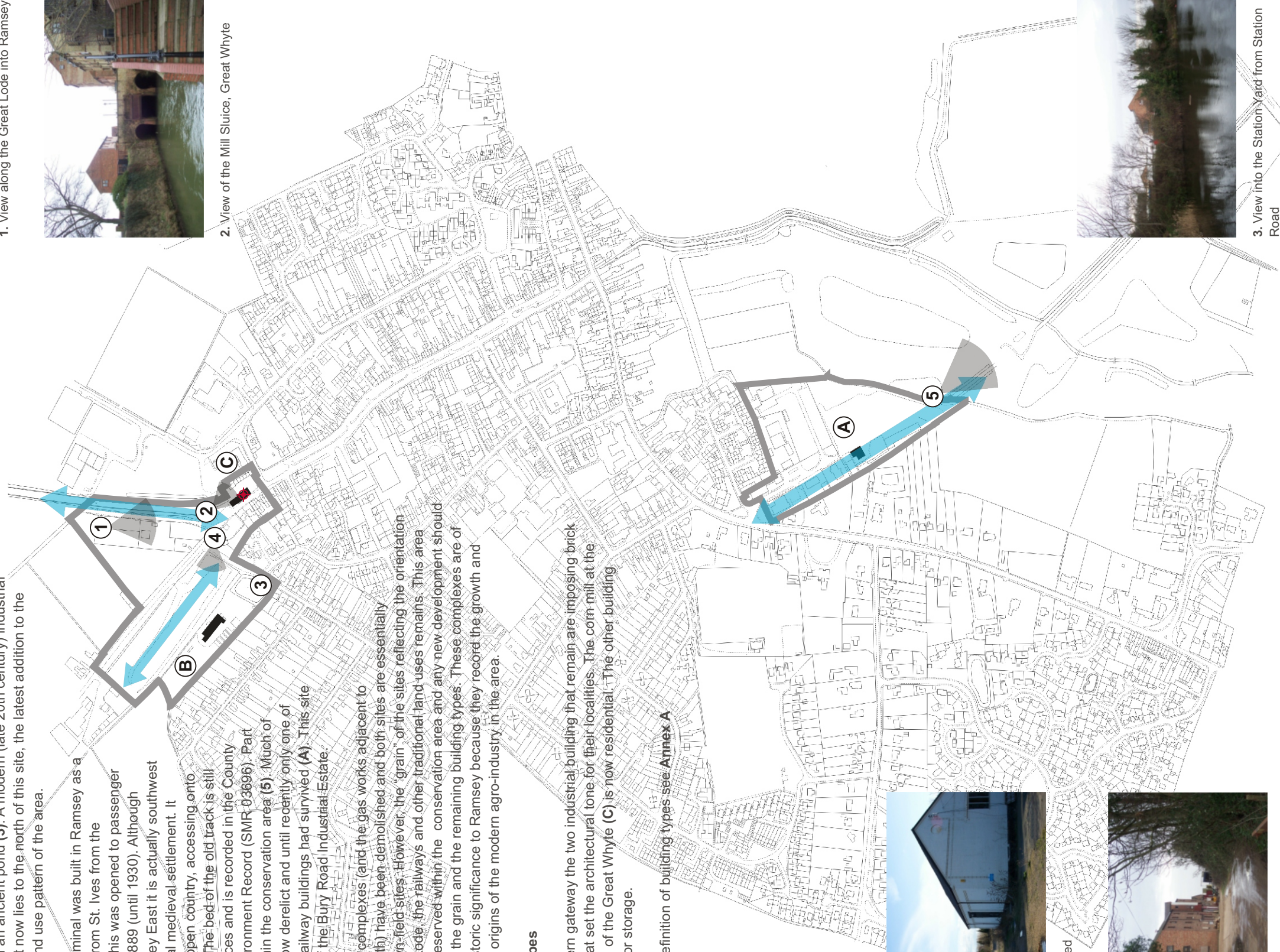
A second terminal was built in Ramsey as a branch line from St. Ives from the southeast. This was opened to passenger traffic from 1889 (until 1930). Although called Ramsey East it is actually southwest of the original medieval settlement. It was built in open country, accessing onto Bury Road. The bed of the old track is still extant in places and is recorded in the County Historic Environment Record (SMR 03696). Part of this is within the conservation area (5). Much of this site is now derelict and until recently only one of the original railway buildings had survived (A). This site forms part of the Bury Road Industrial Estate.

Both railway complexes (and the gas works adjacent to Ramsey North) have been demolished and both sites are essentially cleared brown field sites. However, the "grain" of the sites reflecting the orientation of the High Lode, the railways and other traditional land uses remains. This area should be preserved within the conservation area and any new development should respect both the grain and the remaining building types. These complexes are of particular historic significance to Ramsey because they record the growth and 19th century origins of the modern agro-industry in the area.

