



Old Ramerick Manor

Design and Access Statement
Rear Extension

May 2026
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1. Summary

1.1 SUMMARY

The proposals involve much needed conservation work to enhance the buildings functionality and protect its historic fabric, and the addition of a new extension to the western wing. The new extension is a progressive but sensitive contemporary addition designed to be a part of the historic sequencing of this building which spans over 800 years.

The formal scope of work comprises:

- Altering an existing window to form a new doorway to the northern elevation to improve rear courtyard/garden access
- The re-instatement of a doorway to the Eastern Maltings gable and the installation of UFH
- New internal partitions to form a new utility area.
- The opening up of the northern elevation of the Victorian West Wing and a new rear extension.
- The vaulting of the bedroom in the Victorian West Wing and minimal movement of internal walls

1.2 RAMERICK MANOR BUILDING DESCRIPTION

Ramerick Manor is a single-residential home with a remarkable history and sequence of development which has a Grade 2* listing status.

The aim of this Design and Access Document is to ensure as much information is provided for the planning officer’s understanding of the scheme as possible. In Line with Historic England’s design guidance for contemporary additions to heritage assets; an exemplary approach to design is considered a requirement for an extension to be justified to this important building as part of its future heritage. As will be described in the statement of significance the last 7 centuries have seen the progressive styles and technologies from each era deployed at Ramerick all of which define its special character. The proposals aim to support a sustainable future for the property in terms of a modern kitchen with a focus on the neglected northern courtyard, and as part of establishing a relationship to the moat and garden.

This planning application aims to present an understanding of the significance of the building and the impacts of the proposed alterations. This first section provides an overview of the building and the site, as well as the house’s overall history and development. Section 2 provides a set of existing plans and elevations to report on the existing house, in addition to a Statement of Heritage Significance in Section 3. Section 4 establishes the list of works in detail, as well as an Architectural Heritage Impact Assessment to assess the scope of the proposed work. Section 5 lays out the Pre-Application Advice as well as how this has been taken into consideration in the submitted proposal, and Section 6 provides visualisations of the proposed scheme.

This first segment of the report gives a high-level overview of the condition of the house on the following pages.



1.2.1 RAMERICK MANOR SUMMARY CONDITION

The building is currently in a variable state of condition internally and it is important that works are carried out relatively quickly to accommodate more modern living, and improve services around the house to avoid further decline. As with many Listed buildings the property proved hard to sell due to the need for large investment, its poor energy efficiency and a number of elements that fall below modern standards. An LBC application was made prior to this planning application to undertake works to the heating system and to arrest decay and undertake essential repairs.

Externally, the condition of the roof and each elevation is variable. The house is in various conditions and is composed of red bricks from the Queen Anne and Georgian and Victorian periods featuring Flemish bonds, stretcher bonding, timber framing carried out in various periods, rendered areas of stucco and clunch. A polychromatic tile pattern defines the parapet roof to the South, with a large clay tiled catslide roof defines the rear. The gables feature hips and dormer features. The elevations and chimney stacks provide some evidence of the development of the house.



1.3 HISTORIC ENGLAND INFORMATION

. The following description is provided by Historic England as follows:

Old Ramerick Manor
Listing number , 1174339 June 1952 II*

Manor house, now a farmhouse. Late medieval former open hall house incorporated in later additions. C16 E crosswing; a farmhouse by 1625; hall floored in stages in C17; late C17 NE wing (a granary on 1st floor); W front bay, staircase wing at rear, and regular brick front to house early C18. NW service wing has date ‘RE/1829’ cut over entrance. Restored 1953-4. Presumably timber framed (suggested by record of breaking down part of wall during seizure by Lord Cobham in 1530), NE wing of clunch masonry with red brick dressings and independent timber supporting structure to 1st floor granary, front of dark red brick with some blue bricks and lighter red brick dressings, red brick to NW wing, roughcast exterior to rear stair wing. Steep old red tile roofs, hipped with zig-zag tile patterning to front, extending as catslide over rear outshut, and hipped on NW wing. A large 2-storeys house about 400M to E of main road standing at N of farmstead facing S on a site still moated on 2 sides. Near symmetrical S front has 1st floor windows grouped 2:3:2, central 6-panels moulded door in Doric pilastered surround with flat entablature, corresponding windows on ground floor but LH pair replaced c.1900 by rectangular brick bay with 3 sash windows with 8/1 panes and parapet. This front has a projecting band at eaves level below the parapet, and flush-box sash windows with flat gauged arches and 6/6 panes. Large chimney with triangular pilaster strip to RH of door. Similar front to E end. 2-storeys and attic NE wing has gable parapets on corbelled brick

kneelers and roughcast gable triangle. Chimney inserted in early C19 to serve farm office in base. 2-storeys NW service wing faces W with 2 windows to each floor and inscription in blind recess over central porch. Large internal chimney separates kitchen on S from dairy at N connecting with lower cellar in rear outshut behind W room of main range. Gabled stair wing projects at rear over catslide in angle with E wing. Large rear-wall chimney to hall with gabled dormer to each side. Interior has fine cut string staircase with 2 barley-sugar balusters per tread, carved tread ends, swept handrail on barley-sugar newels, outswept at foot beside hall fireplace. Jacobean oak chimneypiece with swagged Ionic pilasters on pedestals flanking opening, and Composite caryatides to overmantle with strapwork ornament and perspective design in square central feature with niche in middle in dentilled pedimented frame. Twin keyblocked segmental openings on E wall of hall. In E wing axial beam, late C16 fireplace with 3 round-headed niches above lintel, and clasped-purlin roof structure. House and manor continuously owned by St. John’s College Cambridge since 1520/1



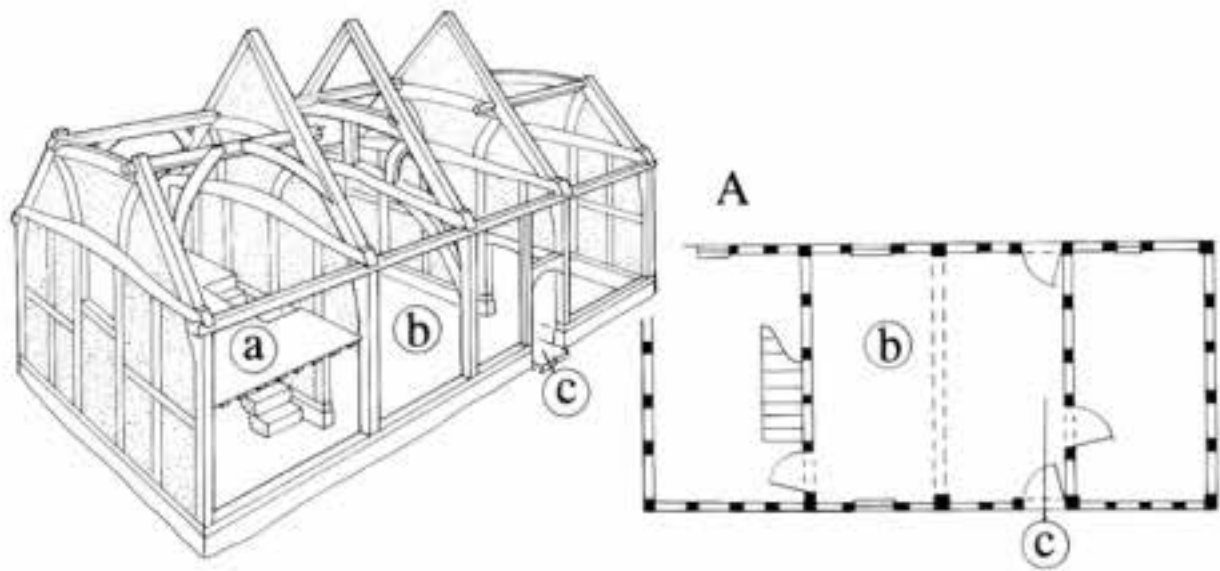
Source:
Historic England: <https://historicengland.org.uk/listing/the-list/list-entry/1102430>

Buildings and Curtileage Historic England Heritage Protection Guide under Listing, at <https://historicengland.org.uk/listing/what-is-designation/listed-buildings/>

1.4 TYPICAL ENGLISH HALL HOUSE

As demonstrated in the illustrations below, there are a number of features pertaining to the original hall house.

Ramerick manor is an example of an English hall house, that has evolved into a large country house, however some attributes of the plan remain visible as illustrated.



A Four-bay three-cell house

a) Solar

b) Two-bay open hall with open truss

c) Cross-entry

<https://www.vernacularbuildingglossary.org.uk/a-z/open-hall-house/>

(c) Clive Rodger, typical English hall house bay

Old Ramerick Manor

Historic phasing analysis.

Late 19th early 20th Century

New rear porch, fireplace alterations to the hall, front reception room and rear office. New bay window, rear buttressing and infills.



Early 19th Century

New service wing, corridor, stairs and alterations to the farm office



Early 18th Century

Queen Anne agrandissement of the facade, rear stair, fireplace and potential rear lean-to added.



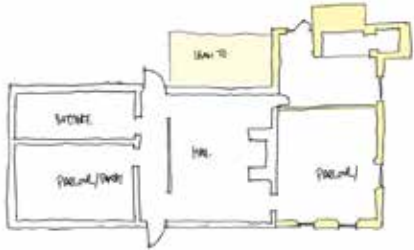
Late 17th Century

Three storey granary and living extension, hall floored in stages



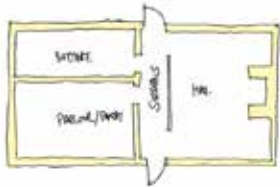
Late 16th Century

Two storey Cross wing to the east



14th - 15th Century

Hall House with 'Solar' to the West



1.5 HERITAGE AND LAND USE EVOLUTION

An analysis of archival cartographic documents, written records and on site investigations indicates that the building is composed of a number of parts. The building has demonstrated a notable degree of stability over the last Century, with significant changes occurring in the late 15th, 17th and 19th Century.

Ramerick manor was associated with the adjacent barns, a number of farm cottages and an extensive estate, which were gradually sold and partitioned from the main house over the last fifty years. The setting of the building is provided by the existing moat, a large garden area and drive to the South which contain a number of specimen trees and landscape features that evidence Ramerick’s historic setting.

The diagram adjacent illustrates the sequence of alterations from an existing Thatched Hall House which was first recorded on the site in the late 13th Century, it is unclear whether remnants of this exist without detailed dendrochronology, however a visit in 1975 by the Royal Commission of Historic Monuments identified the main entrance hall as being part of a 15th Century timber framed Hall House.

14th Century:

Records of a ‘Hall, kitchen, stables and Rooms’ at Ramordewyck made in 1340, owned by John Auenel.

15th Century:

It is believed the property incorporated a main hall, screens passage and other associated features such as a buttery and parlour there was potentially a gallery floor to the west. Analysis of the plan form and features on site suggest that the chimney gable was located to the east of the present hallway (currently blocked up) Lord Cobham claimed ownership in a dispute over the property. In 1521 the property was gifted to St Johns College by the Bishop of Ely.

16th Century:

The eastern cross-wing was built in the late 16th Century to create a kitchen and additional rooms and a further inglenook fireplace currently visible today. There was potentially a rear lean-to evidenced by the precedent set by an existing roof pitch to the north. At this time the property was a large farm-house.



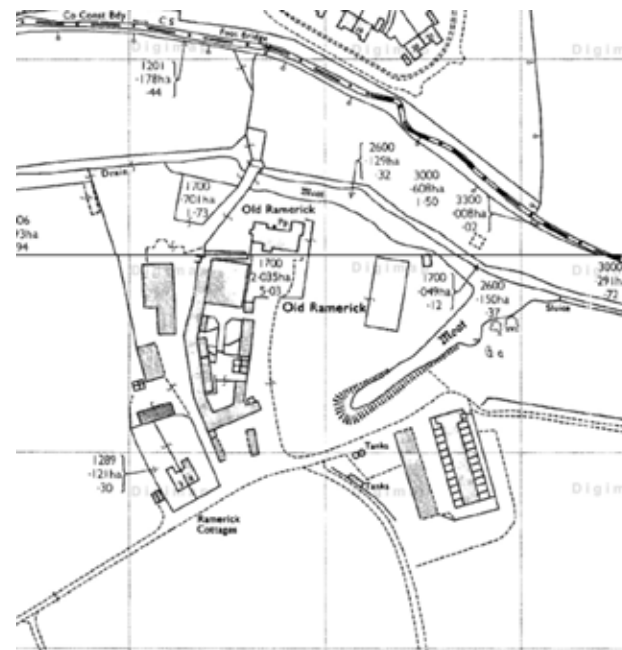
1766



1900



1840



1920



1880



2015

Source:

<https://north-herts.oc2.uk/document/19/1899#d1900>

<https://www.prestonvillageherts.com/key-organisations/preston-parish-council/>

17th Century:

This saw the construction of the three storey granary to the North East and potentially the infilling of the hall with new areas of floor. Early mapping illustrate what appear to be a cluster of buildings at ‘Ramerwyck’. This structure was built from Clunch, and it is believed from on site analysis that two large openings were incorporated at ground floor on the on the east and north elevations. This area was the estate office for the next two centuries.

The later part of this century and the early 18th Century saw the ‘aggrandisement’ of the property from a compact agricultural hall house to a large country home, it is clear that the fabric of the property has been altered significantly over the last three centuries. The morphology, composition, and dimensions of the spaces provide insight into the duration over which these alterations took place. The college had around 4 recorded tenants during this period.

18th Century:

In 1702 a large chimney was added to the north of the main hall which at this point was infilled along with the creation of a new staircase and brick front elevation in a Queen Anne Style. The zigzag polychromatic roof remodeling was also incorporated at this point. There are records of an avenue approach to the South indicating that the property had shifted its emphasis from a working relationship to the land, to an aesthetic melding of landscape and building befitting and fashionable of other large Manor Houses. Around three tenants are recorded over this period.

19th Century:

In line with other late Georgian and early Victorian homes and a period of prosperity a new service wing was added to the west in the 1830s which is oriented toward what would appear to be a new kitchen yard /garden. The late 1890s saw the refurbishment and replacement of glazing to the western wing. It is believed following cartographic analysis and on site inspections that the rear scullery area behind the northern Chimney may also have been developed at this stage from historic outbuildings or lean-to stables, along with a new access corridor. There is evidence of Victorian brickwork to infill the existing service doors to the maltings into windows. Larger openings to the ground floor in this area suggest these are more

recent and the presence of a parkland setting to overlook.

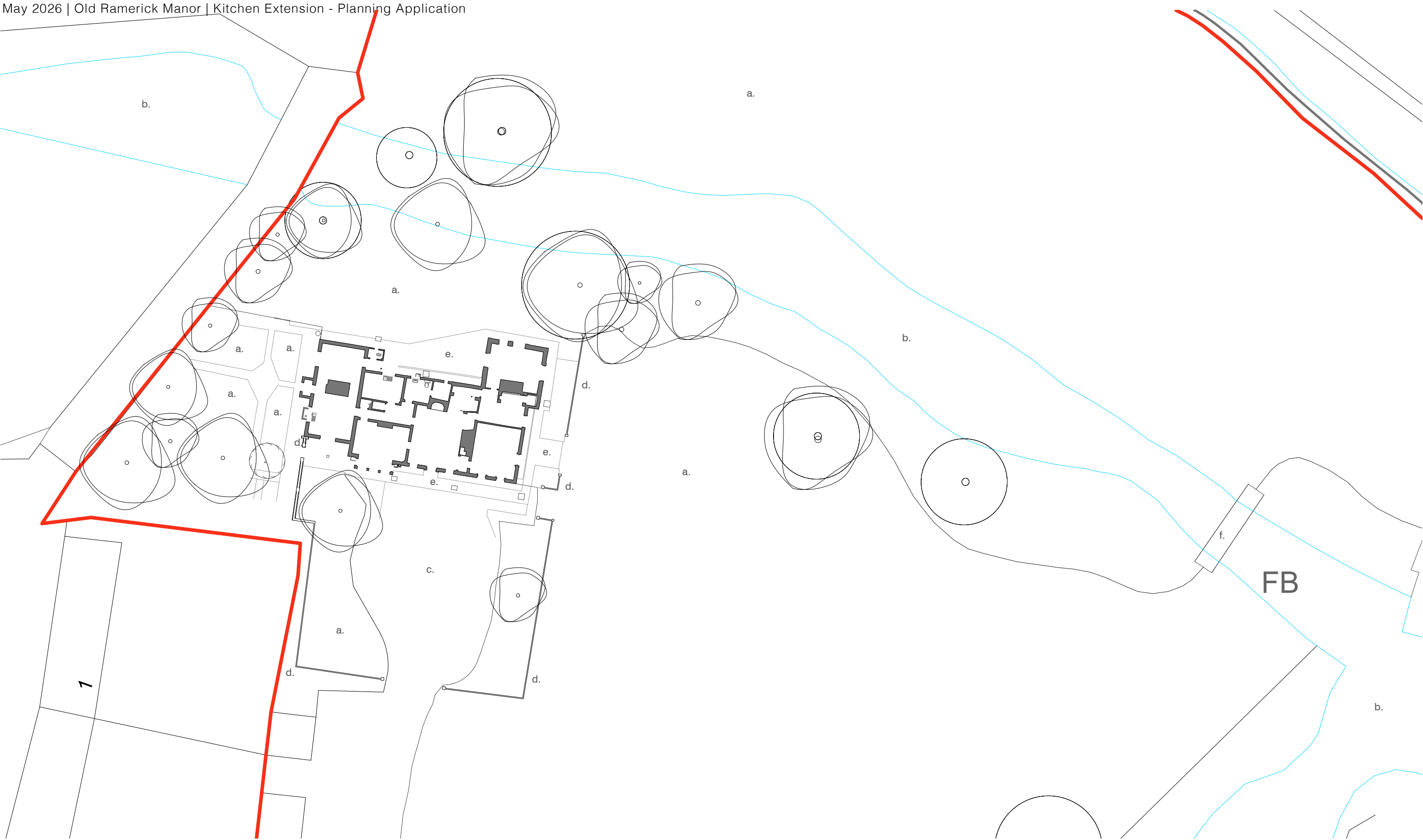
20th Century:

The Edwardian Era saw further ‘refinement’ of Ramerick into a fashionable country home. This included the construction of a new panelled bay window to create a southern ‘Lounge’. A number of fireplaces also appeared to have been modified throughout and one added to the rear estates office. There is evidence of more modern brickwork repairs and buttressing to the façade, below the Queen Anne staircase bay and infilling of window openings to the Eastern façade.

The early part of the Century saw a period of decline and disrepair to the building and management issues across the estate, Improvements were undertaken in the late 20th century with varying degrees of success and some damage to historic fabric through the modernization of electrics and plumbing.

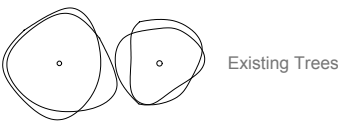
There is evidence of substantial modifications to the interior of the Western (Victorian) Service Wing on both the ground and first floor areas. The large outbuilding adjacent to the West Wing appears to be demolished in the 1920s.

2. Existing plans



Notes

- a. Grass
- b. Moat
- c. Gravel drive
- d. Existing red brick wall
- e. Existing paving
- f. Existing bridge



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Do not scale from this drawing
Note: to be read in conjunction with Structural Engineers
Information, specification and drawings
All setting out dimensions to be checked on site by
contractor and any discrepancies to be noted ASAP.
Windows, steelwork, to be site sized.

