



Old Ramerick Manor

Design and Access Statement
Hallway and Ensuite Bathroom
May 2026
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1. Summary

1.1 SUMMARY

The proposals aim to restore the character of the central hallway as a hall-house, and update a first floor bedroom to the standard of a large home in the C21st. The works aim to interact sensitively with the existing building fabric, and have minimal impact externally.

The formal scope of work comprises:

- The installation of replacement flooring within the main hallway, and the reuse of these lifted tiles in the Ground Floor Cloakroom and Boot Room
- The replacement of the front door like-for like, to better protect the central hall from heat loss and the elements.
- The installation of a minimal ensuite to Bedroom 5 on the first floor and built-in joinery to rationalise the space
- Ventilation to the proposed ensuite carried through the roof void to the rear catslide roof to avoid disruption to the chevron tiled front roof elevation

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.

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 durable replacement hall floor and front door, and bringing a first floor bedroom up to modern standards.

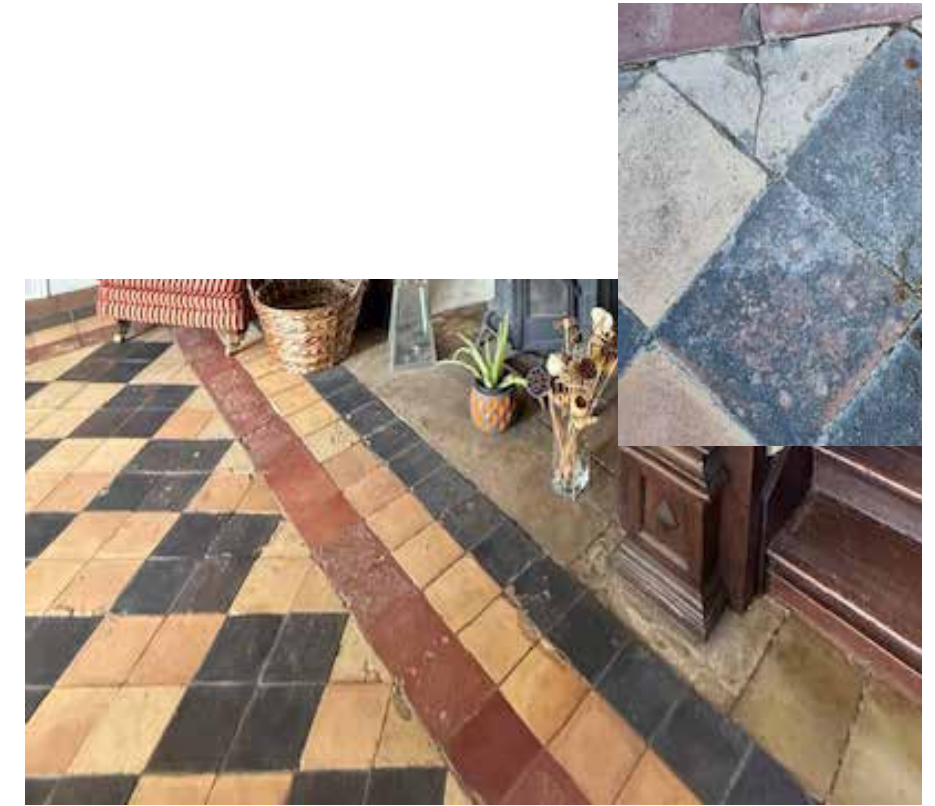
This planning application aims to present an understanding of the significance of the building and the impacts of the proposed alterations. This first section provides an overview of the areas of development, as well as the house’s overall history and development. Section 2 provides a set of existing 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, and Section 5 provides an Architectural Heritage Impact Assessment to assess the scope of the proposed work.



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.

Internally, the hallway floor is in a poor condition. The tiles are estimated to be Edwardian and are in many places loose or cracked. The front door is similarly in poor condition, with many airgaps. On the first floor Bedroom 5 is in reasonable condition, however it does not currently have a clear bathroom access.



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



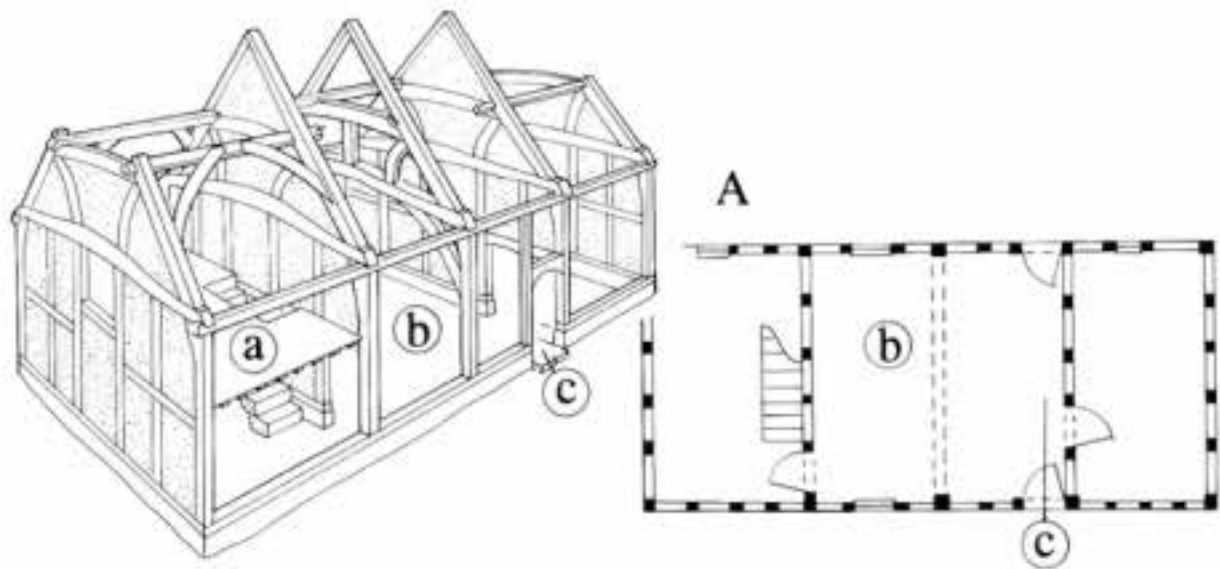
Source:
Historic England: <https://historicengland.org.uk/listing/the-list/list-entry/1102430>

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.

Source:
<https://north-herts.oc2.uk/document/19/1899#d1900>
<https://www.prestonvillageherts.com/key-organisations/preston-parish-council/>



1766



1900



1840



1920



1880



2015

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.