Building Types

At the northern gateway the two industrial building that remain are imposing brick structures that set the architectural tone for their localities. The corn mill at the northern end of the Great Whyte (C) is now residential. The other building (B) is used for storage.

N.B. For a definition of building types see Annex A



1. View along the Great Lode into Ramsey



2. View of the Mill Sluice, Great Whyte



3. View into the Station Yard from Station Road



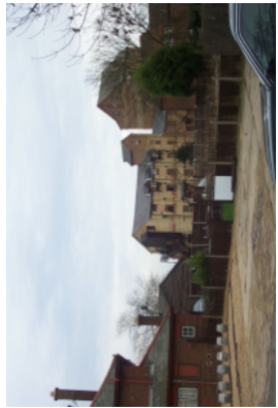
4. 19th Century railway warehouse, north of Great Whyte



A. Railway shed



B. Industrial building, Northern Gateway



C. Mill, Great Whyte from Station Road



5b. 19th Century Industrial Areas Spatial Analysis

The spatial analysis of these areas is less immediately obvious as the character of these areas is not formed by extant buildings, but more by the structural influence of former and extant engineered elements. Nevertheless, it is possible to indicate how these elements give rise to the character and historical significance of these areas and how these might influence future development.



5c. 19th Century Industrial Areas Building Details

The details in this area reflect the more functional purposes of the buildings typically found in these areas, The former mill and existing warehouse in the High Lode are local landmarks due their scale.. The forms and details are simple, with regularly spaced openings and large expanses of solid brickwork. Decorative details are limited to feature bands in contrasting brick.



Mill. The six storey building forms a landmark at the north end of Great Whyte. It has simple gables forms and the openings are regularly spaced on the elevations. Window details are simple.



Lode and 'Arches'. The mill sits alongside the Lode, giving a industrial, 'riverside' feel to the area



Railway warehouse. Large scale, regular openings and brick and slate brought to the town on the railway.

Ramsey Conservation Area Character Assessment

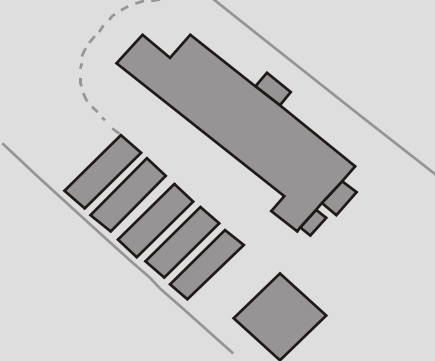
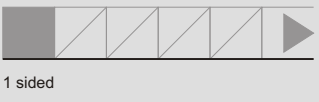
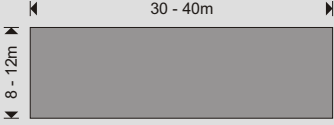
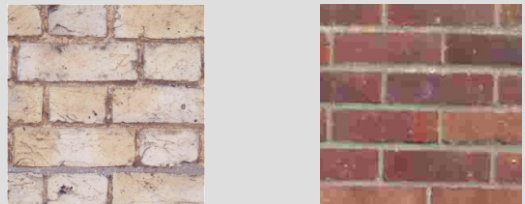
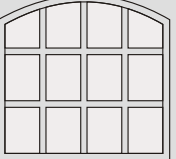
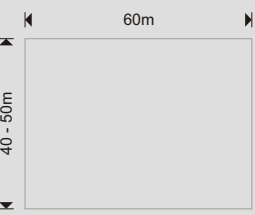
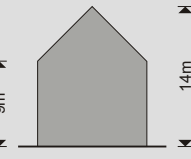

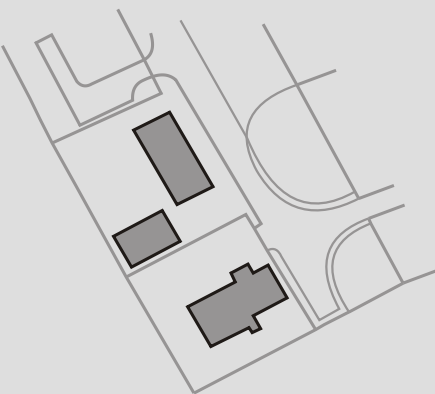
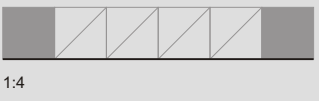
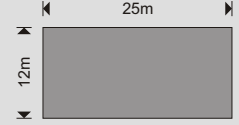
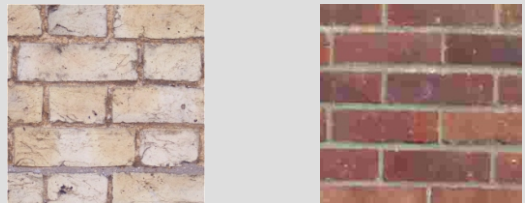
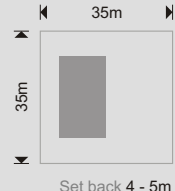
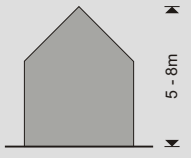



Mill. The northern wing of the mill has a similar character, although the residential conversion has tended to add 'domestic' features such as the porches and dormer windows. These detract from the functional character of the building.