All sundry work not shown to be undertaken in accordance
with the British Standards.

Refer to Survey Solutions plans for boundary position.

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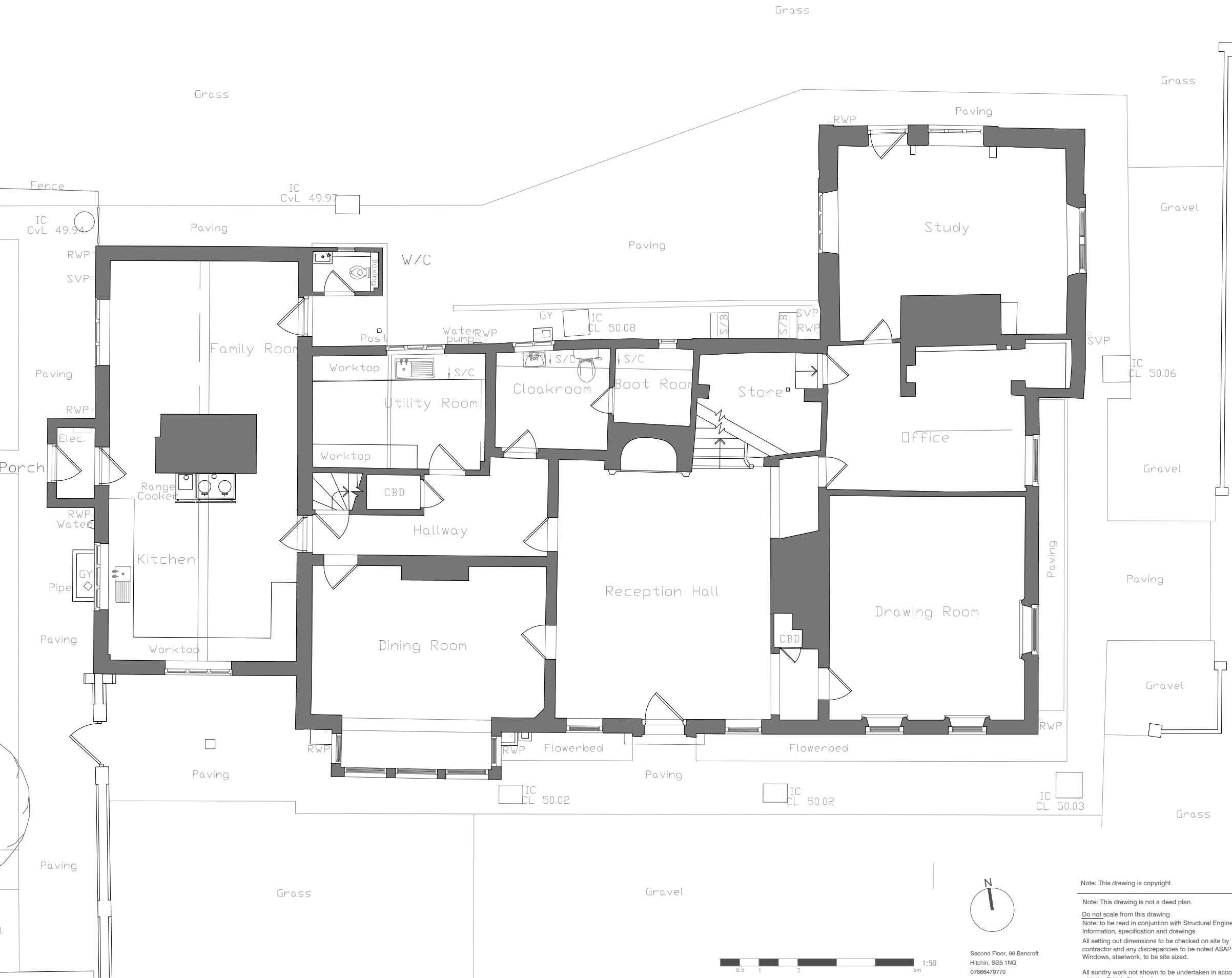
Old Ramerick Manor

Job No: 275 Site Plan as Existing

Stage: 3
Status: Planning

002

REVISION: A Scale: 1:200@A1



- Notes:
- 1. Levels based on local datum
 - 2. Window cill and head levels measured internally
 - 3. Sanitary fittings indicative only

- Level abbreviations:
- C Cill level
 - CL Ceiling level
 - CP Crown level
 - CvL Cover level
 - DH Door head level
 - FCL False/suspended ceiling level
 - FL Floor level
 - H Head level
 - SCL Structural ceiling level
 - SP Spring level
 - TOW Top of wall level
 - U/S Under side

- General abbreviations:
- AB Air brick
 - ACU Air-con unit
 - CBD Cupboard
 - DP Down pipe
 - GY Gully
 - IC Inspection cover
 - MH Manhole
 - Rad Radiator
 - RC Radiator cover
 - RE Rodding eye
 - RS Roller shutter
 - RWP Rain water pipe
 - S/B Sloping beam
 - S/C Sloping ceiling
 - SoP Soil pipe
 - SVP Soil vent pipe
 - Step up
 - VP Vent pipe
 - WS Work surface
 - Fall in roof

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Old Ramerick Manor
Job No: 275 Ground Floor
Plans as Existing

Stage: 3
Status: Planning

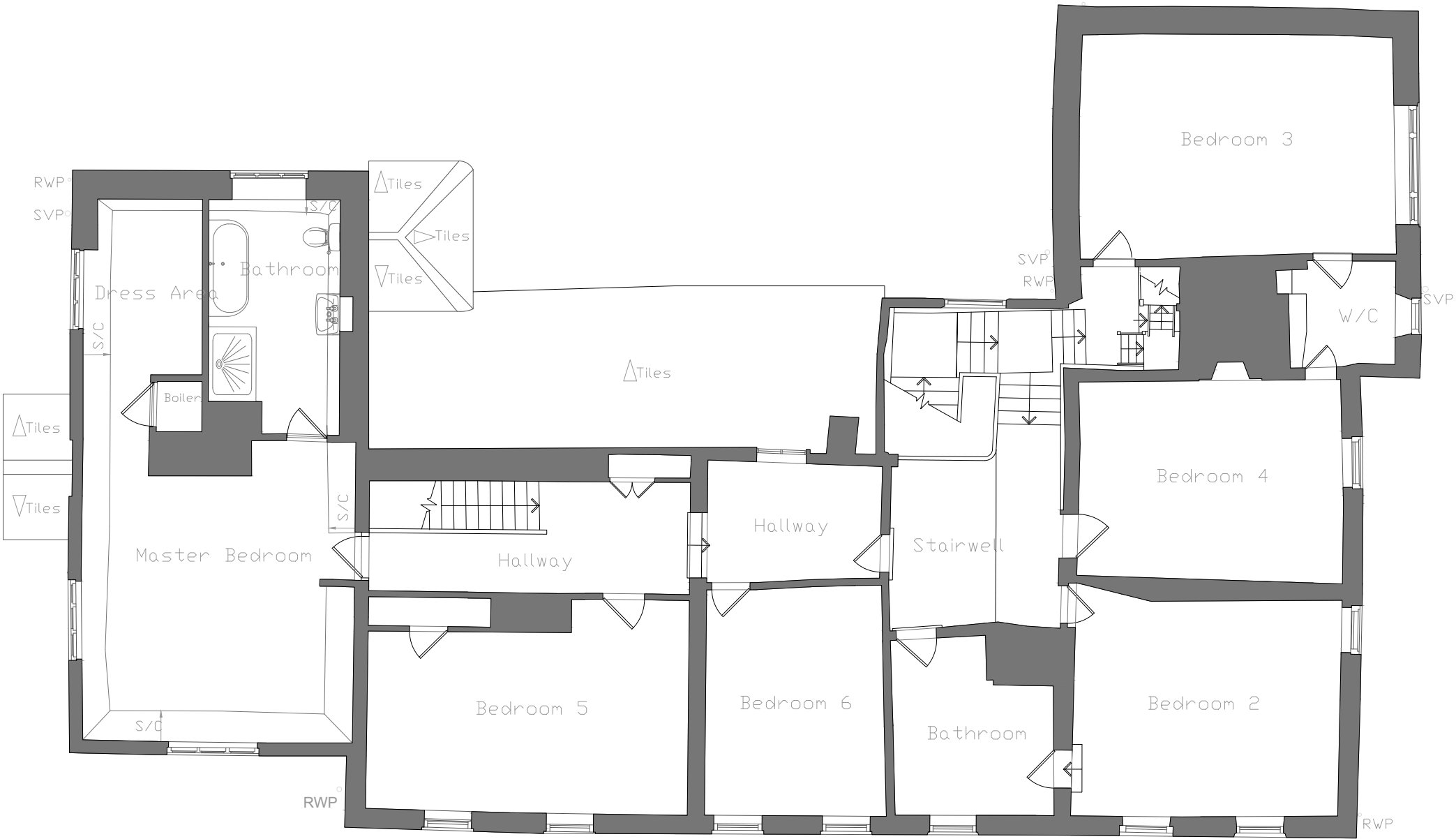
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First Floor Plan



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Old Ramerick Manor
Job No: 275 First Floor
Plans as Existing
Stage: 3
Status: Planning

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Scale: 1:50@A1



SOUTH ELEVATION

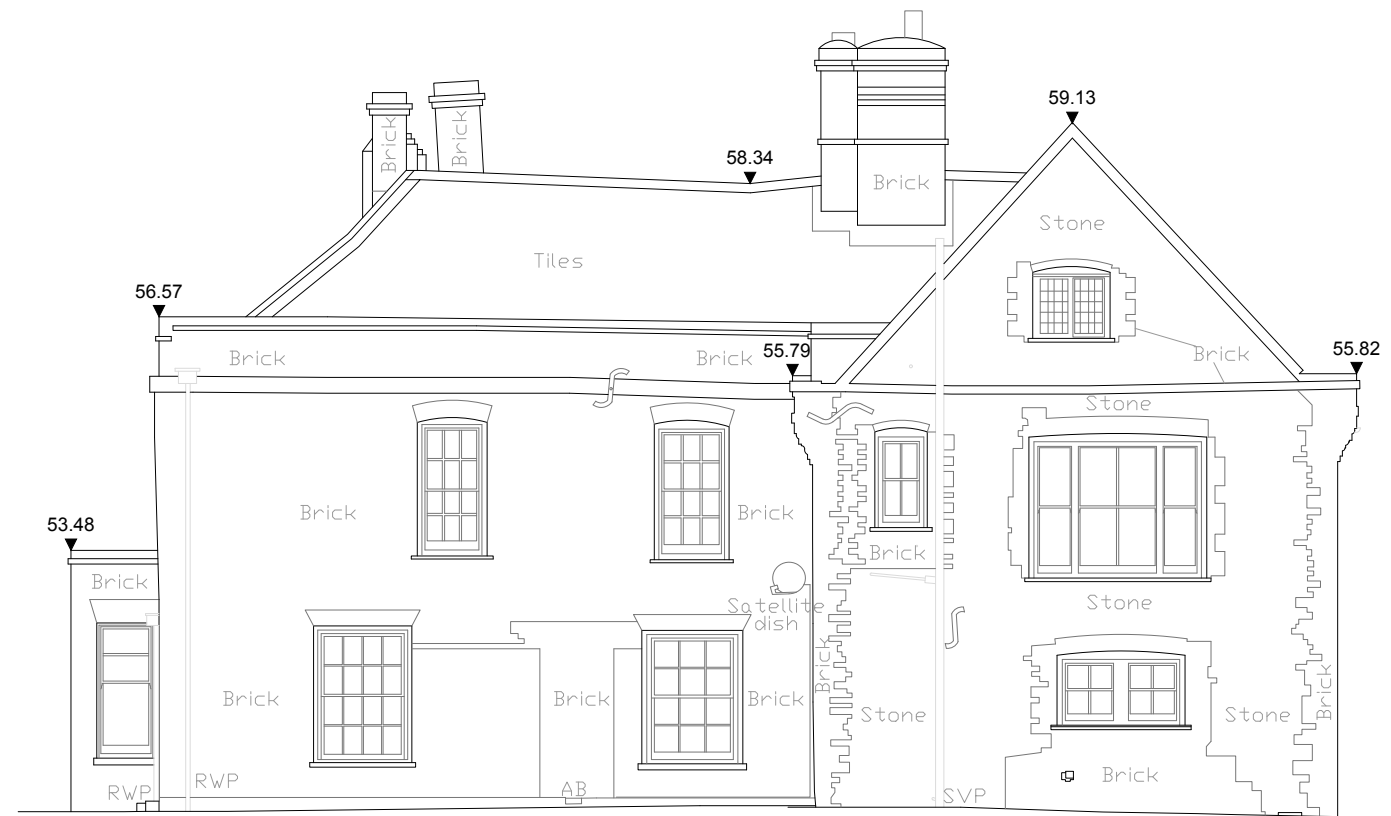
Datum Line 48.00m



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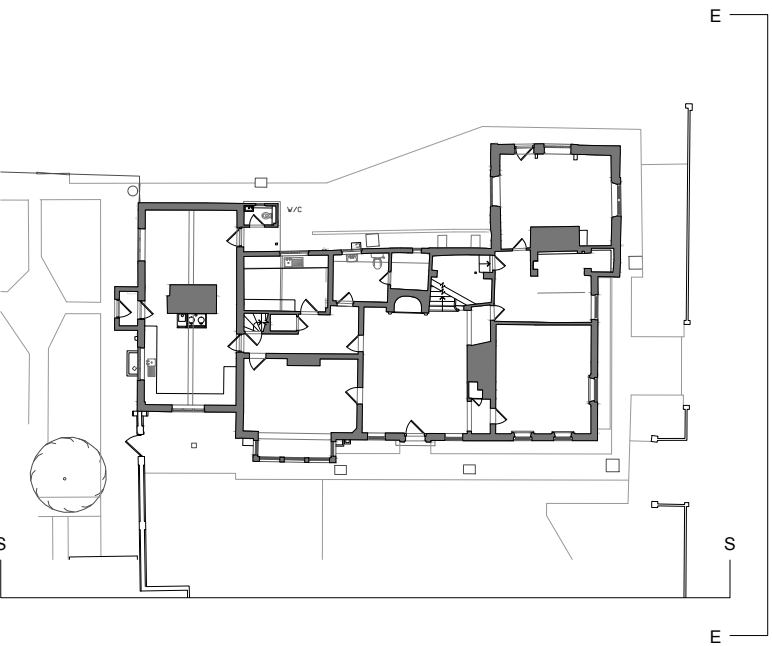


EAST ELEVATION

Datum Line 48.00m



KEY PLAN NTS



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Old Ramerick Manor

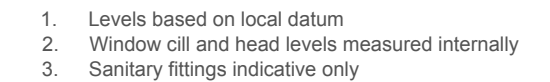
Job No: 275 Elevations S and E as Existing

Stage: 3
Status: Planning

012

REVISION: A Scale: 1:50@A1

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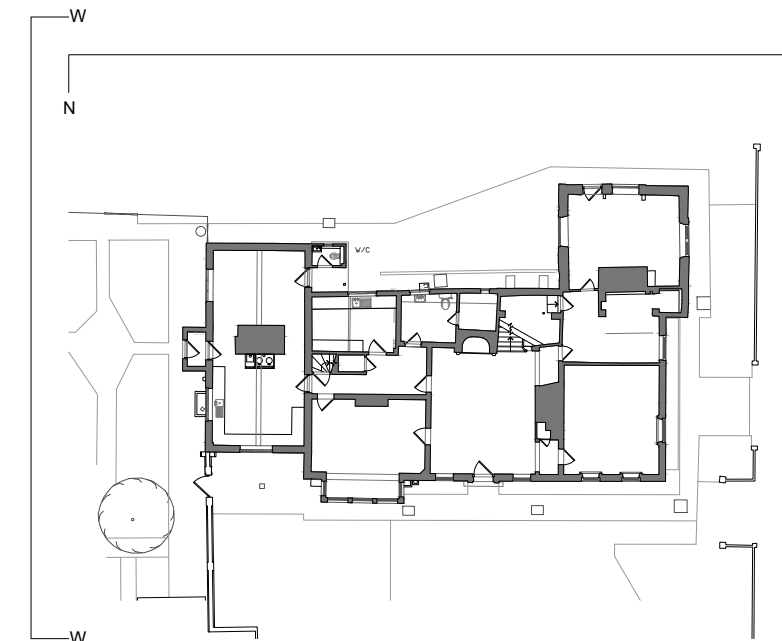
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Datum Line 48.00m



Datum Line 48.00m



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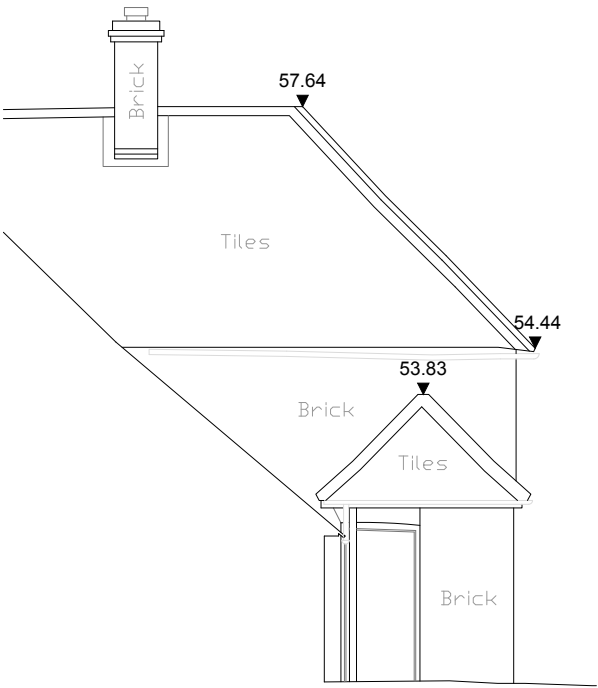
Old Ramerick Manor

Job No. **275** Elevations N and W
as Existing

Stage: 3
Status: Planning

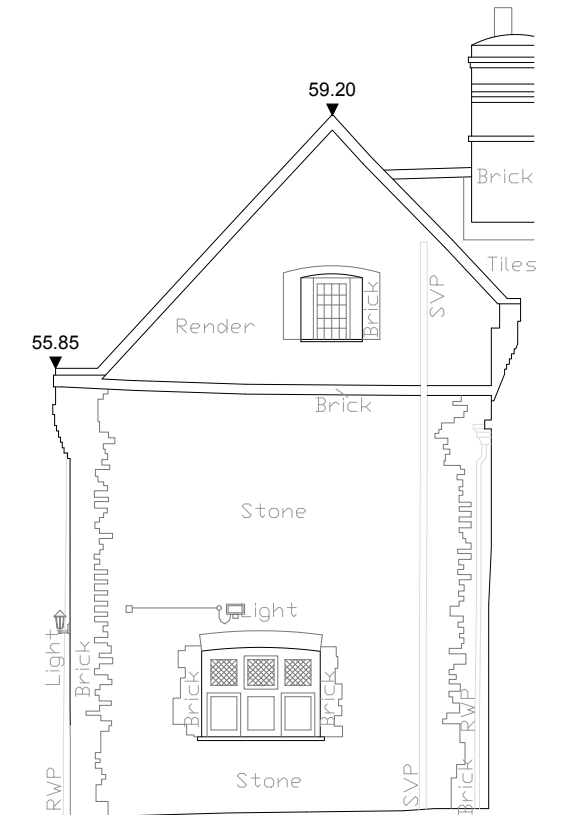
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COURTYARD EAST ELEVATION

Datum Line 48.00m



COURTYARD WEST

Datum Line 48.00m

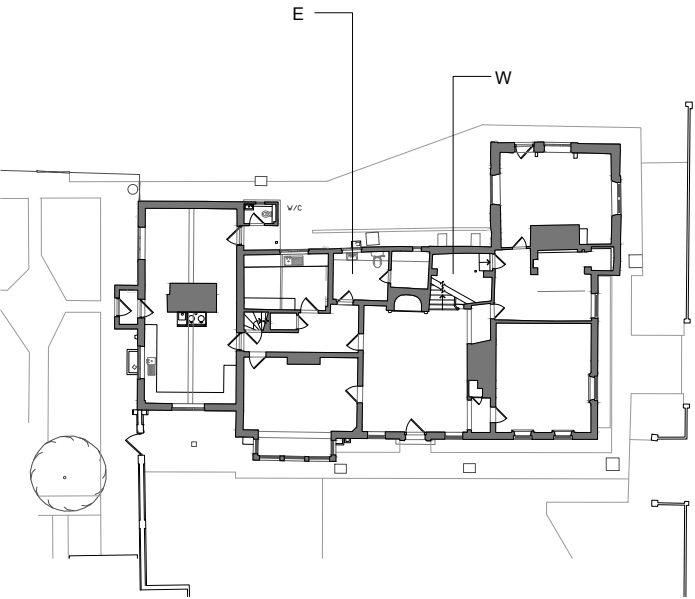


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KEY PLAN NTS



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Old Ramerick Manor

Job No. 275 Elevations Courtyard
E and W as Existing

Stage: 3
Status: Planning

014

REVISION: A Scale 1:50@A1

3. Statement of Heritage Significance

3.1 INTRODUCTION

3.1.1 Terms of reference

This heritage statement describes the importance of Ramerick Manor and its heritage features, providing a compelling rationale for its preservation. Section 3 therefore considers its historical, architectural, artistic, and archaeological values to assesses the potential impact of proposed works, addressing the following:

- Scope: Define the boundaries of the heritage asset and its setting.
- Purpose: State the goal of the statement, which is to understand and protect the heritage asset’s significance.
- Content: Outline the information that needs to be included, such as historical data, architectural features, and impact assessment.
- Methodology: Specify the methods used for assessing the asset’s significance, including site visits, research, and consultation with experts.
- Resources: Identify the necessary resources, such as personnel with expertise in heritage and planning.
- Review: Outline the process for reviewing and updating the statement over time.