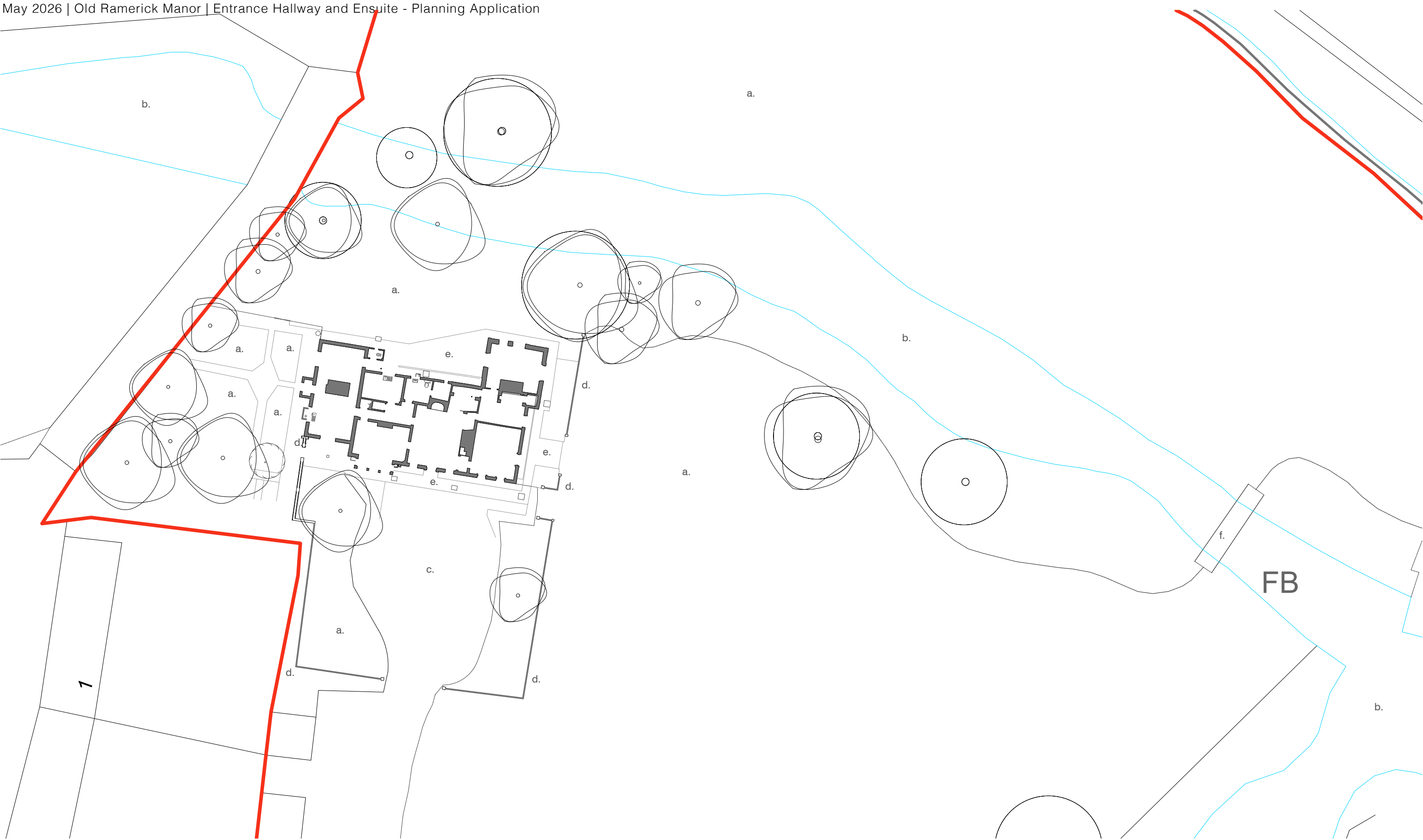
20th Century:

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.

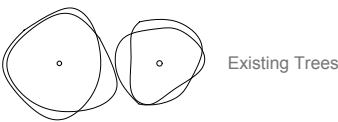
There is evidence of substantial modifications to the interior of the Western (Victorian) Service Wing on both the ground and first floor areas. The large outbuilding adjacent to the West Wing appears to be demolished in the 1920s.

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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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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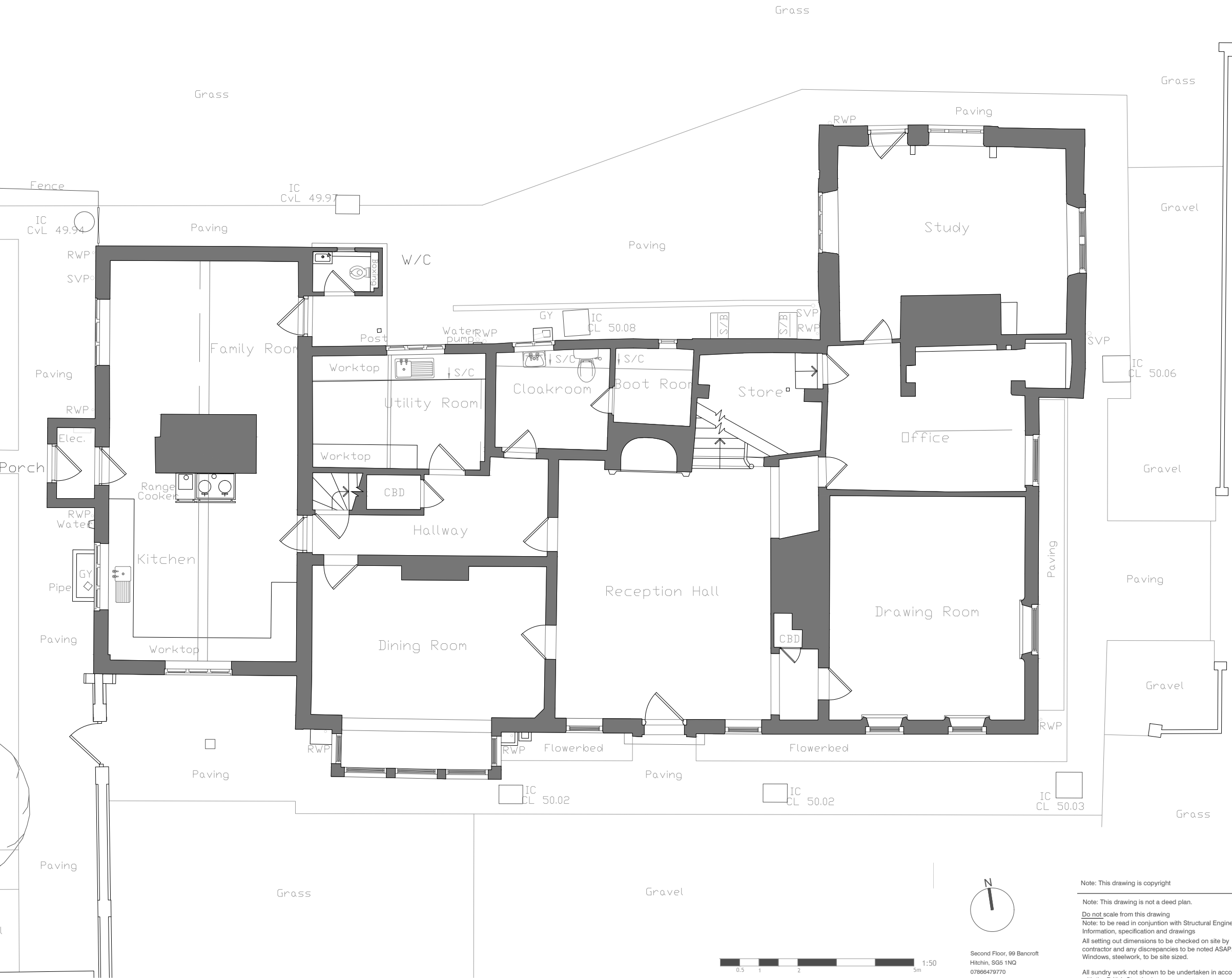
Old Ramerick Manor