Railway Inn. This is a standard, off-the-peg 1920s public house design, seen in many places around the country. It has very little which is typical of Ramsey: the materials were no doubt imported to the town by train.

5d. 19th Century Industrial Areas Design Code

	Grain	Plot	Form	Materials	Details	
High Lode		<p>Street ratio</p>  <p>1 sided</p>	<p>Block size</p>  <p>30 - 40m 8 - 12m</p>	<p>Storey height 3 - 5</p> <p>Building type Detached Terraced</p>	<p>Wall</p> 	<p>Windows</p> 
		<p>Plot layout</p>  <p>60m 40 - 50m</p>	<p>Height</p>  <p>9m 14m</p>	<p>Roof pitch 25 - 40°</p>	<p>Roof</p> 	<p>Others Plain wall and opening details</p>
Ramsey East Station Site / Bury Rd Industrial Estate		<p>Street ratio</p>  <p>1:4</p>	<p>Block size</p>  <p>25m 12m</p>	<p>Storey height 2</p> <p>Building type Terraced</p>	<p>Wall</p> 	<p>Windows - No dominant pattern</p>
	<p>Plot layout</p>  <p>35m 35m Set back 4 - 5m</p>	<p>Height</p>  <p>5 - 8m</p>	<p>Roof pitch 25 - 35°</p>	<p>Roof</p> 	<p>Others N/A</p>	

5e. 19th Century Industrial Areas Design Code Summary

Ramsey Conservation Area Character Assessment

	High Lode Neighbourhood Summary	Ramsey East Neighbourhood Summary	Traditional Industrial Locality Summary
Grain	The character of the grain in this area is dominated by the engineered straightness of the lode and the historic railway sidings.	The grain reflects the regularity of the historic railway line and sidings.	The grain of this locality clearly identifies a contrast with the remainder of the Conservation Area. This area is characterised by the structure created by the land-form and the existing or historic engineered features.
Plot	Defined plots that do exist adjoin the lode or railway line and reflect their geometry. In terms of future coding, plots should continue to reinforce established alignments and regularity. They should be large in size to enable building blocks of appropriate scale and form.	Plots align with the former rail and station locations, now reflected in the course of the access road. Plots vary in size but there is a consistent building line. These characteristics should be reflected in new development.	Individual plots are not defined as such as this locality has not been intensively developed. However, in terms of future coding, it is important to ensure that future development is based on plots of sufficient scale appropriate to the spaciousness of these areas and sufficient size to generate appropriate building positions and forms. Suitable plots will bring regularity to the structure of this area.
Form	The scale and form of the two principal buildings in this area give rise to its industrial character. One (a former mill) is located adjacent to the lode basin, the other (a former warehouse) has a close, functional relationship with the railway line. Their scale and form are non-domestic.	Buildings vary in size and shape, but they are of a relatively large, non-domestic scale, footprint and form. In terms of future coding, there should be greater uniformity in the building form and the industrial character of the area should be emphasised.	Historic buildings within this locality are of a scale appropriate to their original function. They currently define the character of this area and offer clues for appropriate re-development. As such, blocks that reinforce the plot structure and building lines will be appropriate. Heights will increase to reinforce the larger scale character of this locality.
Material	Materials used for the buildings in this area are generally early 20th century brick and slate imported by rail. Predominantly, this includes common red brick but some later additions include a buff brick with red detailing.	Existing materials vary and are mostly of non-local origin. Future coding should take account of materials traditionally used in these 19th century industrial areas (see High Lode). This will encourage common red and buff bricks with predominantly slate roofs.	The High Lode area suggests a suitable palette of materials for this locality as a whole, principally buff brick and slate, with some elements of red brick.
Detail	The industrial buildings have markedly non-domestic detailing. Large areas of wall and small, simple openings are a particular characteristic.	Details are non-domestic. This characteristic should be reflected in new development.	Detailing should reflect the character of the building forms. This will avoid overt domestic detailing.
Findings	The High Lode area is on the edge of the town and leads into open fenland countryside. It has an exposed, impersonal character – reinforced by the straight lines, flat vistas and large-scale industrial buildings.	The code identifies the importance of the railway line to the structure and character of this area, resulting in a street of regular layout and appearance.	This locality has a very distinct character that sets it apart from the remainder of the town. It has developed as a result of a different land use and, as such, the grain, plots and building forms are markedly different from the rest of the Conservation Area.
Non-conforming Areas	There are significant areas of loosely-developed land comprising either temporary buildings or structures which detract from the particular character of this area.	The character of this area has been greatly eroded by the random size, form and materials of recent industrial buildings.	
Development Advice	New development should take account of the industrial character of this area. It should also reflect its relationship with extant and historic engineered features, the character of existing built form and the proximity to the fenland countryside.	There is great potential to reinforce the characteristics of this area through new development. Although the historic layout remains largely intact, new development should seek to produce buildings which emphasise this layout and, in design, reinforce the former industrial character.	This locality has very significant potential to boost the variation of character within the Conservation Area. Proposals should take careful account of the grain and the potential for establishing plots and form of appropriate size and scale. Materials and detailing should reinforce it's particular character.