This Statement of Heritage Significance highlights potential threats to this significance and aims to highlight and enhance these special qualities so that they can be retained for future generations. The findings of this Statement will provide an objective framework to guide decisions on the future management of the building, from its use, repair and general maintenance.

3.1.3 The Scope of the Statement

The Heritage Statement considers the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve.

3.1.4 Methodology

The following methodology was adopted in preparation of the Statement of Significance

- Understanding the site: In-depth inspection of the building; compilation of photographic record; assessment of current physical condition; including review of previous condition.
- Assessment: Identification and presentation of the significances, vulnerabilities, constraints and gaps in knowledge and understanding of the site; threats to significance.

3.1.5 Legislative and Guidance Context

This appraisal has been conducted in accordance with the general guidelines set out in British Standard 7913:2013 ‘Guide to the Conservation of Historic Buildings’ and also the Historic England publications ‘Informed Conservation’ and ‘Conservation Principles, Policies and Guidance,’ 2008 and in particular responds to policies outlined in the National Planning Policy Framework (NPPF).

In respect of information requirements, it sets out that: “In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.”

Guidance on the implementation and interpretation of historic environment policy has been provided by the following Historic England publications:

- Enabling Development and Heritage Assets Historic Environment Good Practice Advice in Planning Note 4, 2020
- Historic England 2015: GPA2 (Managing Significance in Decision-Taking in the Historic Environment)
- Historic England 2017: GPA3 (The Setting of Heritage Assets)
- Historic England 2019: HEAN12 (Statements of Heritage Significance: Analysing Significance in Heritage Assets)
- ClfA 2014 (Updated 2020): Standard and Guidance for Historic Environment Desk Based Assessment.

Although non-statutory, there are several key international charters which guide best practice in terms of protecting cultural heritage, as follows:

- Venice Charter, 1964, Charter for the Conservation and Restoration of Monuments and Sites.
- Grenada Charter, 1985, Charter for the Protection of Architectural Heritage of Europe
- Burra Charter, 1988, Australia ICOMOS Charter for the Conservation of Places of Cultural Significance.

Further guidance:
BS 7913: 2013 Guide to the conservation of historic buildings (adopted Dec 2015)

3.2 UNDERSTANDING OF PLACE

3.2.1 Sources

As parts of the building pre-date collected records, and records are somewhat anecdotal the most reliable means of understanding the history and evolution of Ramerick is to undertake a detailed analysis of the building’s physical structure. Despite alterations and modernisations in some areas, this evidence original fabric remains prevalent. An in-house study was carried out to identify visible fabric and potential alternation. This was supplemented by an examination of historic maps, which illustrate the building sequence.

Printed sources are primarily contextual with reference to Preston in both the Pevsner Architectural Guide to Hertfordshire, 2019 and A History of the County of Hertford: Volume 3, 1912. In addition, a local historical society provides a valuable record of both photographs and anecdotal evidence of the evolution of the building.

3.2.2 Topography and Setting

Ramerick Manor is thought to be the first house in this location as evidenced by the Drury Andrews survey map of 1766. The property is located away from the A600 along a long lane-way formerly known as Ramerick Lane.

From the east side of the garden, Ramerick offers views across open agricultural landscape. To the north across the moat and garden area there are the rear of properties constructed during the end of the 20th Century. To the West side adjacent to the former barns (now in private ownership and converted) the setting of Ramerick has been substantially changed by a large housing development constructed over the last 15 years. This development also impacts upon the setting of the Southern Avenue which would have been experienced with Parkland on both sides.

The house feels private but not secluded, views are limited into the property aside from at the east. The house itself can be viewed from

various vantage points around the garden. Significant views that have been identified from the garden include views of the Southern elevation upon approach, the eastern elevation from across the landscape, the Northern elevation is of significance albeit
The origin story of the building is that of a farm, and as such Ramerick Manor’s contribution to the historic landscape setting is of considerable historical significance despite these recent changes.

3.2.3 Condition

The building is currently in a variable state of condition but it is important that works are carried out relatively quickly to accommodate more modern living and improve services around the house and avoid further decline.

3.2.4 Gaps in Knowledge

Historic photographic evidence is limited and surviving historic architectural and construction drawings could not be sourced. While the detailed on-site survey and careful investigation uncovered much information regarding the original function and appearance of both the external envelope and each of the internal spaces, some information remains unclear without further invasive means of investigation.

Following analysis and investigation the following elements have been identified as being areas of uncertainty:

- 1.) The staircase appears to have been inserted after the upper floor was constructed. The date of this alteration is unknown. It has provisionally been dated to the early 19th century.
- 2.) The northern elevation appears to have been significantly altered, combining historic timber with brickwork. The historic composition of this elevation has been considerably altered, with the timber being filled out with foam and rotten timber sections faced with modern fascia.

3.2.5 Threats to heritage

Following a period during which the property was unoccupied, it is now essential to implement improvements to the building’s sustainability, in view of the fact that the perceived maintenance burden of such a large property is likely to be a determining factor in the decision-making process. Today, several potential threats to the heritage and significance of the site for a number of reasons.

Deterioration of the Building Fabric

There is a loss of historic details and fabric due to rot and/or misuse is a matter that requires attention to remedy the issue or prevent it from worsening.

The building is in acceptable condition, despite some instances of inappropriate repair and maintenance work. There is evidence of failure in the existing flashings and rainwater goods, which is a cause for concern as there is evidence of water ingress and dampness in the internal timbers and masonry. Damage to the clay tiles was observed on the front and rear pitches of the central section, including slippage and breakage.

Securing Appropriate Uses

In light of the potential for hidden services, it is imperative to conduct a thorough investigation into any potential fire hazards. The most effective method of protecting a building’s heritage values is to ensure its continued use. Consequently, the work subject of the LBC is designed to address modifications that will enhance the building’s general use for the new owners.

The key to successful building conservation is managing change in a sustainable way to ensure the cultural value of the buildings is passed on to future generations. An open, flexible and forward-looking approach, based on an informed understanding of the site and buildings, is fundamental to good conservation practice.

3.3 APPROACH TO SIGNIFICANCE

A consensus among the various authoritative sources indicates that a statement of heritage significance is predicated on values in terms of the historic, aesthetic, and landscape contribution, which must be safeguarded.

The basis of protection for buildings of cultural heritage significance is understanding their unique identity, expressed as a collection of values that can be enshrined by a place – in other words, what is important, and what aspects of the building contribute to that importance.

The following assessment of significance is laid out in accordance with the documents Historic England Conservation Principles, 2008 and British Standard 7913: Conservation of Historic Buildings, 2013, which acknowledge that understanding both the tangible and intangible significances of a historic building enables effective decision making about its future.

The principles state that sustainable management of a heritage asset must begin with gaining an understanding of its cultural heritage values, and then by setting out its significance, in order to guide appropriate conservation decision making which seeks to sustain those values.

First, Historic England Conservation Principles, 2008, clearly states, “A ‘statement of significance’ of a place should be a summary of the cultural and natural heritage values currently attached to it and how they interrelate, which distills the particular character of the place. It should explain the relative importance of the heritage values of the place (where appropriate, by reference to criteria for statutory designation), how they relate to its physical fabric, the extent of any uncertainty about its values (particularly in relation to potential for hidden or buried elements), and identify any tension between potentially conflicting values. So far as possible, it should be agreed by all who have an interest in the place. The result should guide all decisions about material change to a significant place.”

Further, The ICOMOS Charter for the Conservation of Places of Cultural Significance (1988, also known as The Burra Charter), lays down the principles for assessing cultural significance, defined as “the aesthetic historic, scientific or social values for past, present and future generations.”

Finally, the approach to signification uses the Assessment of Cultural Values BS Standard 7913 framework, that identifies four categories of primary values, paraphrased as follows:

Evidential value

An element of an historic asset that provides evidence about past human activity, including standing structures that are easily visible, as well as those that may be hidden below ground or under water. This aspect of value is strongly related to physical remains, but may also include documentary sources, pictorial records and artefacts.

Historical value

These aspects of significance are often less tangible than physical evidence, including associations with notable people, or historical events or developments. They often connect past people, events and aspects of life with the present, and are likely to have changed with time of shifting perspectives. Historical values are less vulnerable to change than evidential values.

Aesthetic value

This is derived from the way in which people draw sensory and intellectual stimulation from an historic asset, including its appearance and how it lies within its setting. As such, this aspect of value is more subjective than the preceding classifications, being particularly sensitive to change over time and subject to fluctuations depending on many factors.

Communal value

This element of value derives from the meanings an historic asset holds for those who relate to it, or for whom it forms part of a collective experience, or memory. This may include emotional links, and aspects of the site that people can relate to their collective history and heritage. It is important to remember that not all aspects of communal value are positive, and can often relate to uncomfortable experiences and events. Aspects of social value are included in this category. Communal value will change over time.

3.4 SUMMARY STATEMENT OF SIGNIFICANCE

The building’s significance lies in its history as a key agricultural estate north of Hitchin, and the built form and fabric provide evidence of the socio-cultural values of each stage of its development from a hall-house to a large farm and later a manor house, following in the traditions of a designed and mannered façade. The building contains a number of features of high aesthetic value compositionally in its landscape but also in terms of architectural details notably the maltings, the zigzag roof, and the Queen Anne Staircase. The layered history of this building over six centuries and its relationship to the landscape is key.

Areas of the building have been identified where a new subservient intervention could be justified at the rear north Western corner. This is an opportunity for the building to have a new 21st Century phase that could compliment this historic landscape. This analysis has concluded that it would be somewhat disingenuous and not in the spirit of the buildings development to attempt to replicate a particular ‘style’ or era of the buildings development. Instead a careful approach of complimentary contrast, a contemporary interpretation of historic materials or a link to the wider landscape would be avenues to explore. The building has suffered in some areas from previous remedial work and unsuitable modernisation, which has had a detrimental effect on its overall condition and the historic fabric.

Some of the historic interventions do not retain their integrity due to their subsequent major alteration from later phases. The heritage asset has indeed been subject to pronounced change since its inception as a room width hall house. Some of the original evidential fabric has been lost with the primary exception of remnants of the timber frame which are of exceptional significance.

The main elevations have been classified below, along with areas of the building which have been identified as being relevant to the proposed works. There are other features of significance within Ramerick Manor unrelated and unaffected by the proposals that are not mentioned below.

3.5 RELATIVE SIGNIFICANCE

As identified by BS 7913, where changes to the fabric or use of a historic building or its setting are planned, the potential impact of that change on its significance should be identified and quantified.

The impacts from change can either be direct (i.e. affecting the fabric or character of the historic building), or indirect, (i.e. altering spatial qualities or relationships within its setting). Change that protects or reveals the historic building’s significance should be encouraged, whilst change that has the potential to be detrimental to the significance of the historic building should be avoided where possible.

The various spaces or elements within Ramerick Manor have been assessed and graded, based upon the contribution they make to the overall significance of the building. This will assist in the future conservation and management of the building, to protect and enhance the significance. A guide to the grading levels is outlined as follows:

3.6 TABLE OF RELATIVE SIGNIFICANCE

The various spaces or elements within Ramerick Manor have been assessed and graded based upon the contribution they make to the overall significance of the building. This will provide an objective framework to assist in the future conservation and management of the building, to ensure the special qualities are retained over the various phases of works.

A guide to the grading levels is outlined below and highlighted on the accompanying colour coded floor plan:

Exceptional Significance

A space or element of the building, which is of great importance, and is integral to the overall significance and character of the building. Layout and original fabric are intact, and the space or element is a strong example of a particular period or style.

Considerable Significance

A space or element of the building, which makes an important contribution to the significance and character of the overall building. Layout and original fabric are substantially intact, and the space or element is a good example of a particular period or style.

Moderate Significance

A space or element of the building which contributes to the overall significance of the building but is not a key component.

Low Significance

A space or element which makes little or no contribution to the significance of the building.

The elements or spaces have been subsequently graded according to their sensitivity to change as outlined below:

Very High

Even minimal change or alteration has the potential to negatively impact upon the significance of the building.

High

Some small degree of change or alteration is possible, without having negative impact upon overall significance.

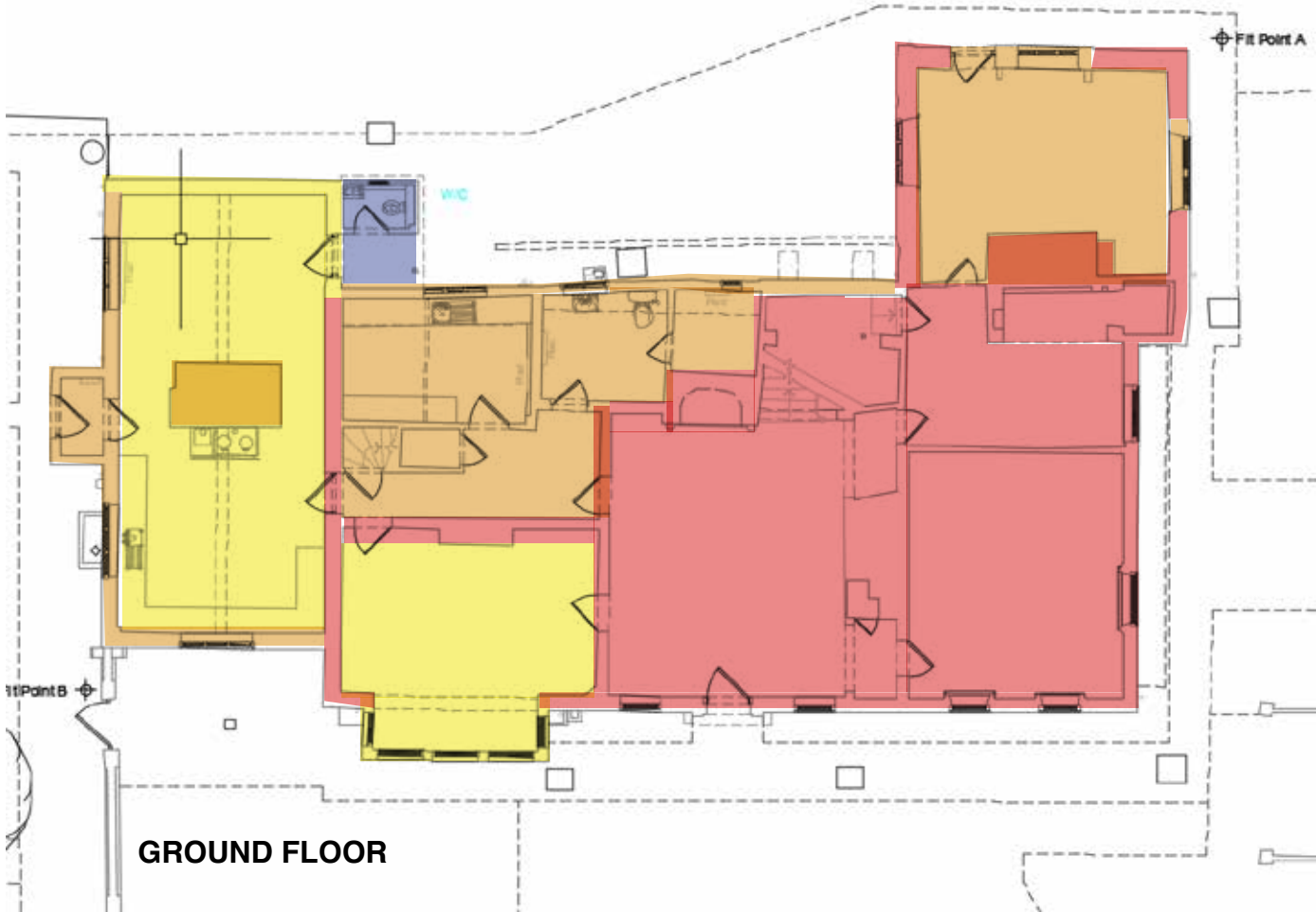
Moderate

A reasonable degree of change is possible.

Low

The space is not of special importance and a considerable degree of change is possible.

- Exceptional
- Considerable
- Moderate
- Low
- Harmful



3.7 STATEMENT OF SIGNIFICANCE

The South elevation:

The middle section was where the historic Hall House was located, the large central chimney and hipped roof in this area suggest the location of the eastern gable, the extents have been obscured by the Queen Anne façade. This parapet façade is punctuated by Timber astragalled Sash and case windows that appear to be from the 18th or early 19th Century. The Edwardian bay and porch create a strong hierarchy to this elevation.

