Scott ARCHITECTURAL
architectural building consultants

Heritage statement

For

Alterations and extension

At

Shire Lodge, Warboys Road, Bury, Ramsey. PE26 2NU.

SA/2237/25/H.S **8th May 2025**

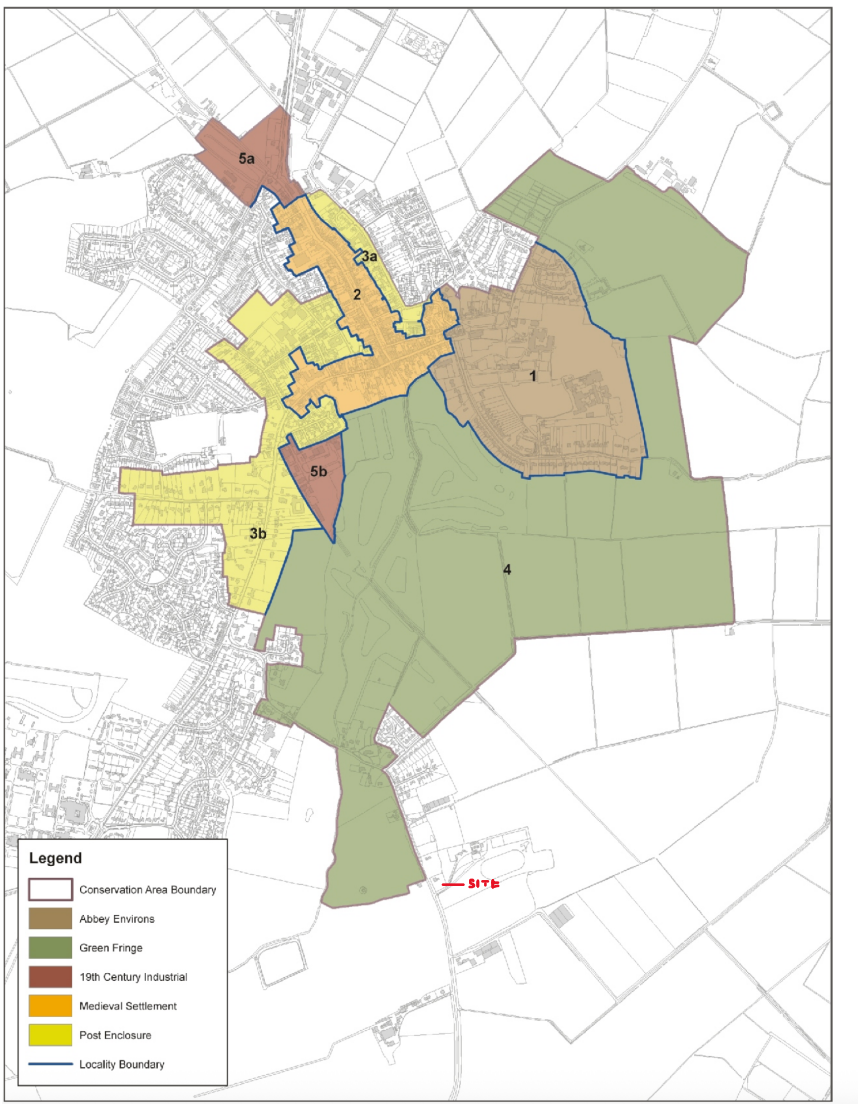
Introduction.

This Heritage statement has been prepared to support the Householder planning application for alterations and extension to Shire lodge. This property is not listed and is not located within a conservation area.

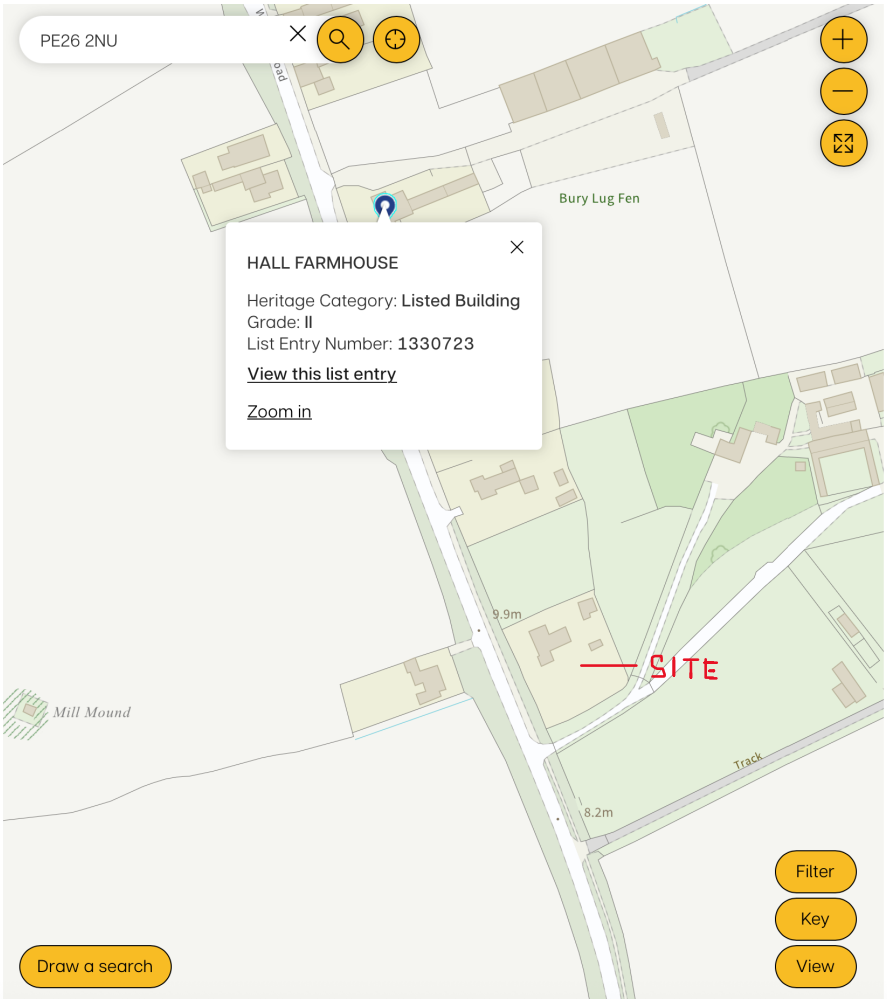
A 'Green fringe' conservation boundary sits to the west of this site across the road. There are no immediate Heritage assets in this area. The closest asset is the Listed property of Hall farm some 3 plots on to the north and beyond visual engagement.