- 4.1 National guidance on the constitution of conservation areas emphasises the important role that they can play in the enhancement of our historic built environment and landscape. Ramsey's urban environment would benefit where future development is sensitive to the particular requirements of this historic town.
- 4.2 Small-scale enhancement within the different localities and neighbourhoods involving elements such as street improvements are discussed above. However, it is worth re-stating the need for improvements to paving, street furniture and signage along most of the principle highways. Greater attention to local materials and form as well as the de-cluttering of signage is needed. Many shop-fronts have lost much of their local character over the years and this trend could be reversed with imagination and effort. Similarly, the issue of parking needs to be addressed, balancing the needs of traders and their customers with environmental improvements.
- 4.3 It is intended to produce further guidance for those areas in Ramsey identified as suitable for enhancement and development in a complimentary document entitled the Ramsey Conservation Area Management Plan.
- 4.4 This further document will address the following issues:-
- **Urban Design Frameworks.** These are major sites in sensitive areas, usually involving complex development issues and often including land in multiple occupancy. These sites require development strategies if they are to reach their full potential. Failure in these areas would have a seriously negative impact on Ramsey's historic environment.
 - **Development Briefs.** These look at sites that may become the subject of future applications for residential development. It is anticipated that plans for these sites would conform to the design code set out in this document.
 - **Negative or neutral areas.** Where negative or neutral areas are identified the judgement is made purely in terms of the character of the conservation area. Whilst in some cases such sites may be suffering from neglect as well, in many cases the buildings associated with these sites will be structurally sound or recently built.
 - **Enhancement Areas.** Some areas that retain a significant degree of their historic fabric and form have, none the less, suffered from an unnecessary amount of poor development decisions. These areas require a concerted effort if they are to be brought back to their full potential. In these cases owners and residents should be consulted with a view to formulating policies to effect positive change.
 - **Heritage and Tourism areas.** These areas have been identified as ones of particular significance to visitors and those concerned with local heritage issues. Future treatment of these sites will need particular sensitivity.

T1a High status medieval timber framed house

Large medieval timber framed houses, frequently dating from the mid to late 16th Century. The type is often rendered, or faced in brickwork, and re-fenestrated in later periods, disguising its medieval origins. A number of such structures survive in Ramsey.

Key characteristics:

- Oak framing (often reused) infilled with wattle and daub and covered with lime plaster/render
- Two storeys, some with later dormer windows added to create attic rooms
- Picturesque roofs; with steep pitches, numerous gables and large, sometimes ornate, red brick chimneystacks. Roof coverings depend on location, but the predominant types include plain gault-clay tiles and thatch
- Overhanging eaves
- Frequently built with L and H plan forms, with additive ranges of outbuildings
- Jettying at first and subsequent floors, with bay-windows to some grander examples
- Originally, windows (mullioned, with leaded lights) were set within the framing, but these were generally replaced by timber sliding sashes or casements in later periods
- Medium to low density housing, depending on plot size
- Varied form and scale, but usually detached, built within settlement boundaries. Commonly associated with burgage plots, and frequently set at back of pavement creating a well defined street pattern

T1b Vernacular cottages

Natural materials made from local geological deposits (for example, gault clays and limestone) together with reeds and straw from the nearby Fens and local farms, has generated the palette of traditional building materials for vernacular buildings. This, together with building techniques developed by the local population over many centuries, has created simple and charming vernacular cottages.

The Fens and Fen Margins

The fens contain few pre 19th century buildings, but cottages on the margins are predominately buff brick often painted, or rendered and painted white. Roofs are mainly covered with clay plain tiles and pantiles although there is also some thatch present. 1.5 storey cottages with catslide dormer windows and outshoots are a common feature

Key characteristics:

- Long, low double-fronted single, 1.5 or 2 storey cottages
- Simple flat-fronted building form, generally eaves to the road

- Buff or rosy-buff brick or stone built, depending on location. Rendered and painted timber framing is common throughout the District
- Shallow plan depth with a simple steeply pitched roof and outbuildings
- Clay plain or pantiles, thatch or Collyweston-slate roof coverings, depending on location
- Eaves and gables are generally clipped close to the building, except for the deep overhangs found on thatched roofs
- Originally built with small, horizontally proportioned window openings with casement or horizontally sliding sash windows. Flat or segmental brick lintels
- Dormer windows are a common feature, with pitched, cat slide or eyebrow roofs, depending on material and location
- Panelled or ledged and braced doors, with some later simple timber porches or canopies
- Large brick chimneystacks were positioned first centrally and later at the gable ends
- Within settlements, cottages are generally terraced and set at the back of the pavement, creating well-defined streets and space.