Significance:

Sensitivity to Change:

Key elements of significance:

The East Elevation:

This façade mixes elements from the Queen Anne remodelling, the earlier Clunch maltings and Victorian windows that appear to have been installed to the Eastern parlor or ‘morning room’. Elements of Victorian brickwork are installed around the openings and corners of the clunch façade, potentially repairs arising from the poor performance of this porous material over time. Chimney stacks vary in their detailing from the presumed original chimney, and the Edwardian farm office Chimney.

Significance:

Exceptional/considerable

Sensitivity to Change:

Medium/High. Whilst this is a sensitive façade and a key viewpoint, there is evidence of the accommodation of alteration and change on this façade over the last three centuries which could be described as a palimpsest.

Key elements of significance:

- The gable of the Maltings and its openings provide evidential value of the former agricultural use.
- The Roof and brick parapet are of a high evidential and historical value.
- The variation of architectural styles and details provide legibility of the historic phasing of the building.
- The use of clunch is significant and whilst not unusual in this

area provides evidence of the historic links between local geology and construction.

The West elevation:

The West elevation presents the edge of the Queen Anne remodeling with evidence of repair and re-building during the Victorian period along with the new West service wing. The service wing is generic in nature, designed as a standalone symmetrical building with a central doorway.

Significance: Moderate/considerable

Sensitivity to Change: Medium

Key elements of significance:

- Whilst not uncommon, the symmetry of the Victorian façade in contrast to the more organic qualities of the main body of the building provide evidence of a more utilitarian and planned approach often adopted at this time.
- The use of gauged brickwork to the windows and arches are of aesthetic value
- The South Western corner of the building is of aesthetic and compositional importance to the main approach and South Queen Anne elevation of the building.

The Northern elevation:

This elevation presents the most eclectic range of styles, the Maltings, the timber Queen Anne window, the rear (remodeled) catslide elevation, the rear gable of the Victorian building and an Edwardian porch.

Significance: Exceptional/considerable/ moderate

Sensitivity to Change: Medium/High

Key elements of significance:

- The queen Anne gable to the stairs whilst poorly rendered and subject to 20th Century alterations is important compositionally, as is the rear of the maltings.
- The height and expanse of the rear cat slide roof pitch is of considerable importance as is the eaves level which is evidence of the lean-to structures and other service spaces that defined this working elevation.
- The eclectic mixture of architectural styles on this rear elevation and the ability to read the phasing of the building is important.
- The rear of the Victorian service wing is of a lesser significance both in terms of compositional and evidential value as is the lean to

porch and toilet outbuilding that was constructed at the turn of the last century. These have a slightly neutral relationship to the overall setting and the relationship to the wider landscape.

Roofscape:

The roofscape is varied and ranges from what appears to be the original catslide roof form at the North, subsequent Tudor era hips and maltings at the East, The remodelled Queen Anne zigzag tiles to the south and the Victorian hipped roof to the West.

Significance: Variable (see the graphical analysis). A methodology relating to the uniqueness, compositional value and historic legibility is used to classify this element in relative terms. The Queen Anne, Tudor and Northern main pitches are of exceptional significance, the Victorian West wing has a considerable significance and the rear Edwardian porch has a low/moderate significance due to it is age, poor composition and detailing.

Sensitivity to Change: High

Key elements of significance:

- The zigzag roof wrapping to the South and East elevations.
- The large rear catslide roof
- The dormer roof to the Queen Anne staircase
- The existing chimney stacks which illustrate the historic gables and phased development of the building.

Front entrance hall:

Significance: Considerable

The entrance hall is the lynchpin of Ramerick Manor. This space has existing in its current plan form throughout the building’s history. Each wall of the main hallway provides evidence of the development of the building. The Hallway is also host to the later addition of a Jacobean fireplace surround from elsewhere, and the introduction of the Queen Anne Staircase.

Sensitivity to Change: High /moderate

The Hallway has been subject to change and in itself is a palimpsest with some harmful service alterations and a later Victorian or Early Edwardian floor, which is currently deteriorating.

Western service wing:

Significance: Moderate/considerable

This wing has been subject to extensive change in the last century internally, however the plan form remains intact as does the exterior symmetry and brick detailing. This element is evidence of the buildings transition from a large farmhouse to a serviced Manor house with the associated socio-cultural values of that time.

Sensitivity to Change: Moderate

Key elements of significance:

- The existing room proportions and window locations.
- The large central fireplace
- The historic plan form internally.

Maltings:

Significance: Exceptional

The interior plan form and features of the maltings are of historical and evidential importance. The amalgamation of this feature with the existing house is a unique and unusual feature. There is evidence of later alterations to this structure notably to infill the windows as part of changes to enhance the estate office.

Sensitivity to Change: High

Key elements of significance:

- The exterior elevations, window and gable details.
- The internal timber structure
- The compositional value of this element through its gable and roofscape,

The existing scullery area and courtyard:

Significance: Moderate/considerable

The internal layout of the existing scullery has been subject to change during the Edwardian and Victorian periods as part of the development of the Western wing of the House. It is important to retain the plan form of these areas and if new openings are proposed retain evidence of the existing wall positions to facilitate the legibility of these areas. The courtyard area at the rear is a consequence of the historic development of the building and was likely a service yard or rear service area and not ‘designed’ or composed as a framed external architectural space. Stone paving slabs are incorporated which are thought to be a later addition. There are elements of brick repair and basecourse renewal and repair of rainwater goods required along this elevation.

Sensitivity to Change: Moderate/Medium / High

Overall this area has been subject to extensive change. Through the lens of significance The area to the East near the Queen Anne staircase has been defined as ‘high’, the central lower eaves part of the courtyard elevation medium and the side adjacent to the West Wing as Low/Medium.

Key elements of significance:

- The existing room proportions and window locations.
- The large central fireplace

4. Proposed works

4.1 OVERVIEW

The proposals encompass both external and internal alterations, with the aim of enhancing living conditions to meet the demands of 21st-century lifestyles. The proposals have been informed by the special character of Ramerick Manor.

The external alterations to the property include the extension of the west wing to form a new kitchen and living space, which has been crafted and designed to be in harmony with the original structure. This follows a recent extension in 1988. The historical fabric and integrity of the building have not been compromised.

The proposed works demonstrate a positive approach to securing a sustainable future for the building for the new owner. The current layout of the kitchen does not reflect its modern use or its connection with the garden.

The targeted interventions are designed to upgrade and modernise the building, while minimising impacts on its heritage. The most recent and least significant area will be the area of the intervention, with an extension to the west wing northern gable.

In addition to the works already outlined, timber remedial measures are to be proposed on the north fin order to address the substandard remedial work previously carried out using tainted foam on the north gable (see section 1 for further details).

This philosophy identifies the following overarching objectives that form the driver for intervention within the heritage asset:

- 1. To safeguard the building and its significance from future decay by ensuring a viable, permanent arrangement of uses.
- 2. To preserve the character of the building based on the compatibility of uses to the building’s heritage.
- 3. To retain the special character of the building within its setting while upgrading services and finishes.
- 4. To adopt a heritage-led approach to the re-configuration of the building that seeks to enhance and highlight areas of significance.



Existing

- a. Render in poor state of repair
- b. Pebble dash render (recent addition in last 50 years)
- c. Porch (recent addition)
- d. unresolved facade to the horseshoe plan
- e. existing paving to be re-laid



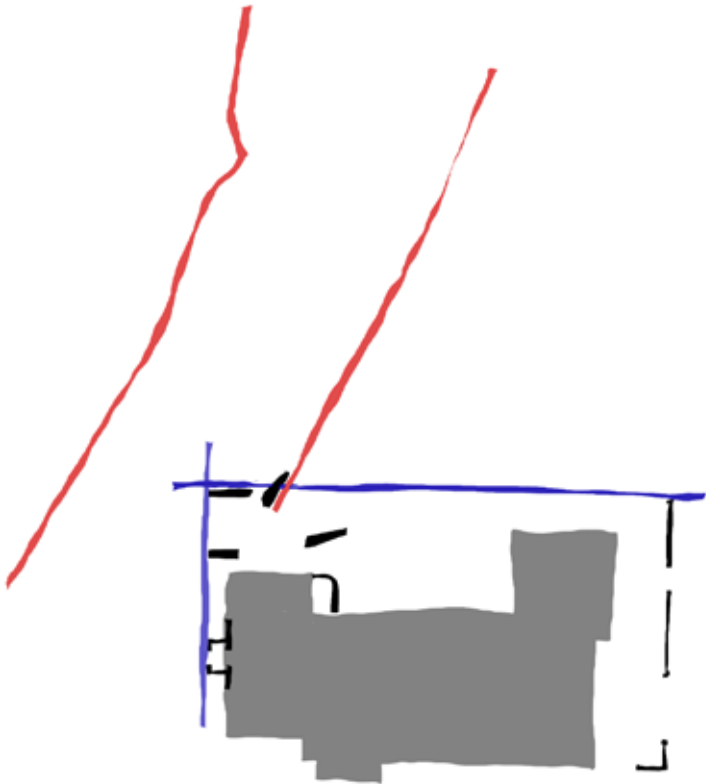
Proposed

- a. facade re-rendered in lime-based breathable Exterior lathe and plaster render
- b. existing window sill dropped to ground level to form partially glazed wooden door
- c. proposed decorative brick extension with copper edged green roof
- d. glazed link to the existing building
- e. existing terrace to be landscaped and repaired
- f. picture window to frame north eastern view

4.2 Design principles

Extension Plan Form

The plan of the extension is shaped by the form of the site and existing building, limited by the extent of the existing West porch and East red brick wall. The extension turns the corner towards the view in parallel with the existing site boundary

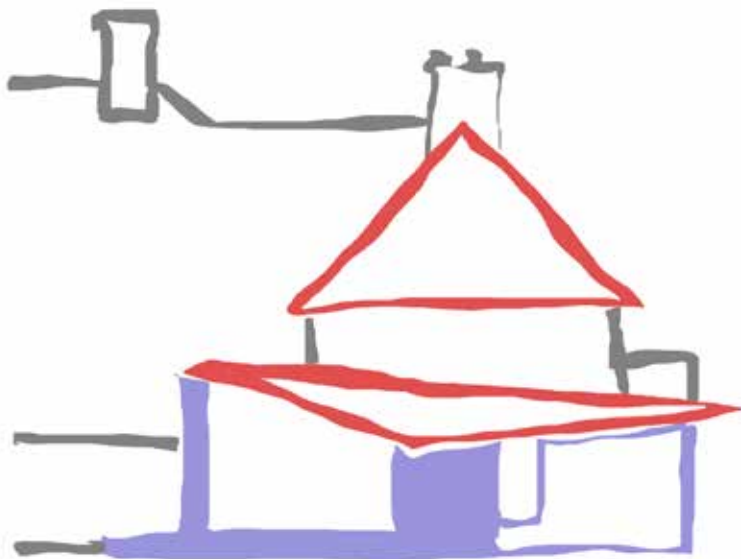


Materiality of the extension

The materiality and character of the existing house is referenced in the extension through the use of decorative brickwork celebrated on the existing front and side facades. Red brick is proposed to form the structure, forming elements of dense mass to ground the visually lightweight roof structure and canopy.

Extension Roof Form

The proposed downwards pitched roof is designed to mirror the end of the existing Northwest gable end, at a low level in line with the existing porch.



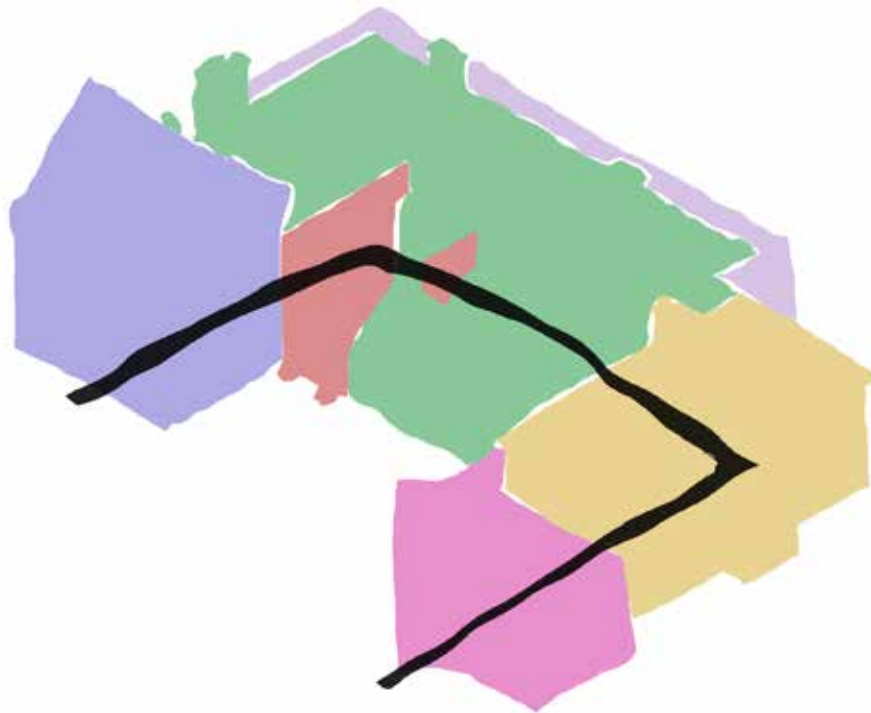
Extension Scale

The proposed development is distinctly subservient in scale to the existing building, meeting the low level of the catslide roof whilst creating sufficient ceiling height to open the north face to the views whilst providing sufficient thermal performance



Adding to the Collection of Forms

The proposed extension would form the latest element of the piecemeal development of Ramerick throughout its history. By developing on the Northwestern face, the extension aims to complete the informal u-shape of the plan, while maintaining the asymmetry of the existing building.



Shaped by the Landscape

Within the existing house, views and celebration of the landscape are limited. The design is shaped specifically to turn the corner towards the landscape and site views, for optimal enjoyment of the surroundings and to encourage the maintenance and care for the moat and gardens in Ramerick's future inhabitation.

4.3 A landscape - led approach to design

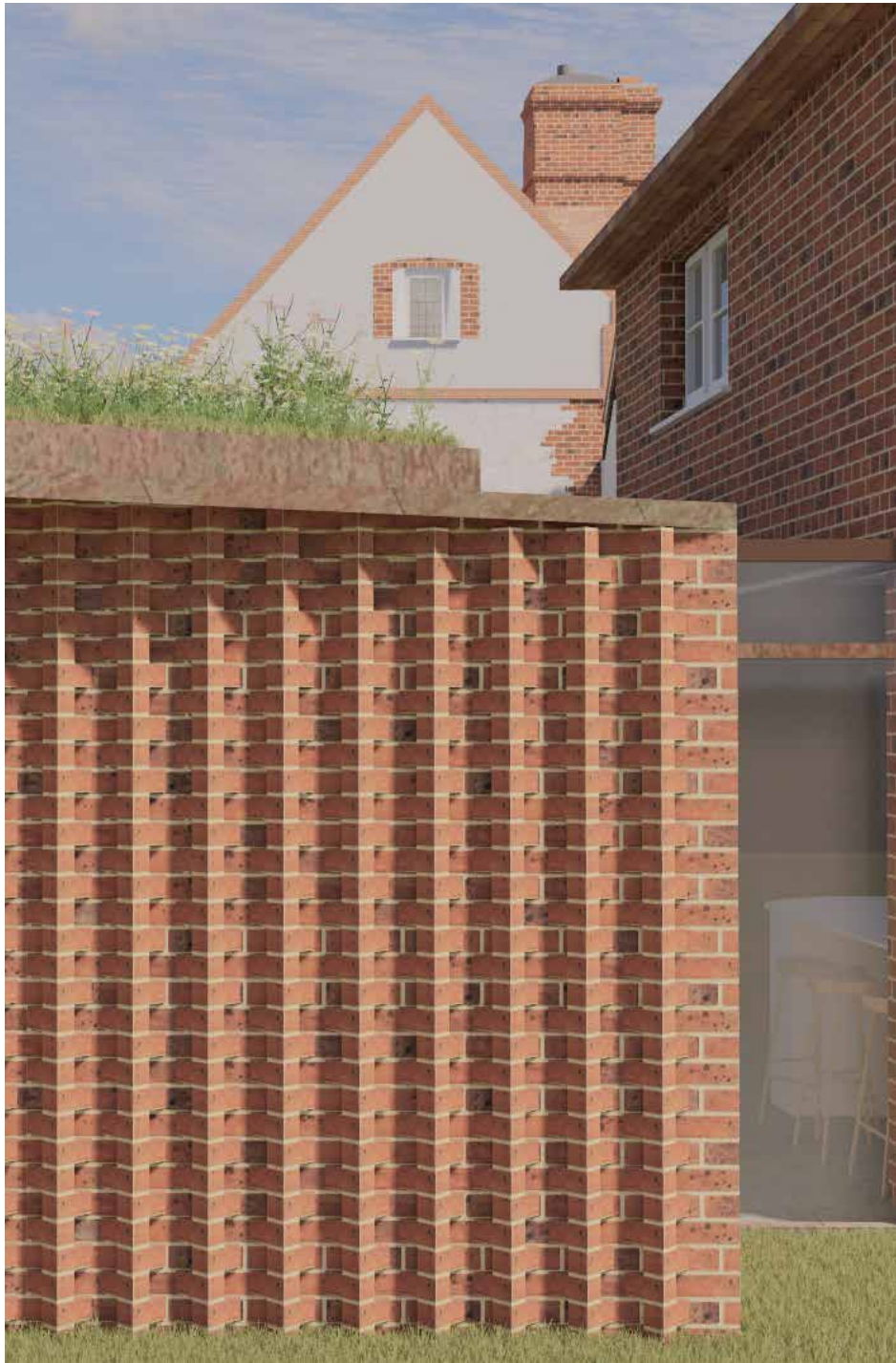
The orientation and form of the extension are shaped by the uncelebrated views of the landscape. The design aims to optimise views of the site, creating views out across the moat and adding character to distinct garden spaces, joined by the transparent link of the extension.



4.4 Materials - overview

The material palette is limited to brick, copper, partially timber framed slimline glazing and a green roof.

Inspired by the decorative brick arrangements of the existing house, varied brick configurations are proposed as modern interpretations of the existing ornamentation, tying in materially and tonally whilst being visually distinct in order to respect the heritage of the existing house.



Weathered copper is proposed for the roof trim as a soft material to tie in with the warm tones of the existing roof.

The green roof is proposed in order to link the extension to the landscape as well as boosting biodiversity.

The glazed link is proposed to set a clear distinction between the extension and existing building.

Timber framed and slimline windows are carefully positioned to frame the views of the surrounding landscape



4.4 Materials - Brick



Multi-tonal brick with timber window surrounds
Listed lodge, Hertfordshire



Staggered and stack bonded brick
Arts and Crafts building, Berkhamstead



Staggered Brick Wall



Hit and miss brick screen
Dorothy Garrod Building, Cambridge



Existing brick patterns and ornamental chimneys
in Old Ramerick Manor



4.5 ARCHITECTURAL HERITAGE IMPACT ASSESSMENT

1. Ground floor Granary Works

Alterations to the eastern window of the maltings to form a doorway with backset white painted timber french doors.

Impact - moderate

It is acknowledged that some historic fabric will be altered to undertake this work and this will change a latter addition to the facade made during the late 19th/early 20th Century. This is not necessarily a major alteration in the overall context of this elevation.