This document is intended to be read alongside all other submitted information forming the Outline Planning application.

Conservation zone and 'Green Fringe' boundary

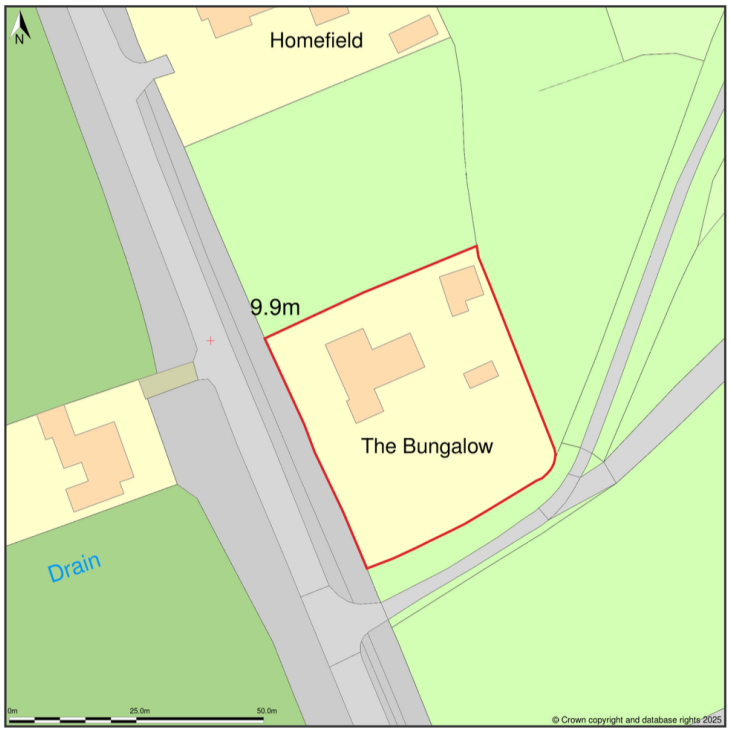


Nearest Heritage Asset Location



Location Plan- See main Planning submission details

Shire Lodge, Warboys Road, Bury, Cambridgeshire, PE26 2NU



Analysis of the setting.

This property is located to the south of Ramsey and is located to the east side of Warboys road in an elevated position.

Warboys road is a main road Running south from Ramsey to Warboys.

The site is set with no immediate neighbouring properties and none that can be seen to any significant degree from this plot including the distant Heritage Asset to the north identified as Hall Farm.

This site is not within any conservation area. The nearest conservation boundary titled ‘The Green Fringe’ is located to the opposites side of Warboys road to the west and north of this plot.

Design Implications.

The alterations to the north west roof is to remove the hip design and change to a full gable pitched roof design affording a larger Bedroom within. This has a single bedroom window replacing an existing rooflight to the north overlooking open fields.

The dormer added to the east side of this north roof extension presents no overlooking as it is directed into the within the site and the window overlooking this area will be of obscured glazing. This dormer will not be visible from the road or any aspect of the conservation boundary to the west.

A single storey extension is proposed to the south side and presents to the garden aspect and no properties are visible from this location.

A veranda to the roof area of the ground floor extension accessed from the master bedroom forms part of this design with similar outlook to the main garden. Large mature trees to the distant south boundary reduce visual distance and irrespective of this no property sits in this site line. This extension can only be seen from within the property grounds and will not be visible to the conservation boundary to the west as it is shielded by existing roof structures and is set north of this plot.

The materials for this proposal are described in the Design and Access Statement and would in our view be in keeping with those currently on the property.

Given the juxtaposition of this property and the proposed alterations in relation to conservation boundary to the north west and distant Heritage asset of Hall Farm, we would propose that this scheme has no effect on either aspect of conservation or Heritage asset.

This Heritage statement is written in accordance with the requirements of the NPPF and the LPP with a level of detail deemed in proportion to the significance of the proposal under consideration.

Photographic guidance.



South elevation looking to the west- Location of rear single storey extension



North elevation looking to the west- Hipped roof to change new dormer to look this way.



Current west elevation to the road- Hipped roof to change.



Looking to the west from Site entrance- Warboys Road conservation boundary to opposite side of road and to the north of this location.



View to the east from south of the conservation boundary to west elevation of property.

END