T2 18th-19th Century town house

The Town House building type is found throughout the district; its adaptability to a wide range of scales, materials and uses creates the variety, and strong architectural cohesion of the historic centres of the towns and larger villages. This classically inspired style creates well-defined and elegant streets and public spaces.

During the 18th century it became fashionable to 'modernise' earlier vernacular houses, and it is common to find medieval buildings re-elevated behind Town House facades.

Key characteristics:

- Predominately terraced form, 2 to 3.5 storeys, generally double stacked with central gutter
- Flat fronted and symmetrical, 2-4 bays wide, vertically proportioned facades
- Vertically proportioned window openings, with flat brick or stone lintels, and timber vertical-sliding sash windows.
- Roofscape minimised by the use of parapets, shallow and double pitched roofs with the eaves to road. Cambridgeshire peg tiles and slate are the most common roof coverings.
- Stone detailing, often painted, including cills, stringcourses, architraves etc.
- Drive-through archways, gaining access to the rear are a common feature, especially in former coaching towns

- 6 and 4 panelled doors, with door-surrounds and glazed fanlights or door canopies
- The terraced form, often built at back of pavement creates a well-defined street frontage of urban character
- High-medium density, depending on the numbers of storeys, bays, and plot width. Generally built with additive ranges of outbuildings
- Originally built as dwellings, some with shops on the ground floor. The majority are now in commercial and office use.

T3 18th-19th Century terraced house

The agricultural and industrial revolutions precipitated major growth of towns in the 18th and 19th centuries. Streets of small terraced houses were built on the edges of the historic towns throughout the district. The type is ubiquitous throughout the country. Although influenced by local materials the advent of the railways improved transportation and encouraged the use of non-local materials, especially mass-produced bricks and Welsh slate for roofs.

The majority of terraced houses in the district are built at the back of pavement, however there are examples of a larger version of this type with small front gardens, which creates a wider, greener and more relaxed streetscape

Key characteristics:

- Small, generally flat fronted houses; bay windows are a feature on larger examples
- Brick built, occasionally with contrasting brick detailing, such as string courses and door and window surrounds
- Vertically proportioned window openings, with flat and segmental brick arches, and stone cills
- Vertical sliding sash windows and timber panelled doors, typically with glazed fanlights over
- Eaves and gables are generally undecorated and generally clipped close to the building
- Chimneystacks are usually positioned on the party wall
- Simple pitched roofs with slate roof covering
- High density terraced form, laid out in long straight streets, creating a distinctive urban character
- Parking on street

T4 18th-early 20th Century villas and semis

This building type is found in the larger villages and towns of the district, where it forms the wealthier 18th-early 20th Century fringes to the historic centres. The classic simple

architecture of the Georgian period became increasingly eclectic and decorative during the Victorian and Edwardian eras. Although influenced by local building materials, improved transportation brought non-local materials, especially mass-produced bricks and Welsh slate.

The villa form became a popular antithesis to the narrow streets of small working-class housing. The semi-detached form, creating the illusion of detached villas, is also found in some locations. Ramsey has a fine collection of this building type.

Key characteristics:

- Medium to large brick-built, detached or semi-detached houses
- Decorative, contrasting brickwork stringcourses, eaves courses, lintels and window reveals
- Canted and square bay windows are a feature, often with stone mullions, now generally painted white
- Decorative stone detailing, including mullions, copings, padstones and plaques
- Vertical window openings with stone cills, flat and segmental brick lintels, and sliding sash windows
- Fairly low-pitched slate covered roofs, some with Italianate hipped roofs. Prominent brick stacks and chimneys
- Large houses are set in spacious grounds. Urban examples have small front gardens that create a greener, more suburban street character

T5 19th Century picturesque

During the Victorian era it became fashionable for wealthy and philanthropic landowners to build housing and other facilities for their tenants, and the local community. The predominant style was based on a Gothicised version of the idealised 'English' cottage, often creating picturesque groups or even whole villages. Generally, materials were of local origin, excepting more decorative elements such as cast iron windows and ornate rainwater goods.

Although the type is found in small numbers throughout the district; Abbey Green, Ramsey has several fine examples along its northern side.