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

010
REVISION: A
Scale: 1:50@A1

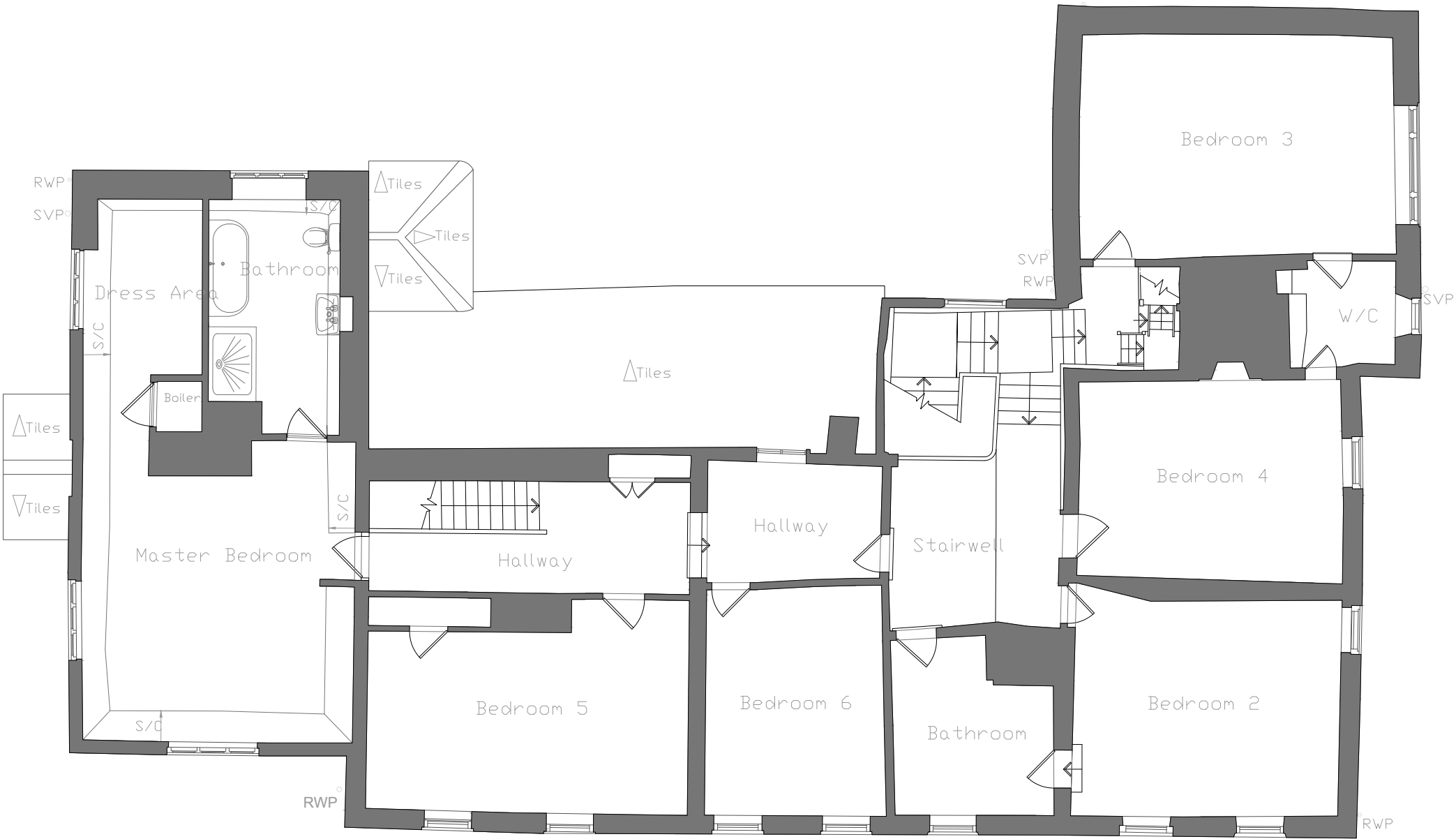


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First Floor Plan



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

011
REVISION: A
Scale: 1:50@A1



SOUTH ELEVATION

Datum Line 48.00m



Notes:

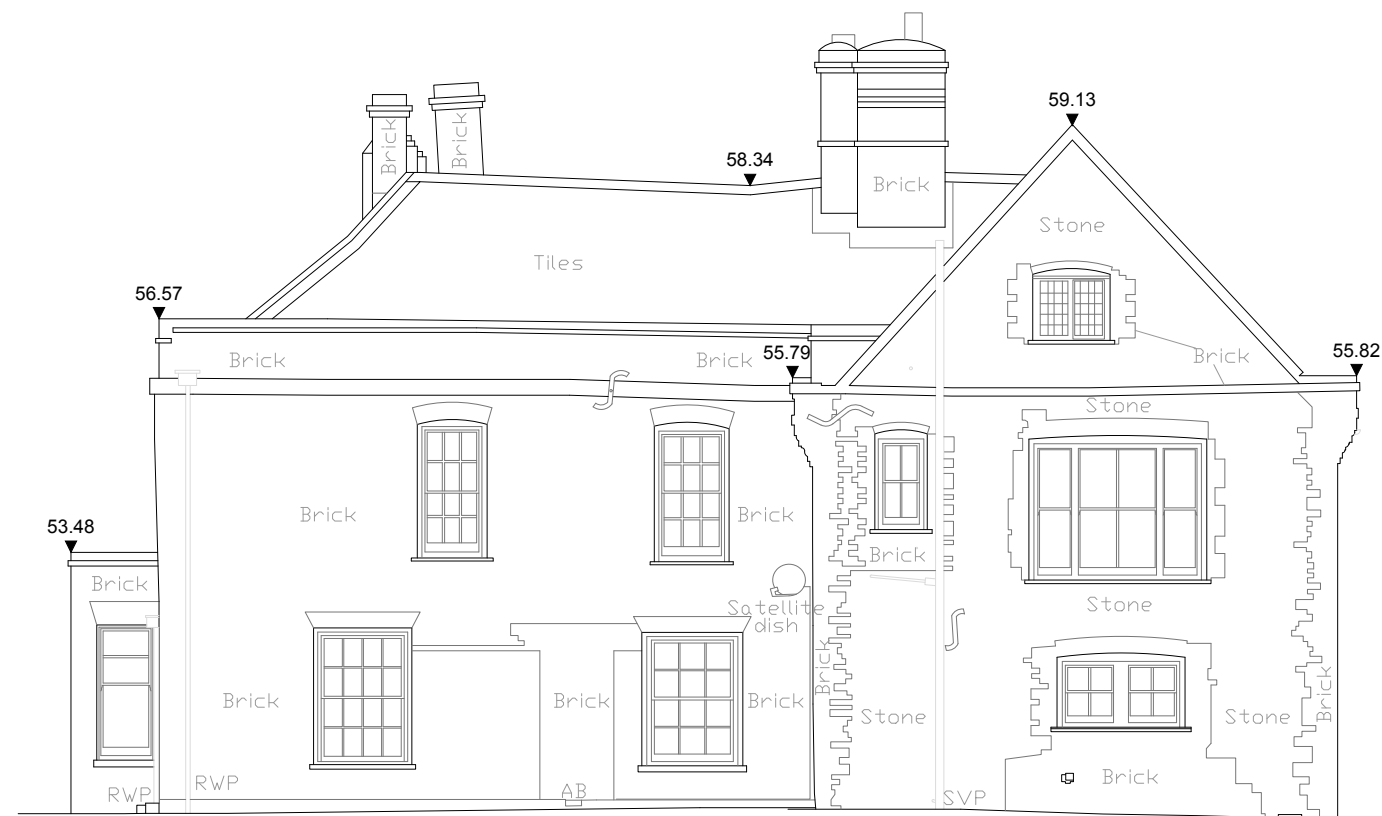
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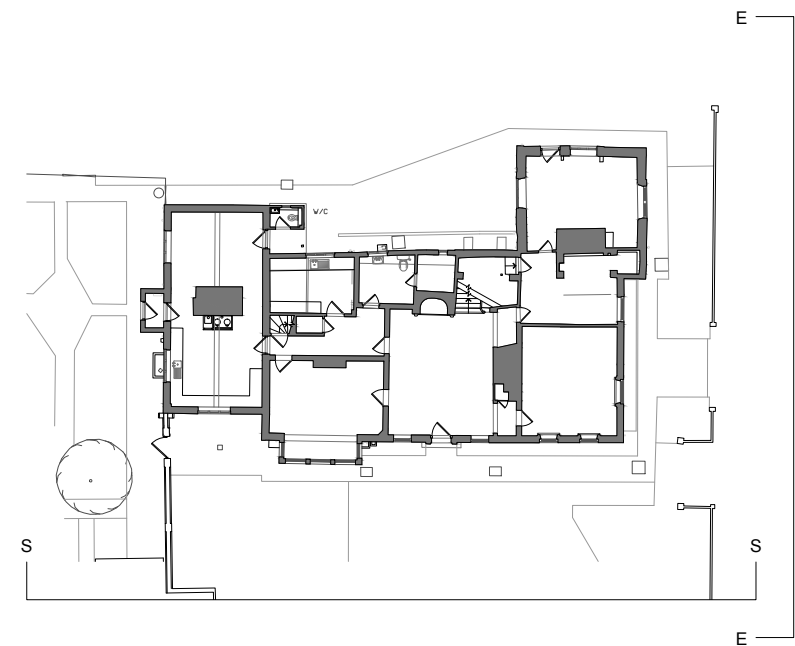