Mitigation

Investigation on site identified that the brick infill below the window is full depth. The width and nature of this opening given the age of this wing suggests that this was originally a doorway. The windows appear to be Edwardian and are not original to the Maltings. In line with Historic England best practice guidance regarding agricultural buildings the treatment of these as a recessed glazed full height door to express the existing opening could be justified.

Compensation

Rebuild and repair of the existing poorly formed arches and corners to the opening could be undertaken as part of this work. The new doors express the new use of this area as a living space and allow activation of this eastern lawn as a new rose garden. Accordingly, it could be argued that some aspects of this work constitute a heritage gain.

The Installation of a low profile underfloor heating system installed on the existing floor buildup

Impact - low

The removal of Vinyl tiles and a bitumen layer on the existing cement floor, to be replaced with a DPM, low profile UFH system and new stone tiles.

Mitigation

The cement floor and vinyl tiles are a recent and low quality addition to the house.

Compensation

The placement of a DPM and low profile underfloor heating will reduce damp in the area, and the steady heat will serve to dry out the building fabric in the area, preventing further damp.

2. New Opening to the rear scullery elevation to the courtyard

Impact - moderate

The existing sill of the central window will be lowered to form a new door. This will enable access to the rear yard area. This will alter a component part of the Victorian remodeling of this facade.

Mitigation

The existing irregular brickwork in this area provides evidence of other alterations historically to this facade even potentially suggesting historic doorways.

Compensation

A solid timber door is proposed with glazing and astragals to soften its appearance against other windows on the rear elevation.

3. Internal alterations to the scullery area

The formation of a new opening and alterations to form a new partition.

Impact - moderate/considerable

This results in some change to the existing plan form in this area and some loss of historic fabric.

Compensation

Existing walls and new walls will be differentiated using detailing to enable legibility between new and historic elements. The methodology and extents of alternation will be discussed with Historic England and the LPA conservation lead. The layout will enable a new functional connection between the utility area and the rear yard improving circulation.

It is proposed that the brickwork to the rear facade will be upgraded and re-pointed using lime mortar with new cast iron rainwater goods to replace those that are degraded as a heritage gain.

4. Re- rendering/ pargetting of the existing Anne dormer

The current cement and pebble dashed finish is a recent addition (last 50 years) and raises both aesthetic and technical concerns regarding the fabric behind. It is proposed that this is carefully removed and a new breathable pargetting or like based conservation approach to rendering this is proposed in line with what would have been used originally. There is no evidence available of what was there previously and guidance will be taken from the LPA and historic England to restore this important element.

Impact

This will be a positive impact on the existing property both preventing rot due to the use of inappropriate materials and will be restorative to an element of exceptional significance.

Compensation

A heritage gain to be viewed in the context of other alternations.

5. Courtyard landscaping

The existing rear area is not directly accessible from living areas in the property and residual in nature. The paving is set poorly against the rear facade with earth against the rear elevation at a higher level than the floor level internally. The existing stone paving will be reset with new seating areas and planting with a new french drain. In the tradition of historic English landscape design this new courtyard will enhance the setting of this heritage asset as a northern garden and improve the aspect of this facade from the landscape as a heritage gain.

Impacts

None

6. The removal of plaster and exposure of brickwork to the existing chimney in the Centre of the ground floor of the western service wing.

Impact: Low/ Heritage gain

The removal of plaster, potential making good works to brickwork.

Mitigation/compensation.

The existing plaster appears a mixture of hard plaster and plasterboard following alterations over the last Century. The proposed opening up of this chimney aims to expose and celebrate historic features and contribute to the legibility of the heritage asset. It is anticipated that this chimney breast may house a range or fireplace.

7. New structural openings to the rear of the western wing, removal of the rear porch and the erection of a new side and rear extension.

Impact: Moderate/High

There is some loss of historic fabric, notably the early 20th Century porch and some areas of brickwork to the blank rear gable of the West Wing. The new intervention will be the first significant addition to the building in over 100 years. The new extension will include contemporary elements and will create an outward looking gable that will play a role in defining the character of the rear courtyard and be present in views from the North across the moat.

Mitigation.

The existing porch is not considered to be of a high level of significance for the reasons outlined in the heritage statement. The rear wall of the Western wing is also not considered to have a low significance as an element and makes a limited contribution to the heritage asset. In terms of heritage principles the new extension is proposed as a contemporary architectural addition of its time and place, to sit amongst other interventions which were equally representative of the technology, materials and in some cases style of each era.

Some of the design principles are elaborated further in the design statement however in summary:

The massing and character of the extension has been considered in terms

of an addition that is not generic in nature, and is of a scale to appear a compelling but sensitive part of the southern elevation.

The proposals utilise a matching brick to the existing property, and incorporate elements of decorative brick as a nod to the Queen Anne extension and decorative chimneys.

The extension is oriented toward the courtyard and landscape with openings related to the gable of the maltings.

The scale of the extension is considered subservient when viewed in relation to the scale of the rear roof pitch and the three storey maltings.

A glazed link is incorporated between the building and the West wing to create a legible, lightweight transition between both buildings.

The existing building has a complex roofscape, the proposed roof is turned toward the garden, creating a pitched gable The roof of the extension is dropped to create a low eaves as an interpretation of the rear catslide, a wildflower roof is proposed to link the extension to the wider landscape with oxidised copper edgings which will sit comfortably with the brick.

Compensation

In addition to the conservation measures detailed above that aim to elevate the existing features of the building, the proposals aim to make the property sustainable as a substantial and attractive home that functions for the needs of 21st Century lifestyles and therefore encourages future custodians to both care for the building and the wider landscape.

8. First floor works

In addition to the ground floor extension works. Works are proposed to the West Wing at first floor level. This area is an early 19th-century service wing annotated in the list description as bearing the date ‘RE/1829’. In accordance with the hierarchy of significance established by Historic England’s Conservation Principles, the elements affected are assessed individually below.

The proposals

To vault the ceiling over the bedroom area, a new rooflight and carry out alterations to plasterboard partitions internally.

Plasterboard Ceiling

The existing plasterboard ceiling is a modern insertion of negligible heritage significance. Its removal causes no harm to the significance of the asset and may be regarded as neutral in heritage terms.

Plaster and Lath Ceiling

The plaster and lath ceiling above the plasterboard is consistent with early / mid 19th century construction and is assessed as having moderate evidential value as a material record of the 1829 service wing. However, it is recorded as damaged as can be seen in areas visible from the loft space, reducing its completeness and limiting its interpretive and evidential contribution. The removal of the lower plasterboard ceiling will exacerbate this damage. Its removal represents a localised loss of historic fabric. In the context of the building as a whole, and given its damaged condition, this loss is assessed as causing less than substantial harm to the significance of the asset, at the lower end of that spectrum.

Ceiling Rafters

The ceiling rafters are structural elements of the original 1829 roof construction and carry moderate-to-high evidential significance as part of the primary building fabric of the service wing. Their removal to achieve the vaulted ceiling is the most significant material intervention proposed. This is localised and assessed as causing less than substantial harm, noting that the rafters are not visible in the current state and that the vaulted ceiling proposed will enhance the spatial quality and legibility of the historic roof structure above.

Chimney Breast

The chimney breast is assessed as having high significance as a primary architectural element of the historic fabric. The proposed works expose and express the chimney breast as a feature within the vaulted bedroom. This is a positive intervention that enhances the legibility and evidential value of the historic structure, and is assessed as causing no harm — and potentially constituting a moderate enhancement to significance.

Existing Partitions

The existing internal partitions subdividing the dressing and bathroom areas are of modern origin with no heritage significance. Their removal and rationalisation cause no harm and represent the removal of later accretions of negligible value.

Rooflight

The introduction of a new conservation rooflight introduces a new external element to the roof slope of the west wing. Provided it is of an appropriate conservation-grade specification and is positioned to minimise visibility from principal approaches, its external impact on the significance of the asset is assessed as causing less than substantial harm. Internally, it makes a positive contribution by enhancing natural light and the legibility of the vaulted roof structure.

Overall Assessment

The cumulative impact of the proposed works to the early 19th century service wing is assessed as causing less than substantial harm to the significance of the Grade II* listed building, in accordance with NPPF paragraph 208. The harm is localised , which occupies a lower tier of significance within the asset than the medieval hall, the Queen Anne facade, or the late 17th century granary range. The harm arises principally from the loss of the damaged plaster and lath ceiling and the ceiling rafters.

3. Mitigation

In accordance with NPPF paragraph 206 and Historic England GPA Note 2, the following mitigation measures are proposed to minimise harm to the significance of the asset:

A programme of measured survey and photographic recording of the plaster and lath ceiling and roof structure shall be undertaken prior to commencement of any works. This shall be carried out in accordance with a Written Scheme of Investigation (WSI) agreed with the North Hertfordshire District Council Conservation Officer and submitted as a pre-commencement planning condition.

The rooflight shall be of a conservation-grade specification with a flush or near-flush profile, positioned to minimise its visibility from the principal approach elevation and the public highway. Detailed specification shall be agreed with the Conservation Officer prior to installation.

The chimney breast shall be carefully exposed using lime-based pointing and repair mortars compatible with the historic masonry. The use of cement-based mortars or modern renders is expressly excluded from the specification.

All new partitions shall be constructed using reversible, dry-fixed methods to avoid damage to existing floor, wall, and structural surfaces, in accordance with the principle of minimum intervention set out in BS 7913:2013.

A watching brief shall be maintained during removal of the ceiling rafters, with any unexpected historic fabric recorded and reported to the Conservation Officer.

4. Compensation

The proposed works deliver a number of direct heritage benefits which are assessed as compensating for the localised less than substantial harm identified above, in accordance with the balancing exercise required by NPPF paragraph 208:

The exposure of the chimney breast recovers a significant historic element that has been concealed by modern finishes. Its expression as a principal architectural feature within the vaulted space enhances the evidential and aesthetic value of the room and the wider asset.

The removal of the plasterboard ceiling and modern partitions eliminates later accretions of negligible heritage value, restoring a cleaner reading of the historic room.

The vaulted ceiling, by recovering the roof geometry and structure of the 19th century service wing, enhances the spatial character of the space and improves the legibility of the historic fabric above the previous ceiling level. This also allows the roof pitch to be insulated to modern standards.

The rationalisation of the modern bathroom and dressing area partition arrangement removes subdivisions of no heritage merit, resulting in a more coherent and appropriate use of the historic room.

The pre-works recording programme, required as a condition of the mitigation strategy, will generate a permanent archive of the fabric being removed, ensuring its evidential value is not entirely lost.

Collectively these alterations notably the spatial improvements, insulation and upgrades support the optimum viable use of this part of the listed building . This is considered to outweigh the less than substantial harm identified, consistent with the statutory and policy tests set out in Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and NPPF paragraphs 206 and 208.

5. Reversibility

The principle of reversibility is embedded throughout the design approach, in accordance with BS 7913:2013 and Historic England’s Conservation Principles.

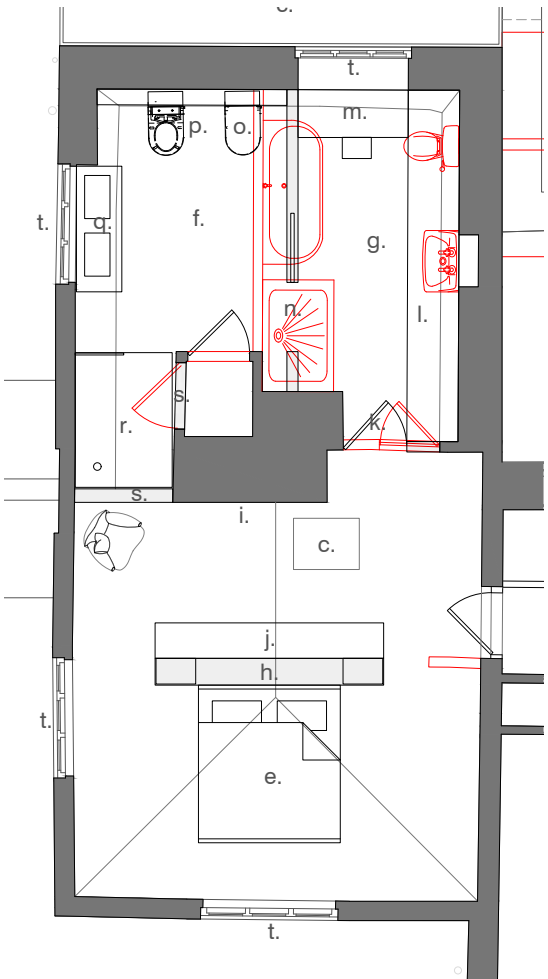
The removal of the plaster and lath ceiling and ceiling rafters is acknowledged as irreversible. This is the principal irreversible act associated with the proposed works. As noted above, the significance of this fabric is substantially reduced by its damaged condition, its status as a service wing element within a complex of much greater significance elsewhere, and the enhancement to legibility that the vaulted ceiling delivers.

All new internal partitions will be constructed using dry-fixed, reversible methods. No structural intervention to existing walls, floors or ceilings is proposed beyond the works described. Future alterations are not prejudiced.

The rooflight, should it be considered inappropriate by a future generation, can be removed and the roof slope reinstated without damage to the principal historic fabric.

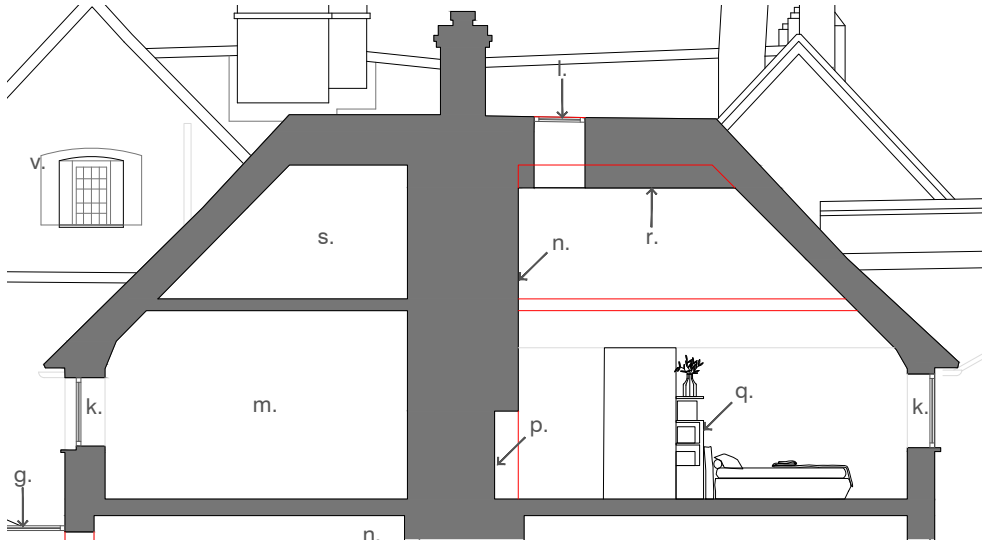
The exposure of the chimney breast is fully reversible; the masonry is not altered, and lime-based finishes can be applied in the future without harm.

Lime-based materials are used throughout the specification, ensuring that all new work remains breathable, compatible with the historic substrate, and removable without damage.



Notes:

- e. Proposed vaulted bedroom
- f. Proposed bathroom
- g. Proposed dressing room
- h. Headboard joinery unit
- i. Exposed fireplace and chimney brickwork
- j. Bench seat
- k. New doorway
- l. Built-in wardrobe
- m. Sill-height dressing table (670mm from FFL)
- n. New wall and pocket door



Notes

- k. Existing window to be double glazed
- l. Proposed rooflight
- m. Proposed dressing room space
- n. Proposed chimney stack to be brought back to brick
- o. Proposed opening up for insertion of aga in fireplace
- p. Proposed opening up for insertion of fireplace
- q. Proposed headboard joinery
- r. Existing ceiling to be vaulted to rafters and insulated
- s. Existing roof void
- t. Existing kitchen to be converted to lounge space

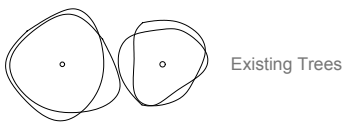
- o. WC
- p. Bidet
- q. Sill-height double vanity (790mm from FFL)
- r. Walk-in shower
- s. Filled in opening
- t. Replacement double glazed windows



Notes

- a. Grass
- b. Moat
- c. Gravel drive
- d. Existing red brick wall
- e. Existing paving
- f. Existing bridge
- g. View of the garden moat
- h. Proposed bridge
- i. Proposed existing landscaped terrace slightly widened

- j. Proposed wilderness/shade garden
- k. Proposed mediterranean kitchen garden
- l. Proposed rose garden
- m. Proposed glazed link from terrace to kitchen garden
- n. Proposed french doors to rose garden
- o. Proposed reflection pond
- p. Proposed shrub planting



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Note: to be read in conjunction with Structural Engineers
Information, specification and drawings
All setting out dimensions to be checked on site by
contractor and any discrepancies to be noted ASAP.
Windows, steelwork, to be site sized.

All sundry work not shown to be undertaken in accordance
with the British Standards.

Refer to Survey Solutions plans for boundary position.