Key characteristics:

- Generally symmetrical but with intricate plan forms, layouts and elevations
- Architectural detailing used for decorative effect, such as buttresses, dentil courses, mouldings, bargeboards and stringcourses
- Picturesque rooflines, with tall decorated chimney stacks, numerous gables, finials and decorated ridge tile

- Steep roof pitches, with slate or gault clay plain-tile roof coverings. Dormer windows are a feature on cottages
- Strongly mullioned windows often with decorative lattice-work glazing patterns
- Generally set back from the road with small front gardens and low walls to the front boundaries. Alms-houses often with courtyards defined by railings
- Originally built for a range of uses, including schools, estate offices, village halls, almshouses and estate workers cottages. The majority are now in residential use
- Medium to low density depending on use and plot size

T6 18th-19th Century grand house

The agricultural and industrial revolutions brought new wealth to the district, and many of the landed gentry built themselves grand houses, based on the classically inspired stately homes of the aristocracy. Later Victorian examples are influenced by non-classical traditions, and are often less symmetrical displaying stylistic motifs such as gothic arches, round towers, tile hanging and decorative bargeboards. Designed to be seen, and to impress, they are often found on settlement edges throughout the district.

Key characteristics:

- Large, detached houses with symmetrical, wide-fronted facades, usually on expansive plots
- Georgian examples are wide-fronted, with tall floor to ceiling heights, creating an imposing scale
- Vertically proportioned window openings vertically aligned, frequently graduating in height up the façade, with flat-arch stone or 'red-rubber' brick lintels
- Timber vertical-sliding sash windows. Georgian examples generally follow 9, and 16 pane patterns. Victorian sliding sash windows incorporate larger pane sizes
- Roofscape views are minimised through the use of parapets and shallow double-pitched roofs, with the eaves to road. Mansard roofs are found on some examples
- Decorative dentil eaves courses or painted timber cornice eaves detail
- Brick or stone detailing, often painted, including cills, string courses, keystones and quoins
- 6 and 4 panelled doors, with decorative-glazed fanlights or door canopies
- The grand detached forms, usually set back from the road behind railings or walls, create a restful, stately and less urban character
- Frequently set in gardens, with dark evergreen planting, with a backdrop of mature trees

The form, detailing and proportions remain fairly constant throughout the district, but the materials vary with location.

The Fens and Fen Margins

Buff/Gault coloured brick with Cambridgeshire peg tiles are the most common regional materials.

T7a Arts & craft influenced housing

The Arts and Craft Movement in the late 19th century, and the Garden Cities of the early 20th century exerted considerable influence on housing until the 1950's. This applied especially to social housing throughout the district, where estates of this housing type are found on the peripheries of the larger towns. 'The Garden City' cottage aesthetic, and the vision of a green and leafy arcadia became increasingly compromised through increased densities and mass production, but the architectural style and geometrical layouts still retain vestiges of the original influences.

The type is found throughout the country, and does not generally show regional variations.

Key Characteristics:

- Geometric, regular layouts with crescents, cul de sacs, and orthogonal junctions
- Semi detached and short terraces of simple flat fronted properties
- Clipped privet hedge front boundaries, often with timber gates, and small front gardens
- Shallow pitched, double-hipped roofs, with slate or plain tiled roof coverings. Simple chimneys on ridgeline
- Originally, multi-paned painted timber casement windows, with soldier-course brick lintels
- Timber front doors with small canopies
- Built of red mass-produced brickwork, frequently roughcast-rendered, and painted cream or pastel colours
- Simple stringcourses of soldier brickwork or render
- Semi detached form, hedges and grass verges to some streets, create a suburban character
- Parking generally on street

T7b 1920's and inter-war suburbia

The living conditions of the urban poor in the 19th century, and growing wealth and mobility resulted in the massive growth of suburbia in the 1920 and 30's. A few properties in the district retain influences of the 'Art Deco' of the 1920's. The Arts and Crafts movement also influenced the architectural style of the period, using motifs such as timber framing, tile hanging, leaded lights and stained glass to invoke the idyll of the 'English Cottage'.

This building type is found in small numbers throughout the district. They are especially noticeable in the Fens and the periphery of Ramsey.

Key Characteristics:

- Simple rectangular semi-detached plan form
- Fairly rectilinear street pattern
- Shallow pitched, double-hipped roofs, with slate or plain tiled roof coverings. Chimneys generally on the ridgeline
- Originally painted metal, and later timber casement windows, some with latticed-lights or stained glass panels
- Mass-produced red brickwork and painted roughcast render
- Decorative gables with timber-framing effect, frequently painted black and white
- Double height bay windows, with rendered or tile-hung panel, are a defining characteristic of the type
- Recessed porches with tiled floors, and glazed front doors, often with stained glass panels
- Semi detached form, hedges and grass verges to some streets, create the archetypal 'suburban' character
- Medium-low density
- Parking off street, generally between properties

T8 Agricultural buildings

This building type is found dispersed throughout the rural areas of the district, but also within some of the older villages, and coalesced into the suburban fringes of the larger settlements. The majority date from the time of the 18th-19th Century Enclosure Acts, with some remaining examples from the medieval period.