EAST ELEVATION

Datum Line 48.00m



KEY PLAN NTS



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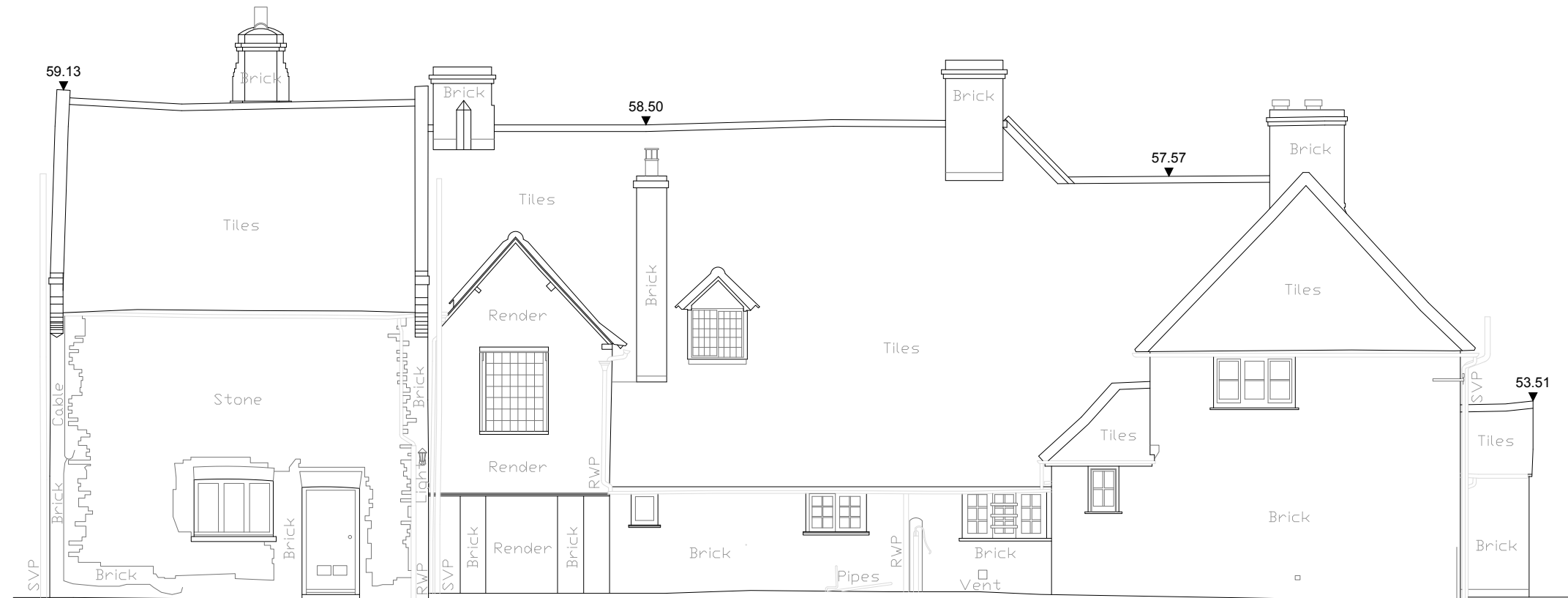
Old Ramerick Manor

Job No: 275 Elevations S and E
as Existing

Stage: 3
Status: Planning

012

REVISION: A Scale: 1:50@A1



NORTH ELEVATION

Datum Line 48.00m



- Notes:
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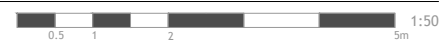
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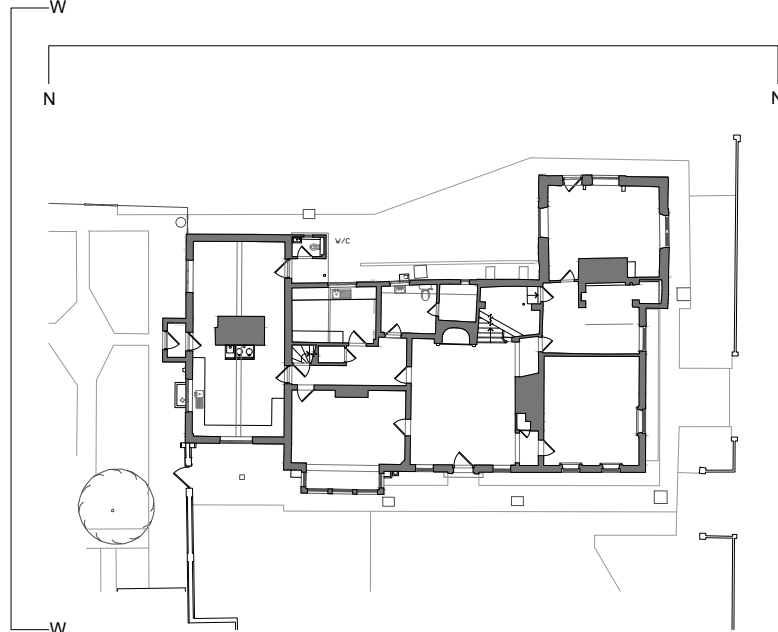


WEST ELEVATION

Datum Line 48.00m



KEY PLAN NTS



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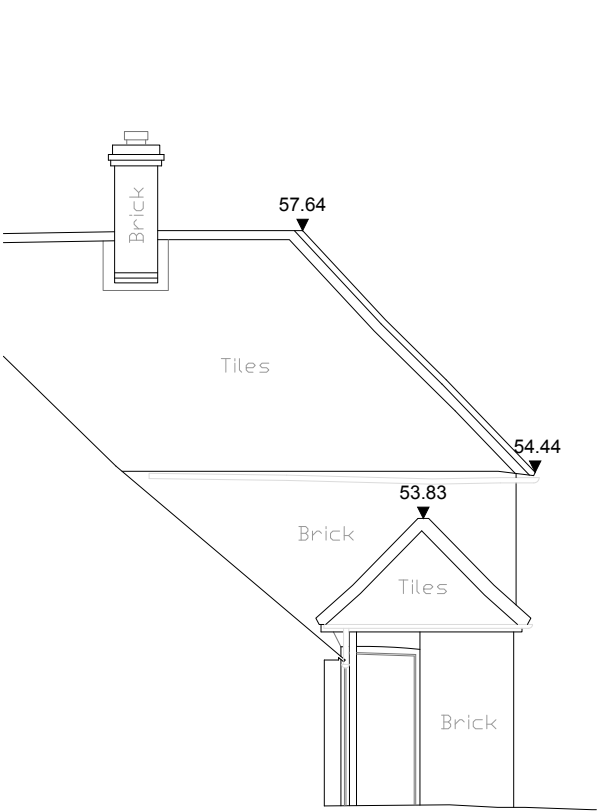
Job No: 275 Elevations N and W as Existing