Michael Collins Architects Ltd

Old Ramerick Manor

Job No. 275 Site Plan as Proposed

Stage: 3
Status: Planning

003

REVISION: A Scale: 1:200@A1



Notes

- a. Grass
- b. Moat
- c. Gravel drive
- d. Existing red brick wall
- e. Existing paving
- f. Existing bridge
- g. View of the garden moat
- h. Proposed bridge
- i. Proposed existing landscaped terrace slightly widened

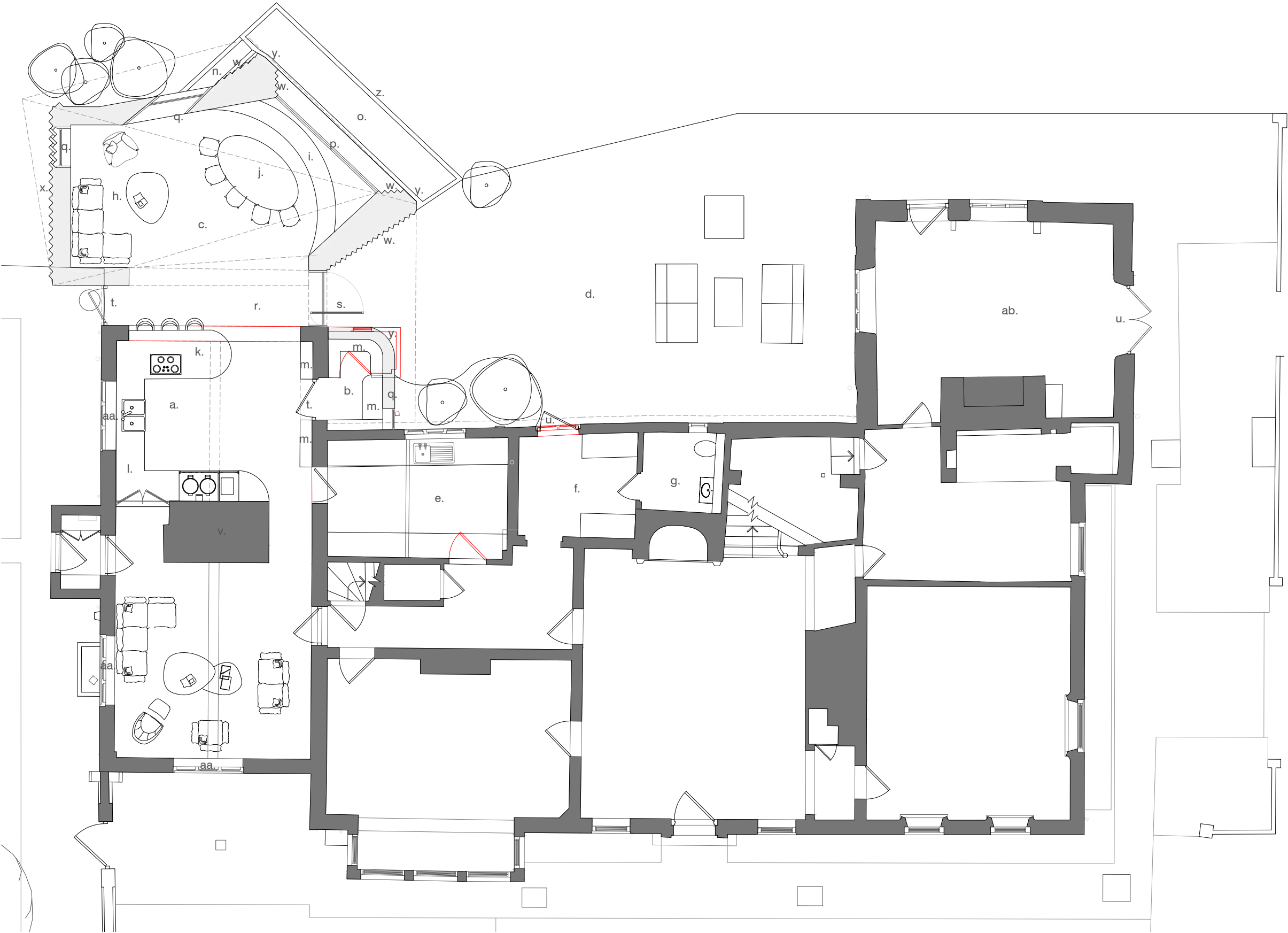
- j. Proposed wilderness/shade garden
- k. Proposed mediterranean kitchen garden
- l. Proposed rose garden
- m. Proposed glazed link from terrace to kitchen garden
- n. Proposed french doors to rose garden
- o. Proposed reflection pond
- p. Proposed shrub planting



Existing Trees



- Notes:
- a. Proposed Kitchen
 - b. Proposed Pantry
 - c. Proposed Extension
 - d. Proposed Patio Area
 - e. Proposed Utility Room
 - f. Proposed Boot Room
 - g. Proposed WC
 - h. Proposed Snug
 - i. Proposed Window Seat
 - j. Proposed Dining Table
 - k. Proposed Kitchen Island
 - l. Proposed Kitchen Surface
 - m. Proposed Built-in Storage
 - n. Proposed Planter
 - o. Proposed Meditation Pond
 - p. Proposed Picture Window
 - q. Proposed Openable Window
 - r. Proposed Rooflight
 - s. Proposed Pivot Door
 - t. Proposed Glazed Door
 - u. Existing Window Opening Dropped to Door Opening
 - v. Existing chimney with render removed down to brick
 - w. Staggered Brick Detail
 - x. Alternated Brick Screen
 - y. Soldier Course Brick Detail
 - z. Stack Bond Brick Detail
 - aa. Replacement Double Glazed Window
 - ab. Slim UFH system to be installed on existing floor buildup



Ground Floor

KEY

- Downtakings
- - - Roof/Soffit above



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Old Ramerick Manor

Job No: 275

Ground Floor
Plans as proposed

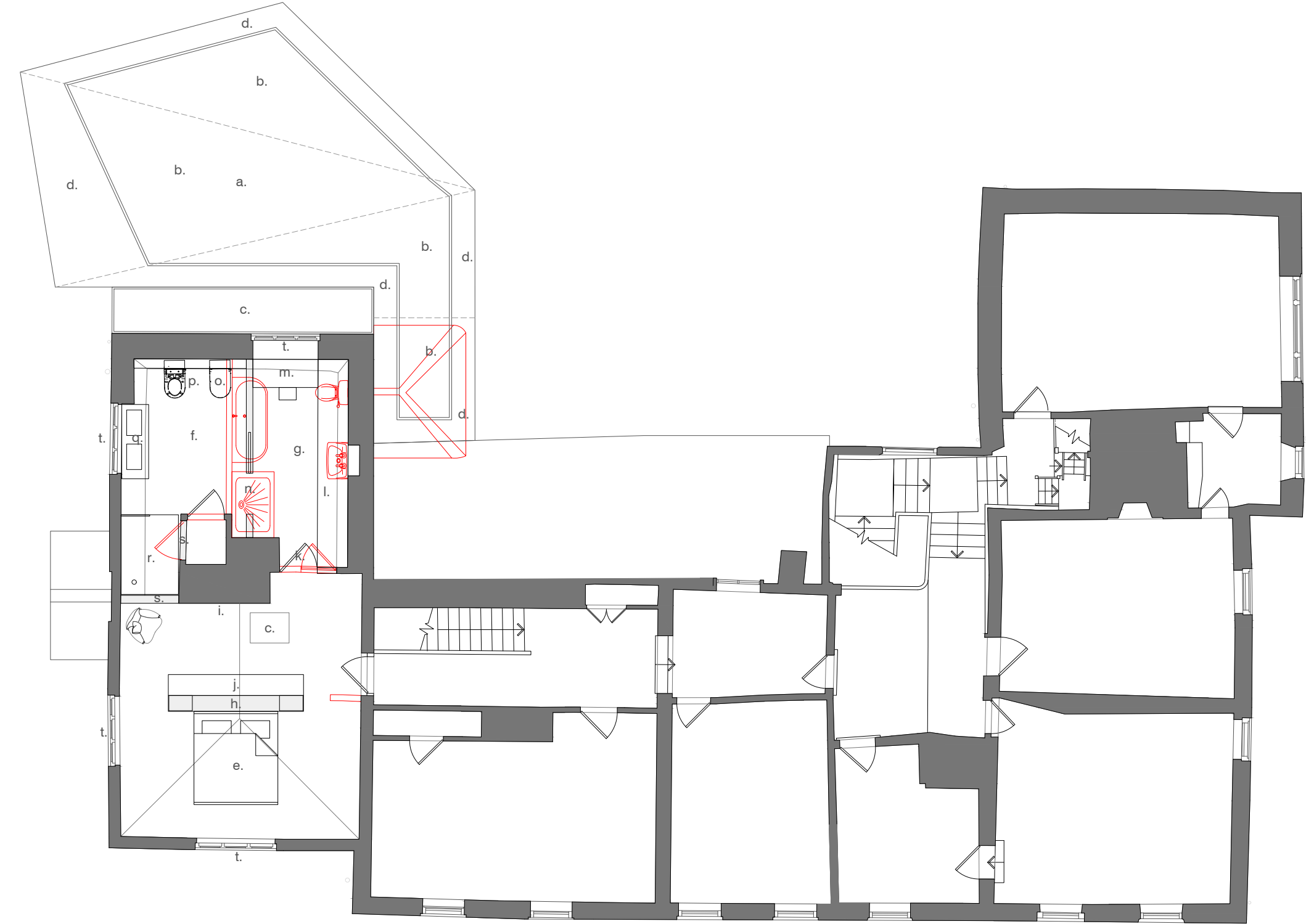
Stage: 3
Status: Planning

020

REVISION: A

Scale: 1:50@A1

- Notes:
- a. Proposed extension roof
 - b. Proposed green roof
 - c. Proposed rooflight
 - d. Proposed copper clad canopy
 - e. Proposed vaulted bedroom
 - f. Proposed bathroom
 - g. Proposed dressing room
 - h. Headboard joinery unit
 - i. Exposed fireplace and chimney brickwork
 - j. Bench seat
 - k. New doorway
 - l. Built-in wardrobe
 - m. Sill-height dressing table (670mm from FFL)
 - n. New wall and pocket door
 - o. WC
 - p. Bidet
 - q. Sill-height double vanity (790mm from FFL)
 - r. Walk-in shower
 - s. Filled in opening
 - t. Replacement double glazed windows



First Floor/Extension Roof

KEY

- Duntakings
- - - Bend in roof



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with the British Standards.
Refer to Survey Solutions plans for boundary position.

Michael Collins Architects Ltd

Old Ramerick Manor

Job No. 275 First Floor
Plans as proposed

Stage: 3
Status: Planning

021

REVISION: A Scale: 1:50@A1

Notes

- a. Existing brick wall face
- b. Existing late addition porch to be removed
- c. Proposed oxidised copper canopy
- d. Proposed oxidised copper parapet detail
- e. Proposed oxidised copper cladding
- f. Proposed copper toned window frames
- g. Proposed green roof
- h. Proposed stretcher bonded brick
- i. Proposed stack bonded brick
- j. Proposed staggered brick detail
- k. Proposed hit and miss brick detail
- l. Proposed openable glazing behind hit and miss brick screen
- m. Proposed fixed glazing
- n. Proposed openable glazing
- o. Proposed slot window
- p. Proposed glazed door
- q. Proposed glazed pivot door
- r. Existing window opening dropped down to FFL as partially glazed door
- s. Proposed brick clad reflection pond
- t. Proposed brick clad planter
- u. Proposed timber door surround
- v. Existing render to be repaired and/or replaced
- w. Soldier course brick detail on partially curved wall

Key

- Downtakings
- Existing level
- Proposed level

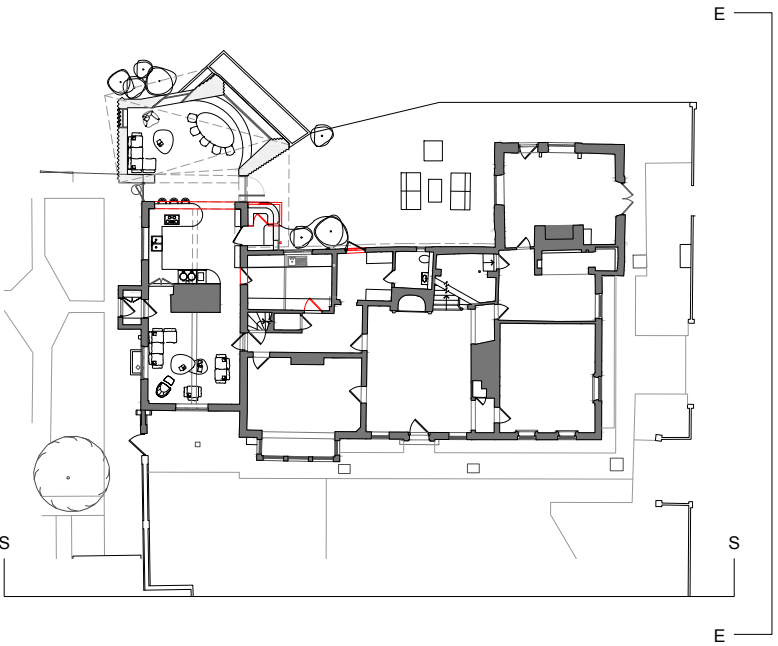
SOUTH ELEVATION

Datum Line 48.00m



EAST ELEVATION

Datum Line 48.00m



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Note: This drawing is not a deed plan.

Do not scale from this drawing

Note: to be read in conjunction with Structural Engineers

Information, specification and drawings

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Windows, steelwork, to be site sized.

All sundry work not shown to be undertaken in accordance

with the British Standards.

Refer to Survey Solutions plans for boundary position.

Michael Collins Architects Ltd

Old Ramerick Manor

Job No: 275 Elevations S and E as Proposed

Stage: 3
Status: Planning

030

REVISION: A Scale: 1:50@A1

Notes

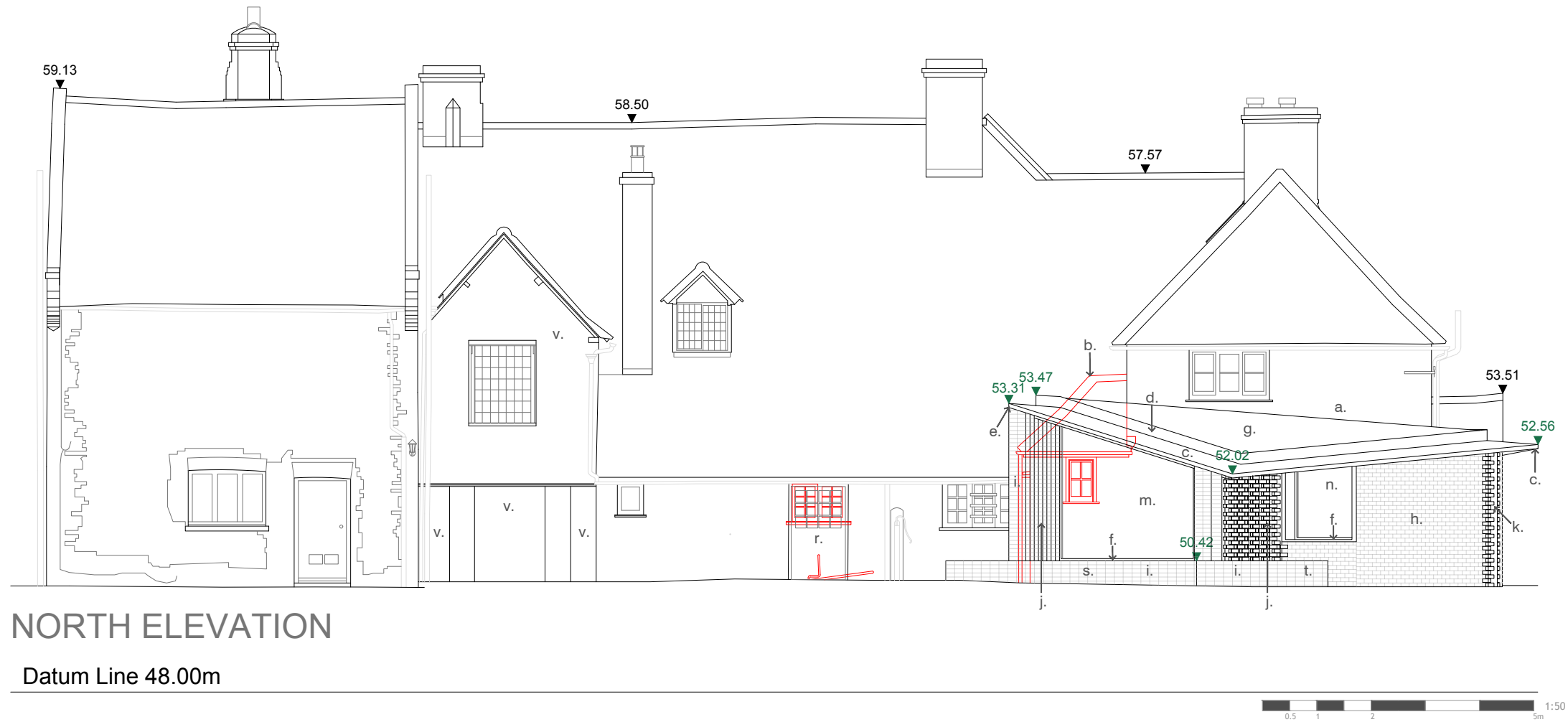
- a. Existing brick wall face
- b. Existing late addition porch to be removed
- c. Proposed oxidised copper canopy
- d. Proposed oxidised copper parapet detail
- e. Proposed oxidised copper cladding
- f. Proposed copper toned window frames
- g. Proposed green roof
- h. Proposed stretcher bonded brick
- i. Proposed stack bonded brick
- j. Proposed staggered brick detail
- k. Proposed hit and miss brick detail
- l. Proposed openable glazing behind hit and miss brick screen
- m. Proposed fixed glazing
- n. Proposed openable glazing
- o. Proposed panelled window
- p. Proposed glazed door
- q. Proposed glazed pivot door
- r. Existing window opening dropped down to FFL as glazed door
- s. Proposed brick clad reflection pond
- t. Proposed brick clad planter
- u. Proposed timber door surround
- v. Existing render to be repaired and/or replaced

Key

- Downtakings
- 00.00 Existing level
- 00.00 Proposed level

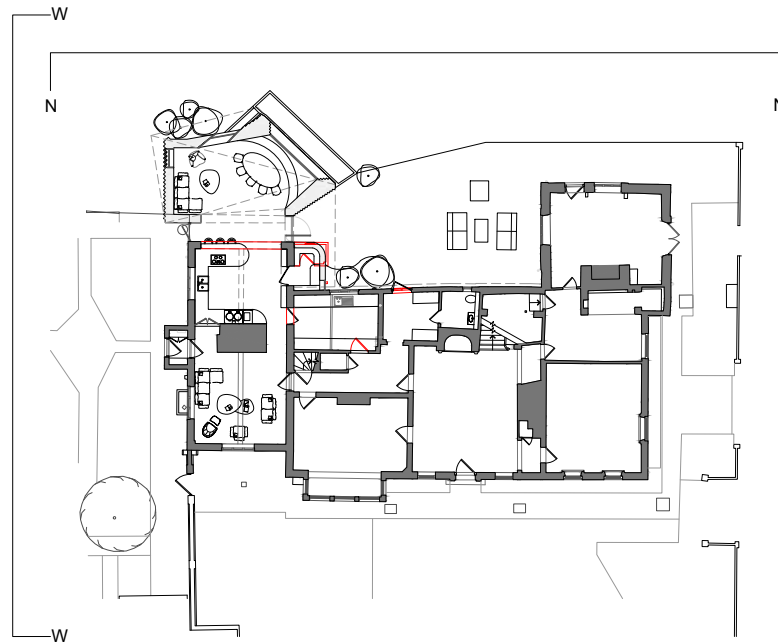
NORTH ELEVATION

Datum Line 48.00m



WEST ELEVATION

Datum Line 48.00m



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Information, specification and drawings

All setting out dimensions to be checked on site by
contractor and any discrepancies to be noted ASAP.
Windows, steelwork, to be site sized.

All sundry work not shown to be undertaken in accordance
with the British Standards.

Refer to Survey Solutions plans for boundary position.