Late 20th century intensification of farming practices have necessitated large-scaled, industrial type barns, stores and silos which have come to dominate many traditional farmsteads, and often their landscape setting.

The Fens and Fen Margins

A few Fen farmsteads date from the late 19th century, but the majority of the agricultural buildings in the Fens are of recent construction. Due to the flat topography of the Fens, the large scale of the barns, sheds and silos are frequently visually apparent over long distances.

Key characteristics:

- Large farmhouses (see vernacular cottages and T6), generally set close to the road, with long, low additive ranges of farm buildings set to the side and rear

- Traditional buildings are small-scale, built of stone, buff and red brick or timber-framed clad with timber weatherboarding, depending on location
- Roofs are generally simple pitched construction, covered with thatch, clay plain or pantiles, and picturesque in appearance
- Modern buildings are large-scale steel-framed single span structures, usually clad in profiled steel sheet, coloured grey

T9 Pre-20th Century industrial buildings

Ramsey had a rich heritage of pre 20th century industrial buildings, frequently located near waterways, which provided both good transport routes, and a means of power to mill corn and oil seed grown on the surrounding farms. Later buildings were associated with the railways, including warehousing and goods sheds.

Windmills for corn were formerly found on higher ground. In the Fens however, windmills pumped ground-water into the drains and lodes thereby creating the Fen landscape. Wind-powered mills were replaced by steam-pumps in the 1850's, and later by diesel and electric powered pumps; pump-houses remain a distinctive feature of the Fens today.

Key characteristics:

- Large scale, visually prominent, discreet and free-standing mill and ancillary buildings
- 3-6 storeys tall. Generally built of buff brick, with slate covered or plain tiled roofs.
- Projecting timber weather boarded loading-bays, and pulley houses
- Simple, robust symmetrical elevations with segmental-arched window openings, and loading bays positioned vertically one above another
- Rudimentary neo-classical detailing, such as pilasters and Italianate porticos are a feature on later examples. 'Gothic' detailed examples are also found
- Originally built as mills and warehouses, the majority are now converted for residential use

Windmills :

- Brick tower mills are predominant, although a few timber Post and Smock mills remain. Draining engines, as mills in The Fens were known, were generally smock mills with brick bases
- Domed, lead covered, clay-tiled, or slate pitched roofs
- Small windows with a single door opening at the base
- Mills were originally fitted with four canvas sails, although later examples had up to twelve. In the 19th century mills were fitted with self-regulating sails.
- Originally built as pumping, flour and seed mills, the majority are now derelict or converted for housing or recreational use

Railway stations:

- The railways first came to the District in 1846, but the surviving station buildings are generally of a later date. Many of the older station buildings (including Ramsey's) were closed and, unfortunately, demolished during the 1960's.
- 19th century examples were generally built of red or buff brick, with stone cills, stringcourses and other detailing
- Generally pitched roofs with slate roof coverings. Canopies often glazed with characteristic white painted timber 'gingerbread' fretwork fascias
- Often associated with extensive hard standing, car parking and former coal yards.

Churches:

Ecclesiastical buildings survive from every century and architectural style; unique monuments to the districts' history and culture. Buildings range from Norman and Medieval parish churches to the neo-gothic of the Victorian era and the marvellously idiosyncratic Non-Conformist chapels of the 18th-19th centuries. For clarity, key characteristics are listed under two subtypes as below:

T10a Parish churches

Key characteristics:

- Large scale buildings for Christian worship and former monastic complexes, including surviving gate-houses and hospitium, typically built and altered over a long periods of time
- Set in a churchyard, often with mature trees, especially yews. Generally, parish churches are located centrally in the town or village, while monastic houses were usually situated on the periphery
- Although many are older, the majority appear externally to be Gothic in style, with large, pointed arched and traceried windows, and stained glass. Moulded stringcourses and hood mouldings, buttresses, castellated parapets and other structural and decorative architectural devices evolved and incorporated over time
- Simple, pitched roofs, generally with plain gault-clay roof coverings
- Building materials range from corstone and cobbles to coursed limestone-rubble, and fine ashlar limestone in the north
- Fine, tall spires are a landmark feature of the District. Lancet windows (small pointed window openings) are characteristic of spires in the Northern Wolds. Towers became increasingly common in the 15th-16th centuries and were often added to earlier buildings in the 15th-16th centuries
- Lych gates are characteristic of church in the area and are defining features of many churchyards. Construction varies from oak with clay tiles to stone structures

T10b Non-conformist Chapels

Key characteristics:

- Simple, generally unadorned facades, consciously avoiding the gothic architectural references of the established church
- Diverse stylistic influences, typically neo-classical
- Simple rectangular plan form, frequently gabled to the road
- Round headed windows, typically cast-iron frames, with clear or pastel-coloured glass
- Generally built of buff brick, with slate roof covering
- Cast iron railings and small paved forecourts are typical
- Catholic Churches and chapels (legally also "non-conformist") are frequently neo-gothic and ornate

T11a Victorian and Edwardian civic buildings

This diverse type forms the focal point for community, civic and working life. It includes places of assembly, police and fire stations, shopping complexes, schools, libraries, administrative centres and office blocks.