Stage: 3
Status: Planning

013

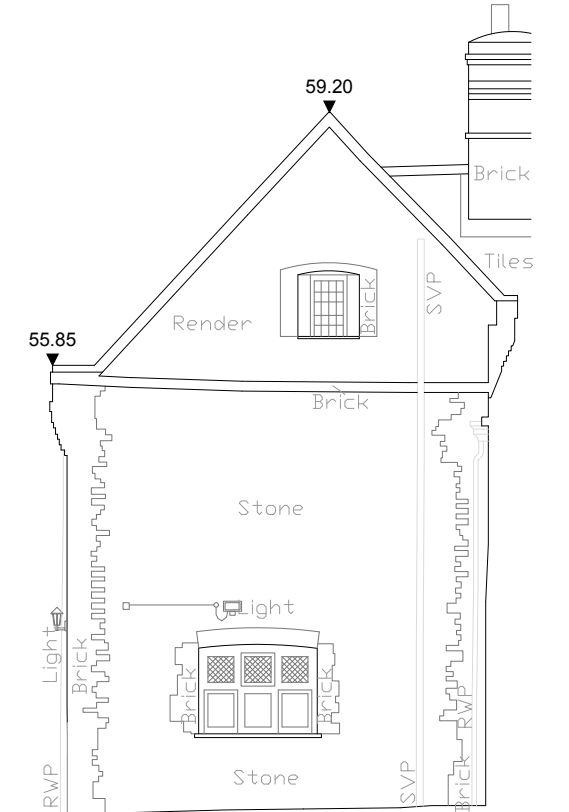
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COURTYARD EAST ELEVATION

Datum Line 48.00m



COURTYARD WEST

Datum Line 48.00m

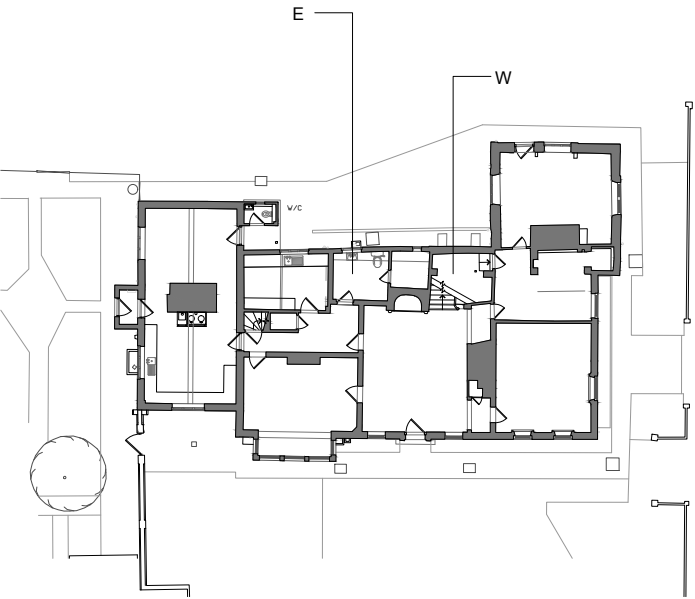


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Old Ramerick Manor

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.

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:

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.

Neutral Significance

A space or element which neither contributes, nor detracts from the significance of the building.

Negative

A space or element which detracts from the significance of the building.

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

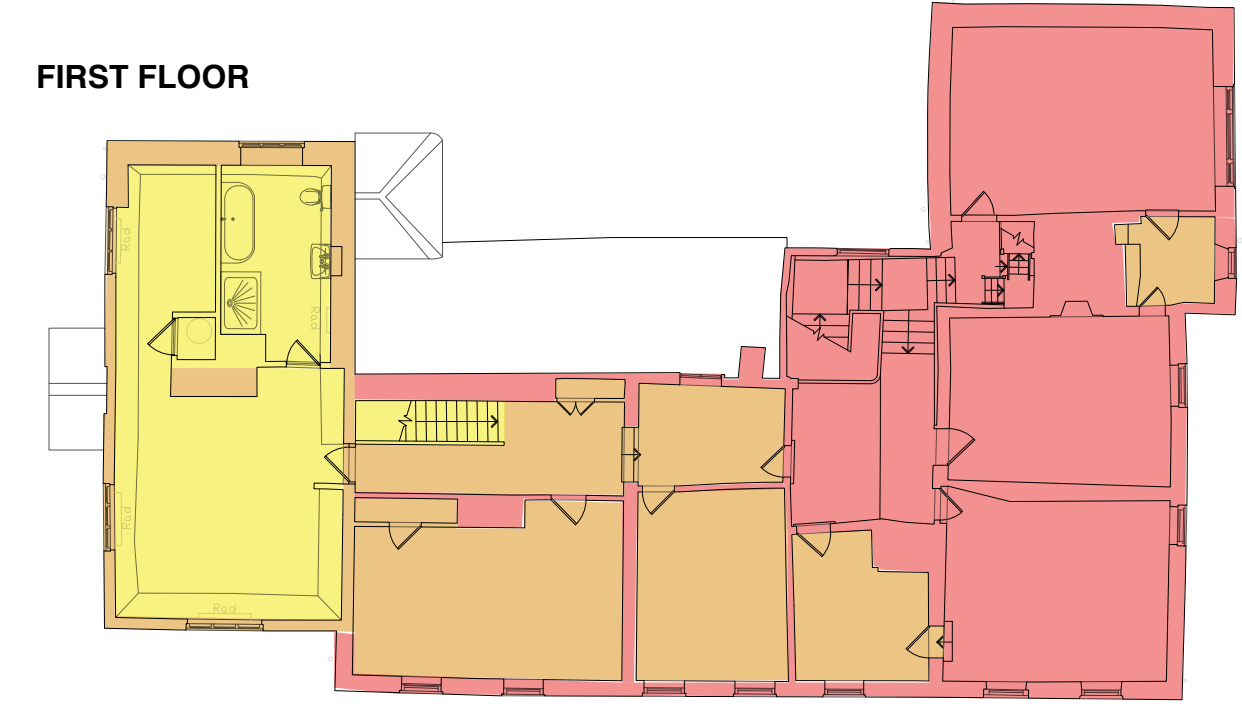
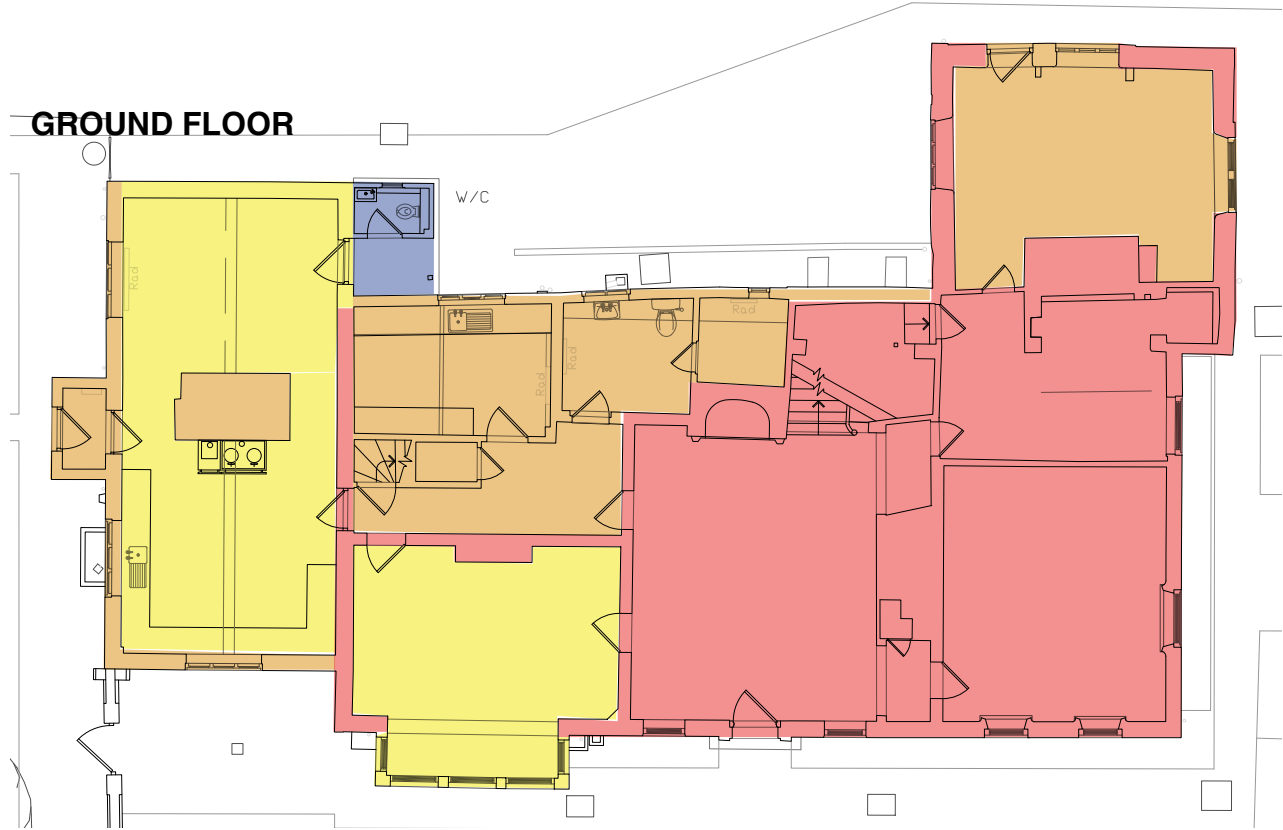
A space or element of the building, which makes an important contribution to the significance and character of the overall building. Layout and original fabric are substantially intact, and the space or element is a good example of a particular period or style.