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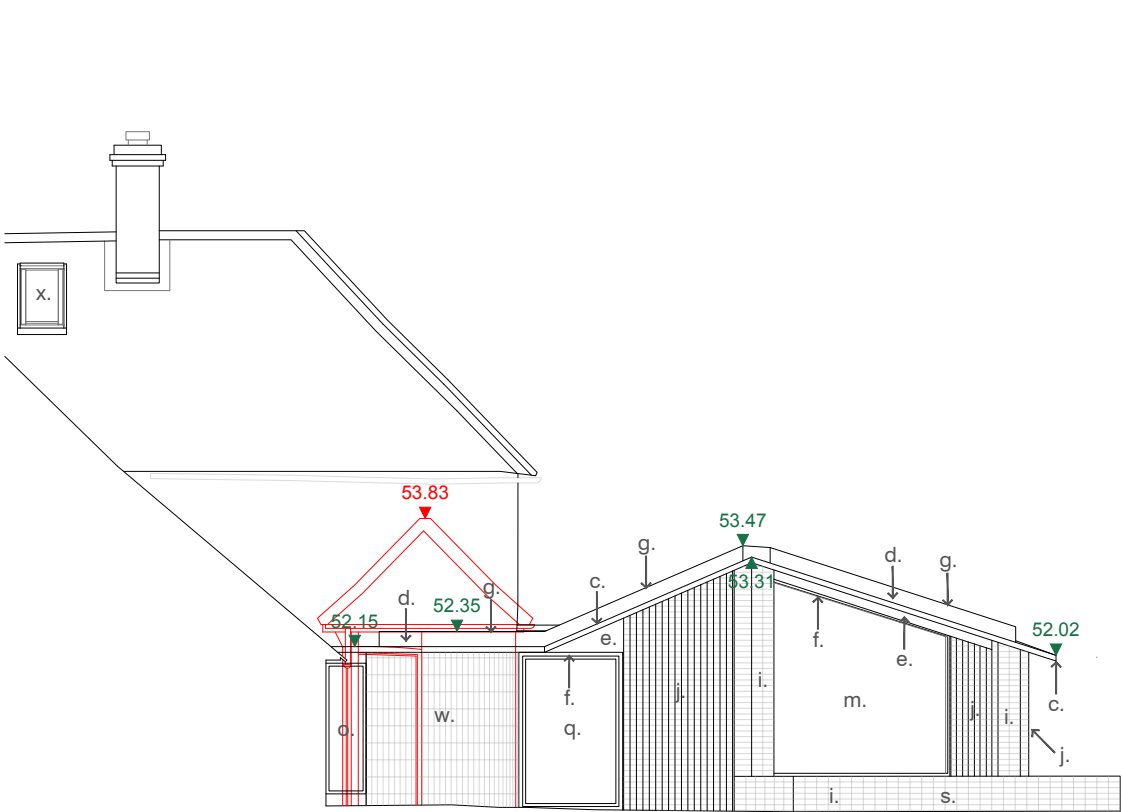
Old Ramerick Manor

Job No. 275 Elevations N and W
as Proposed

Stage: 3
Status: Planning

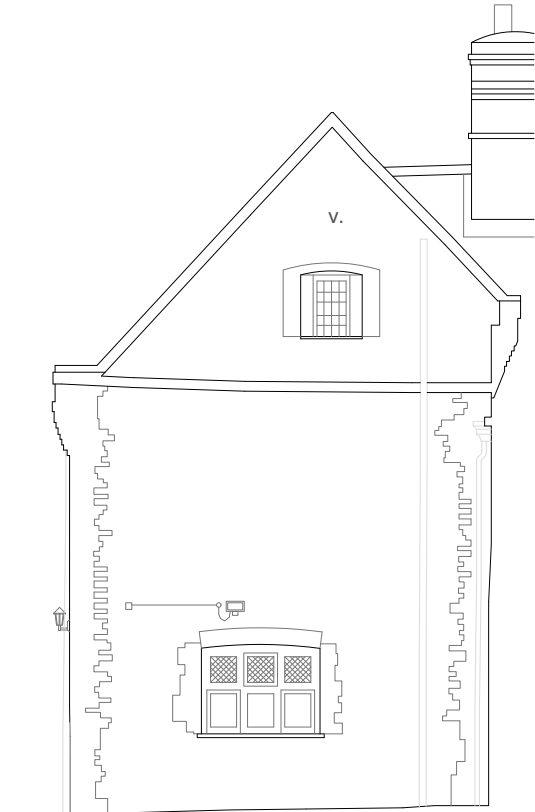
031

REVISION A Scale 1:50@A1



COURTYARD EAST ELEVATION

Datum Line 48.00m



COURTYARD WEST

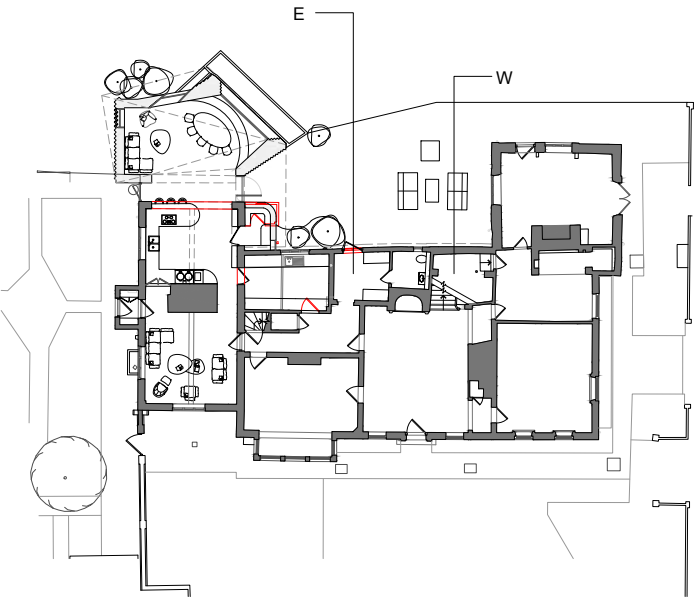
Datum Line 48.00m

Notes

- a. Existing brick wall face
- b. Existing late addition porch to be removed
- c. Proposed oxidised copper canopy
- d. Proposed oxidised copper parapet detail
- e. Proposed oxidised copper cladding
- f. Proposed copper toned window frames
- g. Proposed green roof
- h. Proposed stretcher bonded brick
- i. Proposed stack bonded brick
- j. Proposed staggered brick detail
- k. Proposed hit and miss brick detail
- l. Proposed openable glazing behind hit and miss brick screen
- m. Proposed fixed glazing
- n. Proposed openable glazing
- o. Proposed slot window
- p. Proposed glazed door
- q. Proposed glazed pivot door
- r. Existing window opening dropped down to FFL as partially glazed door
- s. Proposed brick clad reflection pond
- t. Proposed brick clad planter
- u. Proposed timber door surround
- v. Existing render to be repaired and/or replaced
- w. Soldier course brick detail on partially curved wall
- x. Proposed roof light to master bedroom

Key

- Downtakings
- 00.00 Existing level
- 00.00 Proposed level



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Windows, steelwork, to be site sized.

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Old Ramerick Manor

Job No. 275 Elevations Courtyard
E and W as Proposed

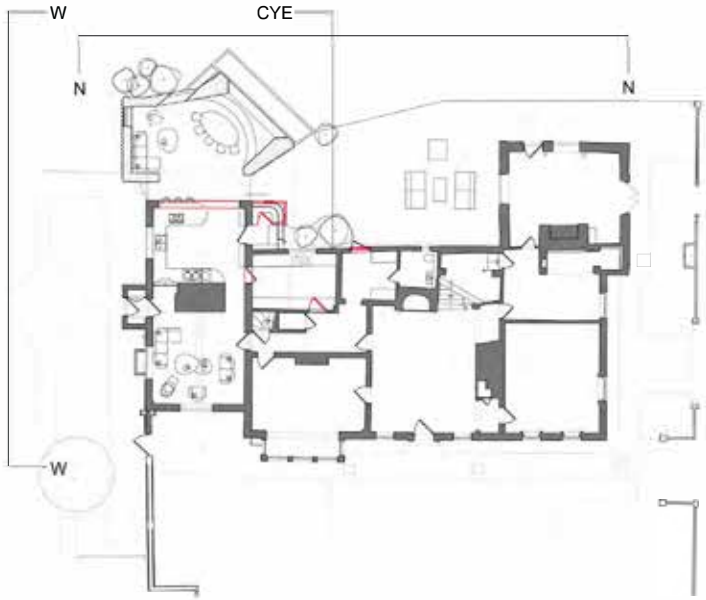
Stage: 3
Status: Planning

032

REVISION A Scale 1:50@A1



NORTH ELEVATION



COURTYARD EAST ELEVATION



WEST ELEVATION



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with the British Standards.

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Michael Collins Architects Ltd

Old Ramerick Manor

Job No
275 Rendered Elevations
as Proposed

Stage: 3
Status: Planning

033

REVISION
A Scale
1:50@A1

5. Pre-App Information

Heritage & Conservation

Pre Application consultation response

Application reference:	25/03109/PRELB
Site:	Old Ramerick Manor Bedford Road Ickleford Hitchin Hertfordshire SG5 3SB
Proposal:	Rear extension and associated internal alterations, and the formation of two doorways
Action required prior to determination:	Not applicable

Summary
Please see comments in the body of this report.
Heritage Assets
Listed Building Conservation Area
Discussion
The building’s significance lies in its history as a key agricultural with its built form and historic fabric provide evidence of the changes of its development from a hall-house to a large farmhouse and later manor house. Of high aesthetic value is its landscape value and various architectural features that include: - The maltings - The zig zag roof - The Queen Anne staircase However, of paramount importance is the how the building has evolved over six centuries. This has of course included additions/interventions which have ranged from positive to negative. This request for pre application advice would see a continuum of an evolution of a value heritage asset and special regard should be given to the impact on significance both to history fabric, scale etc as well as its place in the landscape. The submitted DAS has included a very useful table of significance (see below) showing area of over the life of the building to the present day.

Proposed Works and their impact on significance External works Proposed extensions to the west wing – a single storey rear extension to the west wing to form a new kitchen and living space. This will integrate with the existing west wing which when referring to above diagram of significance is considered to be of moderate significance. This assessment is supported and the proposed addition would not see a high level of harm to the existing fabric of the building. Of more concern/interest is how the development will appear visually in the landscape which has been highlighted as forming an intrinsic and vital contribution to the overall significance of this designated asset.
The proposed extension is unapologetically modern in design but has included detailing and materials that would be acceptable (subject to the full Listed Building application) Extract below from DAS. <i>The materiality and character of the existing house is referenced in the extension through the use of decorative brickwork celebrated on the existing front and side facades. Red brick is proposed to form the structure, forming elements of dense mass to ground the visually lightweight roof structure and canopy.</i>
At the on-site pre application visit there were discussions regarding incorporating wider brick pillars on the northern elevation offering further robustness to this garden elevation. However, it is acknowledged the desire to have visibility from within towards the landscape may be paramount. As for the other proposed interventions as listed in the DAS 1-7 overall these are supported as it will less than substantial harm and see elements of heritage gain.

The above is informal officer advice and any consent will be subject to a full Listed Building application.

Policy Implications when considering applications that affect designated heritage assets.

The Planning (Listed Building and Conservation Areas) Act 1990

Section 26H of the Planning (Listed Buildings and Conservation Areas) Act 1990 or Sections 16 & 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and as supported by the aims of the NPPF.

The Local Plan and NPPF

The Local Plan was scheduled to have several additional hearings in Spring 2020, but the LP Inspector confirmed the postponement of the LP Hearings due to coronavirus. The Hearings were rescheduled and recommenced in November 2020. The Inspector has now issued his Further Proposed Modifications to the Plan following the close of the hearing sessions and these are material / part of the ‘emerging Plan’ under NPPF 48 from the point of issue and now carry material weight to the of the emerging North Hertfordshire Local Plan 2011-2031 Incorporating the Proposed Main Modifications (November 2018) and further Proposed Modifications (May 2021) and the policies contained within it i.e. Policy HE1.

The relevant paragraph numbers at Section 16 of the July 2021 version of the NPPF have been changed as follows:

197. In determining applications, local planning authorities should take account of:
a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
c) the desirability of new development making a positive contribution to local character and distinctiveness.

199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.....

202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

206. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

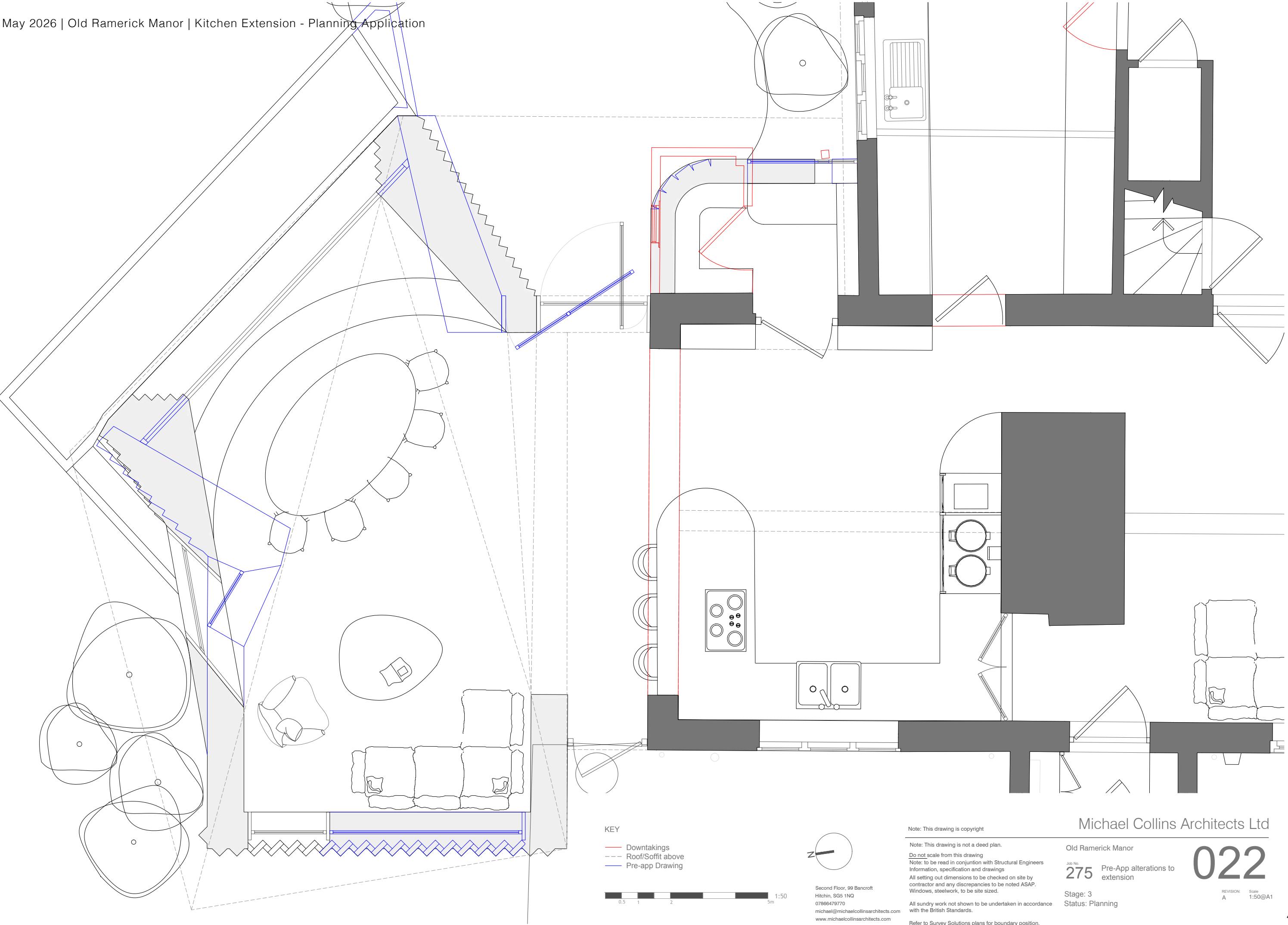
The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) – December 2017

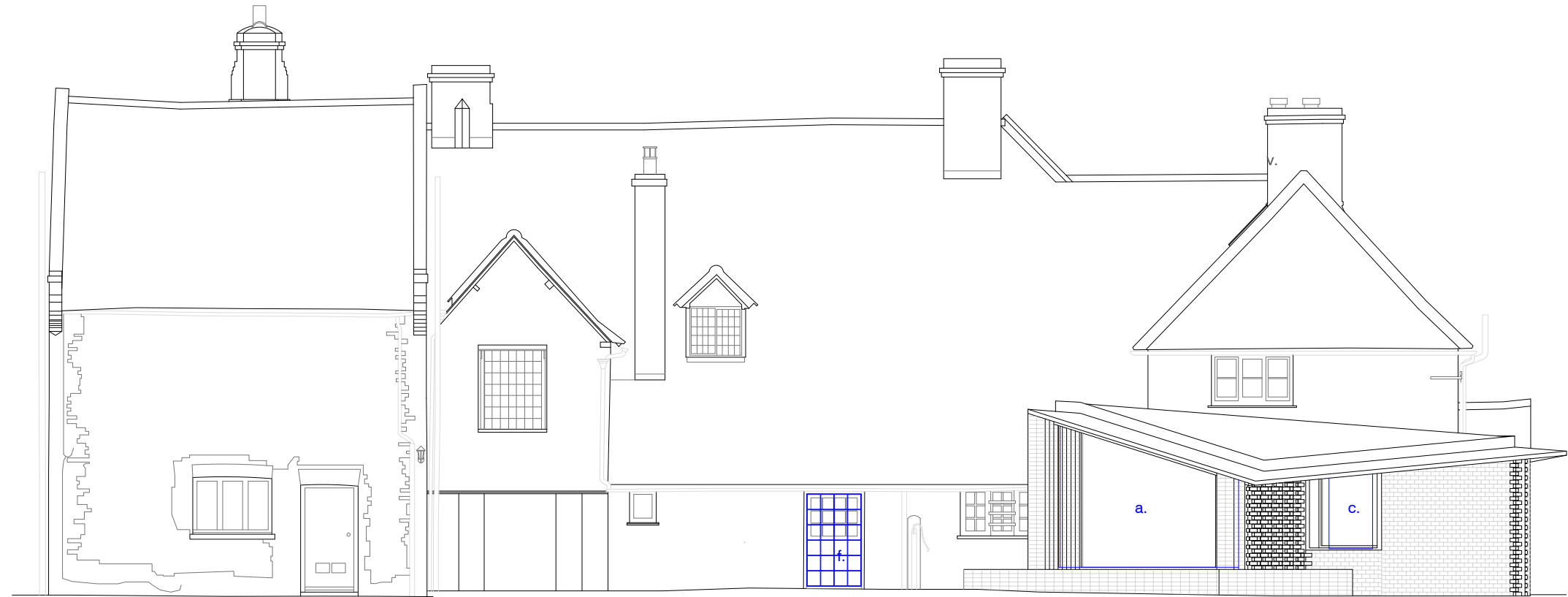
At para 14 under the sub-heading ‘Landscape Assessment and Amenity’ it states that “*Analysis of setting is different from landscape assessment. While landscapes include everything within them, the entirety of very extensive settings may not contribute equally to the significance of a heritage asset, if at all. **Careful analysis is therefore required to assess whether one heritage asset at a considerable distance from another, though intervisible with it – a church spire, for instance – is a major component of the setting, rather than just an incidental element within the wider landscape.***”

At para 17 it states (my emphasis in bold): “*All heritage assets have significance, some of which have particular significance and are designated. The contribution made by their setting to their significance also varies. **Although many settings may be enhanced by development, not all settings have the same capacity to accommodate change without harm to the significance of the heritage asset or the ability to***