Key characteristics:

- Generally, architect designed buildings reflecting status and function
- Medium to large-scale buildings usually discreet in their own plots. Bank buildings often sited at landmark positions within the streetscape to reinforce status
- Variety of architectural styles, including some good examples of Arts and Crafts, and Neo-classical designs
- Diverse good quality materials, including buff and red brick with ashlar masonry and painted render. Dressed stone stringcourses; ornamental pilasters, cornices and copings are common embellishments
- Pitched, slate covered roofs are typical
- Frequently single storey but of very grand proportions
- Window styles vary with function; school buildings frequently have large vertically proportioned openings, positioned high in the wall

T11b Late 20th Century civic buildings

The late twentieth century has witnessed substantial growth in population, changes in building technology and working practices. Large school complexes, for example, have generated an architectural aesthetic for civic buildings of our era; some examples use contemporary styles and materials, while others reflect aspects of the regional vernacular.

Key characteristics:

- Large to medium scale buildings, generally with large areas of associated car parking or hard standing
- Varying number of storeys depending on function
- Amenity shrub planting, small ornamental trees and mown grass typify landscaped areas
- Generally avoid the use of decorative architectural devices, although good design generates pleasing visual effects through the manipulation of form, function and materials
- Mass produced buff and red brick are the most common facing materials, with large areas of glazing also a feature
- Other twentieth century materials found in civic buildings include metal trims and copings, cedar boarding, glulam beams, coloured powder-coated metal window frames and large areas of toughened glass
- Flat roofs were a feature of 1960-70's civic buildings, and low-pitched roofs on later examples. Brown or slate grey concrete roof tiles are typical roof coverings
- Generally, rather shallow detailing with minimum set backs at door and window reveals, creating rather flat, poorly modulated facades

Cambridgeshire and Peterborough Structure Plan (adopted 2003)

In particular, Ch. 7: “Resources, Environment & Heritage

Huntingdonshire Local Plan (1997)

In particular Ch. 7: Buildings of Architectural and Historic Interest, and Environment.

Huntingdonshire Local Plan Alteration (2002)

Regional Planning Guidance 14 (East of England Regional Assembly)

Ramsey Area Partnership: Market Town Initiative

Healthcheck Strategy & Action Plan 2004 – 07

Huntingdonshire Design Guide (2003)

Supplementary Planning Guidance

Huntingdonshire Landscape and Townscape Assessment (2003)

Supplementary Planning Guidance

Darby, H. C. (1883), *The Changing Fenland*, Cambridge.

Hall, D. (1992), *The Fenland Project 6: Southwestern Cambridgeshire Fens*, East Anglian Archaeological Report No 56

Jones, R., "Population Change 1801 – 1901" in Kirby, T. & Oosthuizen, S., Editors (2000) Cambridge p. 77.

Jones, R., "Population Change 1901 – 1997" in Kirby, T. & Oosthuizen, S., Editors (2000) Cambridge p. 78.

Kirby, T. & Oosthuizen, S., (2000) Editors, *An Atlas of Cambridgeshire and Huntingdonshire History*, Cambridge.

Morris, J. ed. (1975), *Domesday Book, 19: Huntingdonshire*, Chichester.

Page, W. et al eds. (1974), *Victoria County History of Huntingdonshire*, University of London Institute for Historical Research.

Pevsner, N. (1968), *The Buildings of England: Bedfordshire, Huntingdon & Peterborough*, Harmondsworth.

Porter, S., "Changes in the Huntingdonshire Landscape", *PCAS LXXXI* (1992), pp 81 – 95.

Royal Commission for Historic Monuments (England) (1926), *The Royal Commission on the Historic Monuments of England: Huntingdonshire*, London.

Taylor, C. (1977), *The Cambridgeshire Landscape*, London.

Maps:

Moore's Map 1706, *A Map of the Great Levell of the Fen*, (first published 1685), Sites & Monuments Record, Cambridgeshire – Parish Files.

Huntingdonshire Record Office:

1. Ramsey Manor, Book of Maps c. 1705 – 1733 [RB 2/1]
2. Tithe Apportionment & Map, 1838 [2196/34a]
3. Enclosure Map for Ramsey, 1844 [CCS 37]
4. Ramsey Estate Map, 1873 [Acc. 4238]
5. OS 1st Edition, 25", 1887 [X.15-16]
6. OS 2nd Edition, 25", 1900 [X15-16]