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.

3.6 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: High

Sensitivity to Change: High

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 existed 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 gablet 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

First Floor:

As set out in the historical phasing analysis, the first floor has been subject to incremental changes that have included the infilling of the original hall with new floors in the late C16th/early 17th Century, the extension to the North to encompass the new Maltings and the extension to the West to incorporate the staff wing. There is evidence that the rooms themselves been subject to alterations and aggrandisement with decorative mouldings, skirtings, and window alterations during the Queen Anne, Georgian, Victorian and Edwardian eras.

Key elements of significance:

- **The proportions of the rooms to the east and the configurations to the Maltings which has a high evidential value.**
- **The first floor gallery and staircase**

The rooms to the West of the hallway have been subject to more alteration during the edwardian and 20th century. Bathrooms and Bedrooms across the first floor have been subject to fixture and finish alterations in the C21st. The service wing, given internal alterations, is considered to have a low significance.

The significance of the first floor is evidential, historical and aesthetic.

4. Proposed works

4.1 ENTRANCE HALL WORKS

Due to the condition of the existing floor tiles we propose a new floor for the purposes of future proofing the space, improving its durability and protecting the building from damp and other issues.

Originally this entrance room would have had an earth floor, but a typical Hall House could have an earth, stone or brick floor .

As seen in the precedents to the right, rather than attempting to repair the existing, or choosing a ceramic tile from a partiular era which risks a pastiche appearance, we propose the use of stone as an ancient and timeless material. The stone acts as a mediator to make reference to the historic Hall-House, the building’s Queen Anne origins, and provides a more neutral palette to allow the historic fabric to be better read.

We also propose a new door for weather tightness and improved security, which will be replaced like-for-like to avoid any impact on the South Elevation of the building.

Hall House Traditional Stone Flooring Precedents

We are considering historic precedents of the floor finish of a Hall House in our proposal to re-lay the entrance hall tile in stone.

14th century open hall at Crook Hall, Durham



Burton Agnes Manor, Yorkshire



4.2 ENTRANCE HALL CONDITION

The entrance hall floor is subject to loose and cracked tiles, and so is unsuitable for overall repair. Tiles which can be salvaged will be reused to tile the cloakroom and Boot room area, ensuring, as far as possible, the retention of building fabric which could be considered historic.



The front door is in very poor condition and unsuitable for weatherproofing the hall.



4.3 ENTRANCE HALL MATERIAL

We propose a natural stone tile such as Versailles Softly Aged Limestone Tiles from Quorn Stone



Please note: Visual of stone paved floor indicative - exact tile arrangement TBC



4.4 BEDROOM 5 ENSUITE

This bedroom has very long and narrow proportions in comparison to the bedrooms on the east face of the house in the maltings.

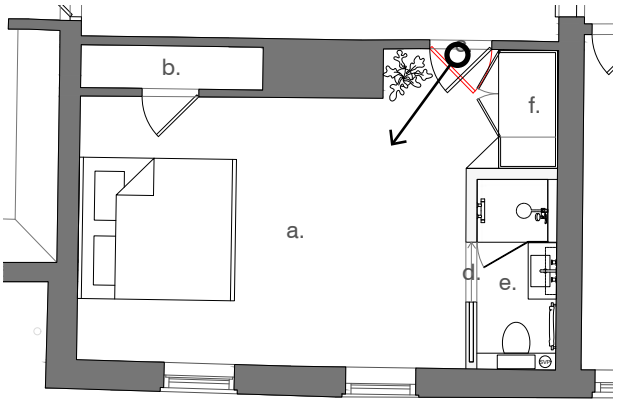
An ensuite has been proposed to be as narrow as possible and designed to read as one continuous joinery unit with the storage within the entry. This will bring the internal proportions closer to those of the East bedrooms, and bring the room up to the standards of a C21st manor house.



-  East Bedroom Proportions
-  Existing Bedroom 5 Proportions
-  Proposed Bedroom 5 Proportions

A light touch

From the perspective of the door to the bedroom, there will be very little visual change to the appearance of the room. All works will be carried out to be reversible as far as possible.



EXISTING



PROPOSED



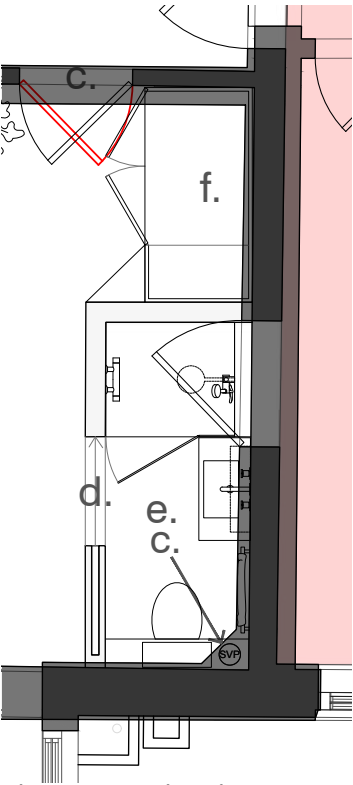
Please note all cornicing and decorative features to the bedroom are to be retained - this visual is illustrative only