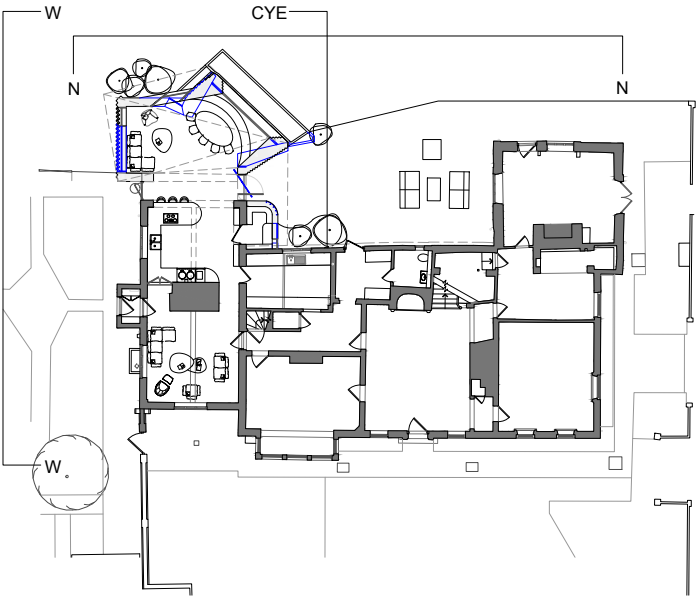
appreciate it. *This capacity may vary between designated assets of the same grade or of the same type or according to the nature of the change. It can also depend on the location of the asset: an elevated or overlooked location; a riverbank, coastal or island location; or a location within an extensive tract of flat land may increase the sensitivity of the setting (i.e. the capacity of the setting to accommodate change without harm to the heritage asset’s significance) or of views of the asset. This requires the implications of development affecting the setting of heritage assets to be considered on a case-by-case basis.”*

From	Tricia Craggs
Date	23.2.2026

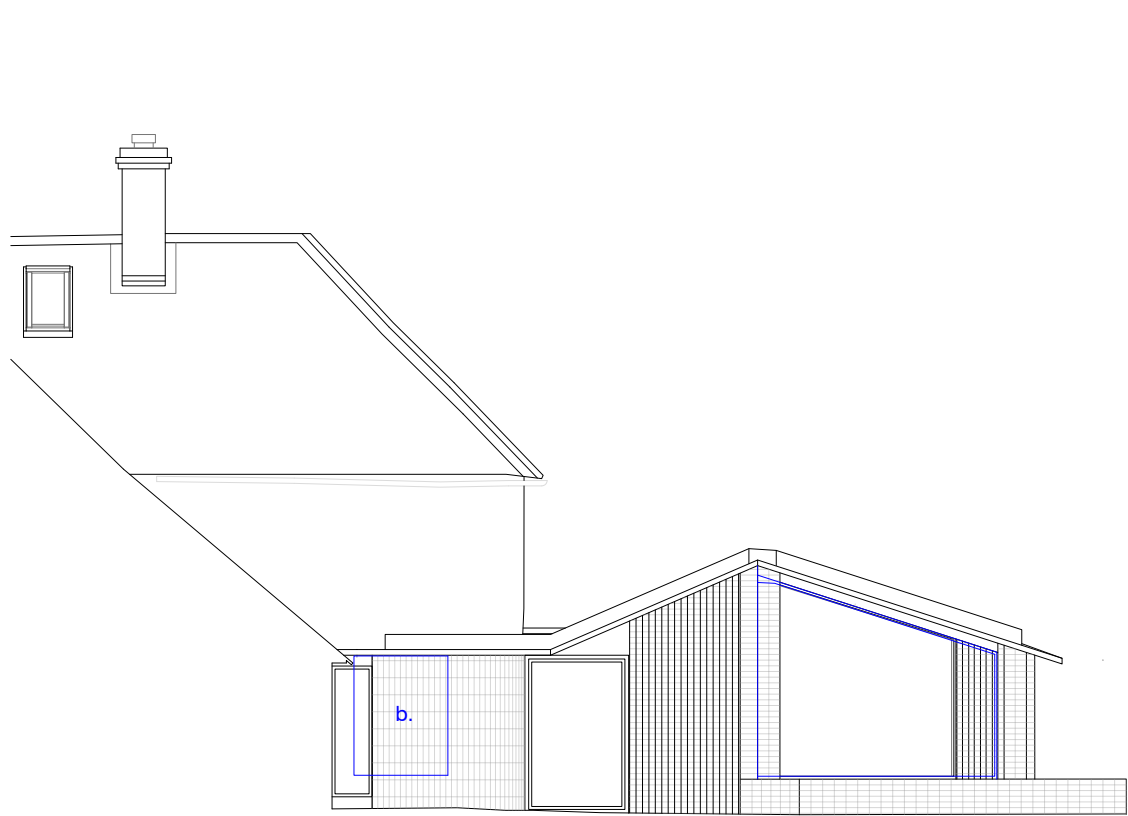




NORTH ELEVATION



- Notes:
- a. Picture window reduced in scale and columns to either side increased as pre-app advice
 - b. Large window to pantry reduced to slot window at side
 - c. Side window increased
 - d. Wall angle shifted slightly to view
 - e. Dimensions of window behind brick screen changed
 - f. Glazed area on proposed door reduced as pre-app advice



COURTYARD EAST ELEVATION



WEST ELEVATION

- KEY
- Downtakings
 - - - Roof/Soffit above
 - Pre-app Drawing

0.5 1 2 5m 1:50



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Note: This drawing is copyright

Note: This drawing is not a deed plan.

Do not scale from this drawing
Note: to be read in conjunction with Structural Engineers
Information, specification and drawings

All setting out dimensions to be checked on site by
contractor and any discrepancies to be noted ASAP.
Windows, steelwork, to be site sized.

All sundry work not shown to be undertaken in accordance
with the British Standards.

Refer to Survey Solutions plans for boundary position.

Michael Collins Architects Ltd

Old Ramerick Manor

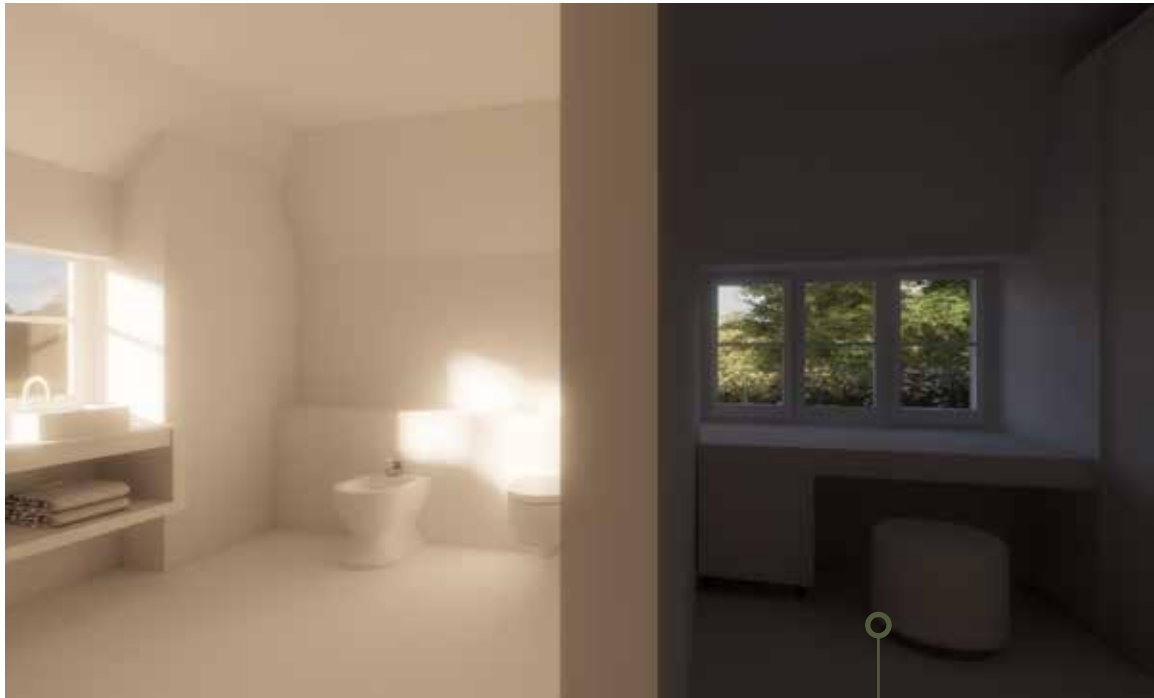
Job No: 275 Elevations Extension
Pre-App as Proposed

Stage: 3
Status: Planning

034

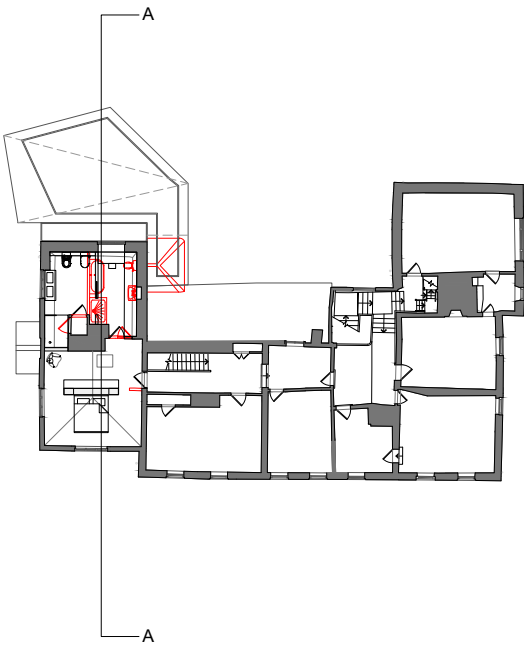
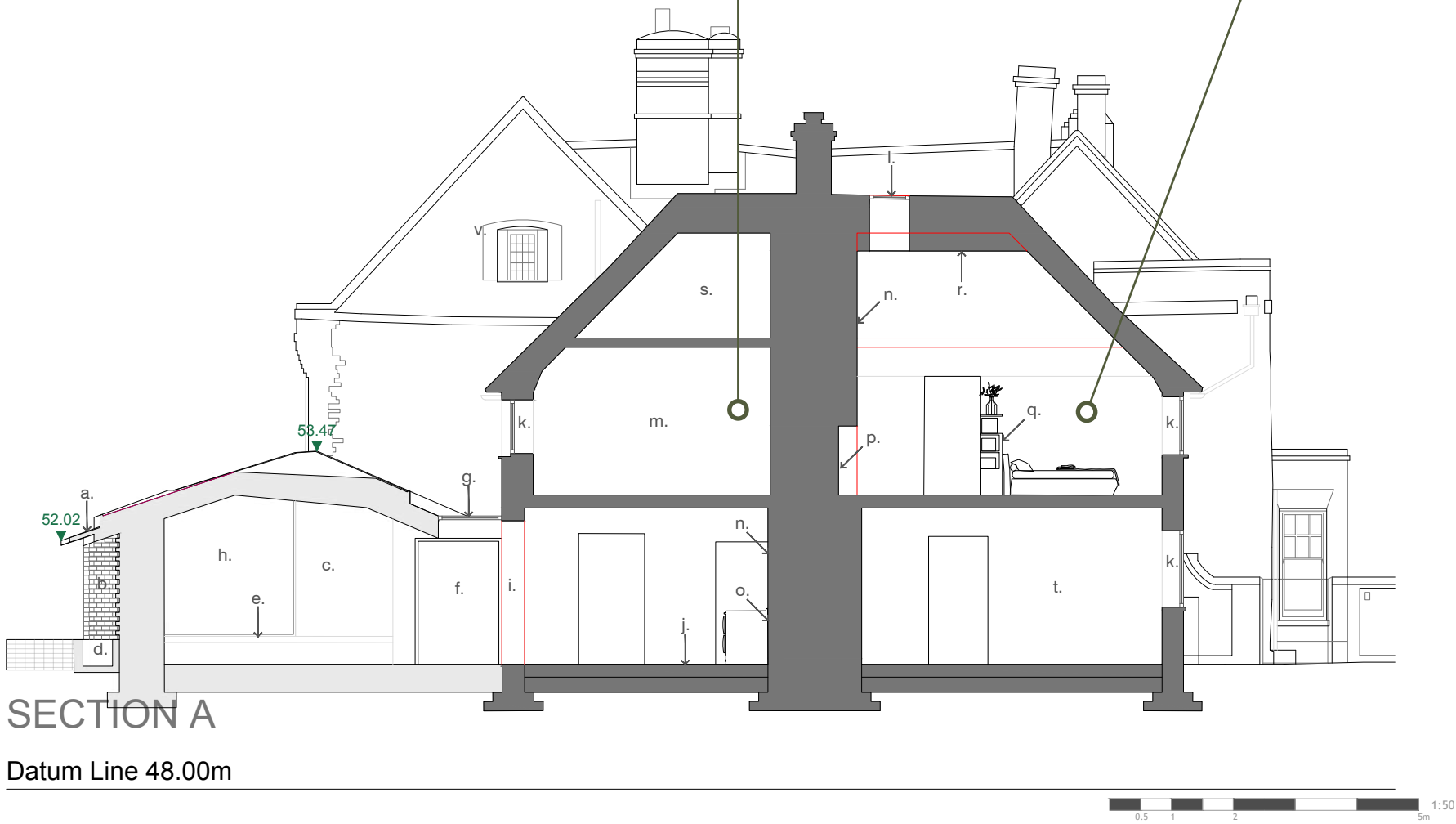
REVISION A Scale 1:50@A1

Master Suite - Additional to works proposed for Pre-App



- Notes
- a. Proposed copper clad green roof
 - b. Proposed staggered brick detail
 - c. Proposed extension
 - d. Proposed planter
 - e. Proposed bench seat
 - f. Proposed glazed pivot door
 - g. Proposed glazed link
 - h. Proposed window
 - i. Proposed opening in existing brick wall
 - j. Proposed UFH and floor to be insulated
 - k. Existing window to be double glazed
 - l. Proposed rooflight
 - m. Proposed dressing room space
 - n. Proposed chimney stack to be brought back to brick
 - o. Proposed opening up for insertion of aga in fireplace
 - p. Proposed opening up for insertion of fireplace
 - q. Proposed headboard joinery
 - r. Existing ceiling to be vaulted to rafters and insulated
 - s. Existing roof void
 - t. Existing kitchen to be converted to lounge space

- Key
- Downtakings
 - 00.00 Existing level
 - 00.00 Proposed level
 - Existing building
 - Proposed building



Note: This drawing is copyright
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Refer to Survey Solutions plans for boundary position.

Michael Collins Architects Ltd
Old Ramerick Manor
Job No: 275 Section as Proposed
Stage: 3
Status: Planning
035
REVISION: A
Scale: 1:50@A1

Moat Bridge - Proposed in Pre-App, design developed further

A footbridge is proposed to connect the Southern and Northern banks of the property, encouraging connection and enjoyment of the wider landscape.

The materials proposed are a natural palette of treated timber and a weathered metal safety rail, to tie in with the materials of the proposed extension and the rusty tones of the existing brick.

The safety rail is specified to be as visually lightweight as possible, to avoid disruption of the landscape, and the depth of the bridge is led by a desire to avoid central supports, allowing the flow of the moat to remain unobstructed.



6. Visualisations

View from the Granary



Existing



Proposed



View from Across the Moat



Existing



Proposed



Kitchen Picture View Out



Internal Kitchen View



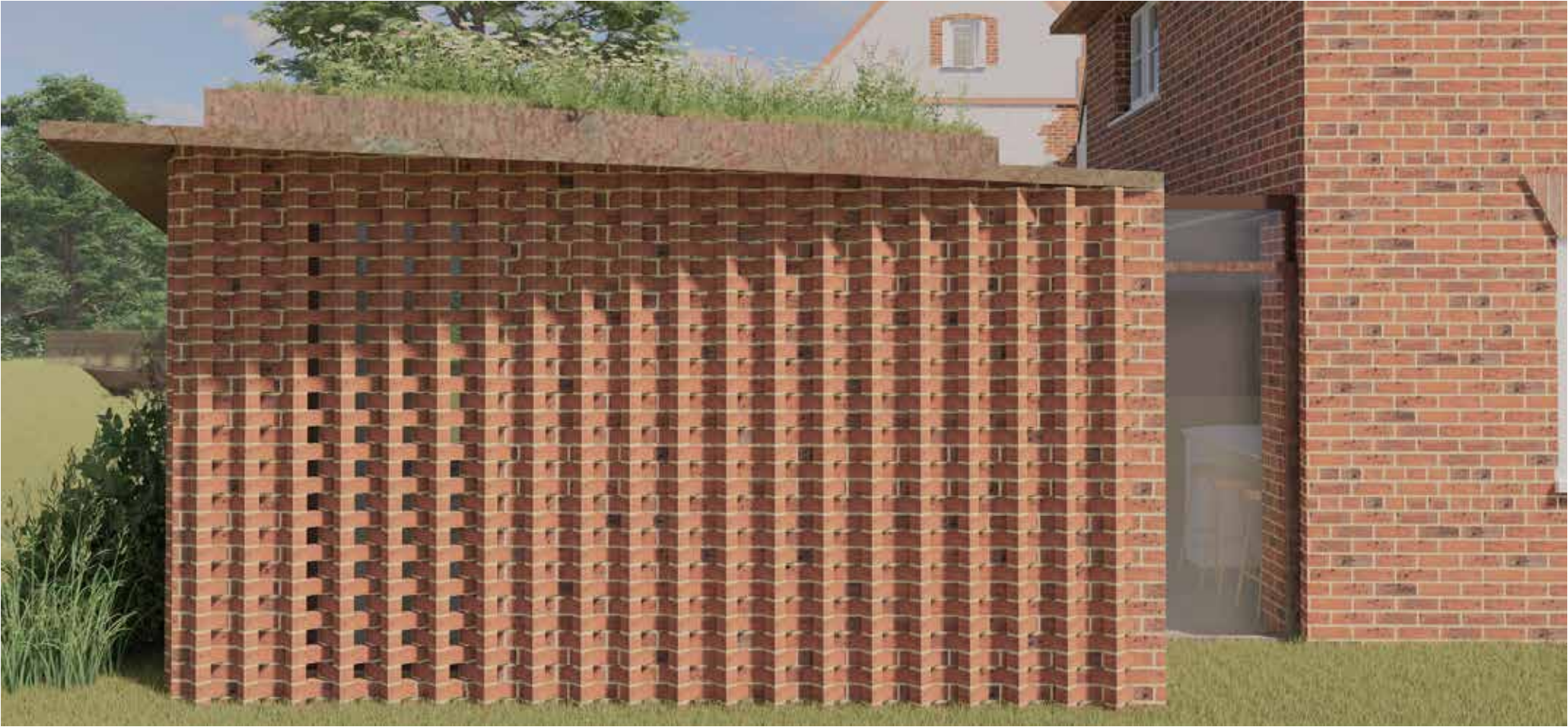
Internal Kitchen Viewpoints Out



Rear Terrace and Extension View



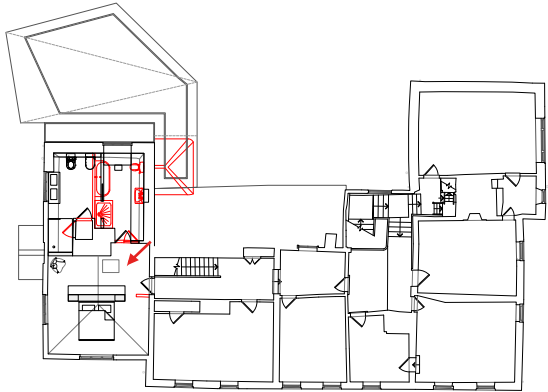
West Brick Screen and East Courtyard Terrace Elevation



Master Bedroom West Wing



Existing



Proposed

Old Ramerick Manor

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