Visually distinct



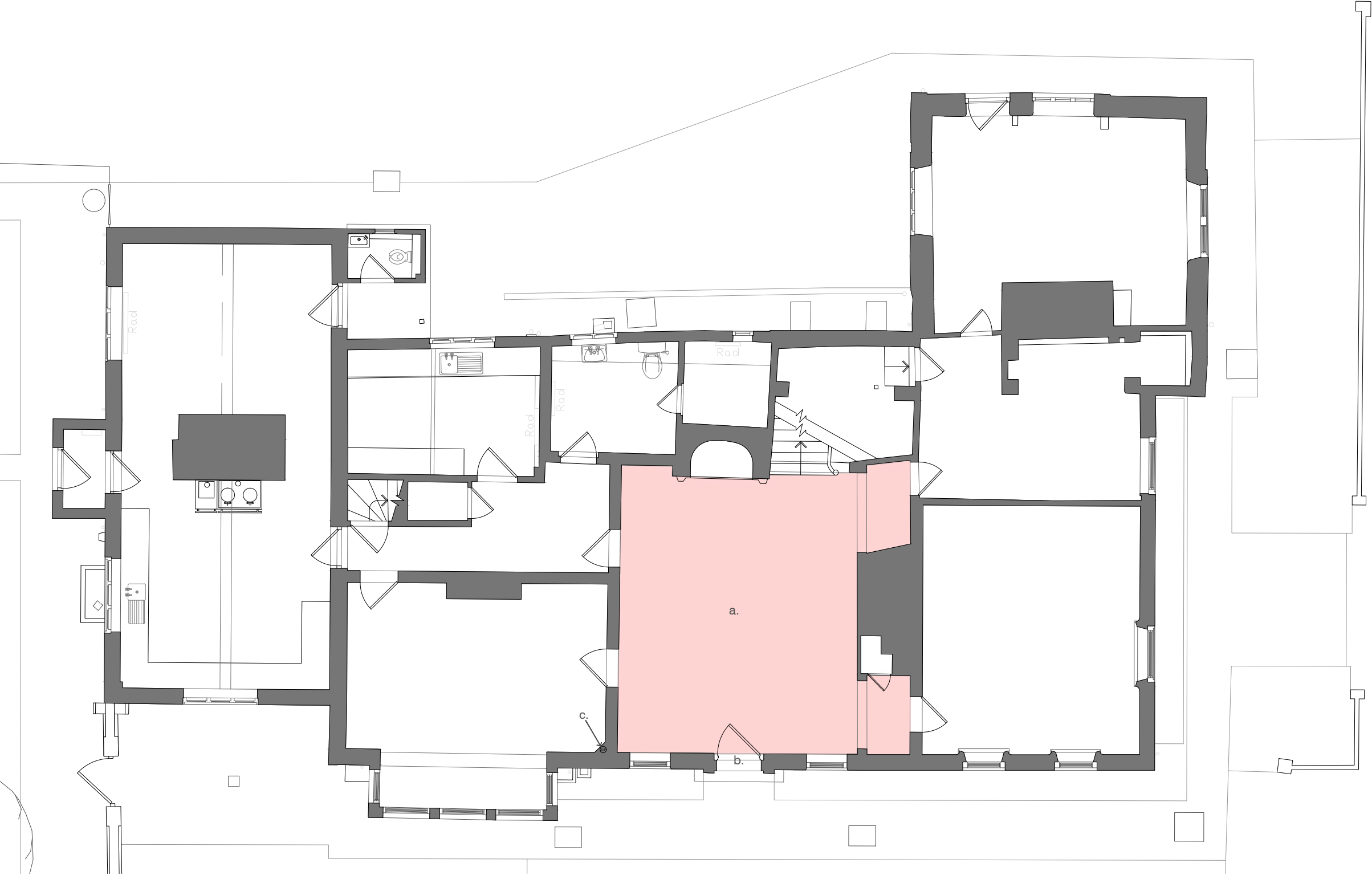
The ensuite is designed to read as one continuous joinery unit and will be clad in a way that demarcates it from the historic building fabric. Please note the colour is diagrammatic not proposed.

Careful placement and arrangement

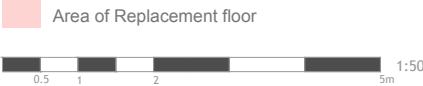


The ensuite has been positioned in order to drain through existing boxing in in the dining room below. Ventilation and mechanical extraction will discharge onto the rear roof through concealed tile vents to ensure the notable chevron tiled front roof is undisturbed.

- Notes:
- a. Existing entrance hall, floor tiles to be replaced with stone tiles in keeping with the original history of the house
Product: Quornstone Versailles Menton Softly Aged Limestone Tiles)
 - b. Front door to be replaced like for like to address issues of air-tightness
 - c. New SVP to Proposed FF ensuite incorporated to existing boxing in



Ground Floor as Proposed



Second Floor, 99 Bancroft
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www.michaelcollinsarchitects.com

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

Ground Floor
Plans as proposed

Stage: 3

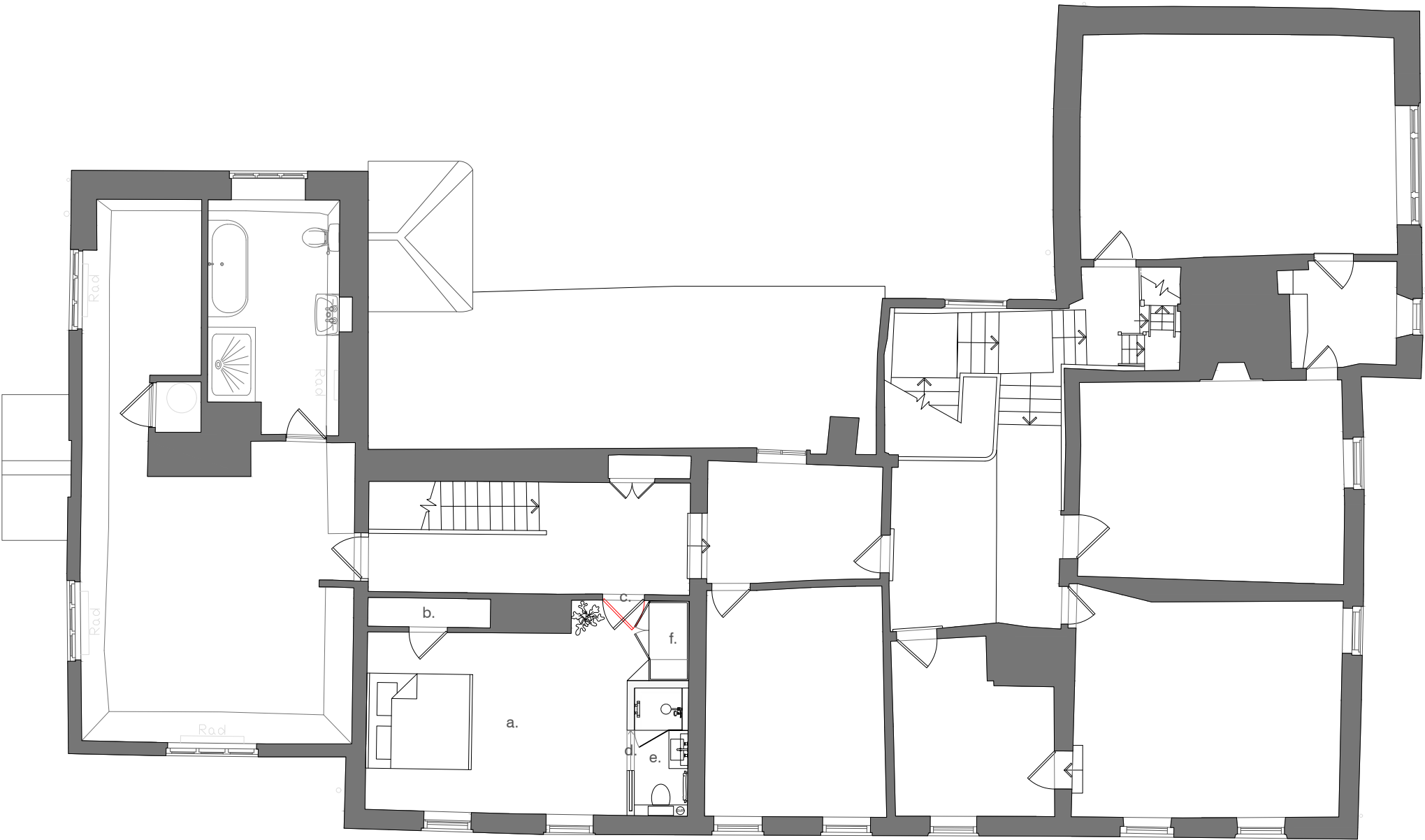
Status: Planning

020

REVISION
A

Scale
1:50@A1

- Notes:
- a. Existing Bedroom Area
 - b. Existing Storage Cupboard
 - c. Existing Door to be Handed
 - d. Proposed Pocket Door
 - e. Proposed Ensuite
 - f. Proposed Built in Storage



First Floor as Proposed

KEY

Existing Door to be retained and handed

Proposed

0.5 1 2 5m 1:50



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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 First Floor Plans as proposed

Stage: 3
Status: Planning

021

REVISION: A
Scale: 1:50@A1



SOUTH ELEVATION

Datum Line 48.00m

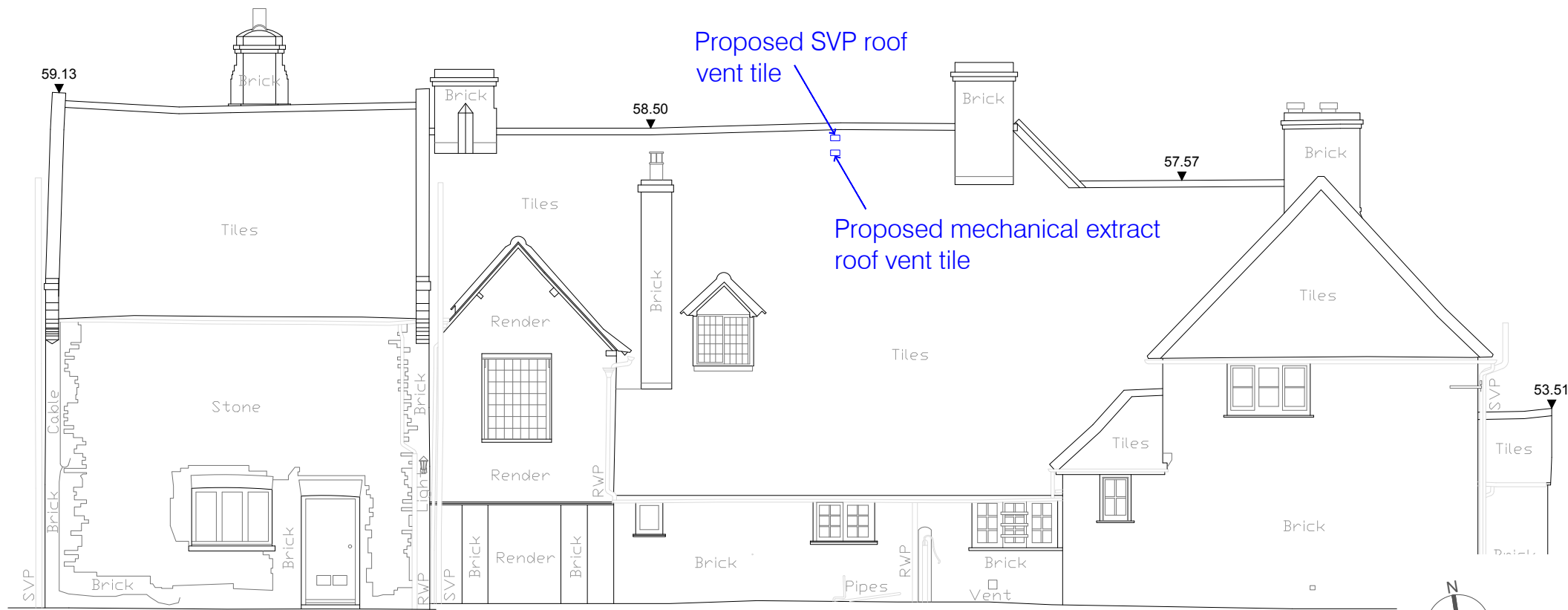
Front door to be replaced like for like



- 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

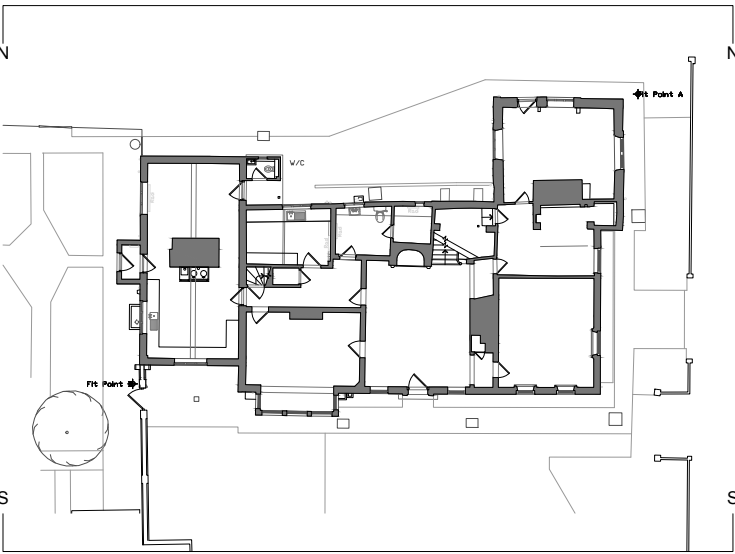


NORTH ELEVATION

Datum Line 48.00m



KEY PLAN NTS



Note: This drawing is copyright

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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
as Proposed

Stage: 3
Status: Planning

030

REVISION: A Scale: 1:50@A1

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5. Architectural Heritage Impact Assessment

4.3 ARCHITECTURAL HERITAGE IMPACT ASSESSMENT

1. Replacement of the existing tiled entrance hall floor with new stone slab tiles

Impact - moderate to high
Digging up the edwardian floor and replacing it will remove evidence of one particular sequence of the building’s history.

Mitigation
The existing floor is crumbling away. It is understood that the piecemeal replacement of it is not feasible and would undermine the historic legibility of the entrance hall. Evidence of crushed brickwork and rubble from the period in which the floor was replaced shows the floor is non-original. Originally the hallhouse would have had an earth floor, but there is evidence of other hall houses with original earth, stone or brick floors. It is proposed that rather than choosing a tile from a partiular era the use of stone as an ancient and timeless material can act as a mediator to make reference to the historic Hall House, the building’s Queen Anne origins, and provide a more neutral palette to allow the historic fabric to be better read. A new floor will provide durability in the name of future proofing and protecting the building from damp and other issues. We acknowledge that reversability is low, but no less reversible than the Edwardian tiles currently in situ, and will be constructed to have minimal impact on the rest of the buidling fabric.

Compensation
The current floor will be carefully recorded before dismantling and the remaining tiles in good condition will be reused in the boot room and cloakroom areas.

2. The replacement of the front door

Impact - low
The front door is not orginal, and is in poor condition, crumbling, with large air gaps

Mitigation
The door will be replaced like-for-like so no change will be observable from an aesthetic standpoint

Compensation
A replacement door will provide better security and weather tightness to protect the building fabric.

3. Ensuite bathroom added to First Floor Bedroom 5

Impact - moderate
The addition of a narrow ensuite unit will result in partitioning the room marginally.

Mitigation
The retention of historic cornicing and features to the room ensure no existing historic assets will be lost. The existing room is also a strange proportion when considered alongside the East wing bedrooms, and while the ensuite has been made as narrow as possible it will improve the proportions of the bedroom to bring them more in line with the others. A distinct finish or panelling will be applied to allow the ensuite and storage to be viewed as piece of joinery, and therefore legible as a later edition.

Compensation
This intervention has been designed for medium to high reversibility. It will also be more in keeping with the C21st lifestyle demands of a large house, in the same manner as the building has been altered over the successive centuries with new technologies.

4. New concealed flush tile vent for the ensuite SVP and Mechanical Extract

Impact - low
It will be minimally visible on the rear cat-slide roof.

Mitigation
The ventilation will be routed through the loft space to the rear pitch of the roof to avoid any impact on the notable chevron-tile roof on the front elevation. The layout of the ensuite has also been considered such that the SVP can drain through existing boxing out in the dining room, preventing any new impact on the ground floor layout below.

Compensation
This provides necessary services for the first floor intervention

Old Ramerick Manor

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